

#### **E4.4.2 STEEP SLOPES**

- a) Steep slopes, as identified below, are measured over a horizontal distance inland of 45 metres from the shoreline for at least 100 metres (328 feet) along the shoreline.
- b) The following shall constitute minimum water frontage requirements for lot creation on portions of steep slopes on all lakes:
  - i) A water frontage of 90 metres (295 feet) on lands with slopes >20% and <40%;
  - ii) A water frontage of 120 metres (393.7 feet) on lands with slopes >40% and <60%; and,
  - iii) A water frontage of 150 metres (492 feet) on lands with slopes >60%.

#### **E4.4.3 NARROW WATERBODIES**

- a) A narrow waterbody is defined as a navigable lake or river with a minimum distance from shoreline to shoreline of generally less than 150 metres (492 feet) for at least 100 metres (328 feet) along both shorelines. The shoreline configuration for a narrow bay is further defined as having a perpendicular distance generally along the bay's axis from the shoreline to shoreline measurement to the end of the bay of at least 100 metres (328 feet).
- b) The following shall constitute minimum water frontage requirements for lot creation on portions of narrow waterbodies on all lakes:
  - i) If the area of narrowness is between 75 metres (246 feet) to 150 metres (492 feet) from shoreline to shoreline, the minimum water frontage is 120 metres (393.7 feet).
  - ii) If the area of narrowness is less than 75 metres (246 feet) from shoreline to shoreline on the majority of the frontage of the lot, no new lots shall be permitted.

#### **E4.4.4 WATER ACCESS LOTS**

- a) The minimum lot size for water access lots, where sole access to the lot is by way of water access, shall be 1.0 hectare (2.47 acres) and the minimum water frontage shall be 120 metres (393.7 feet).
- b) New water access lots may be considered provided the proponent demonstrates for the purposes of providing mainland access that:

- i) A satisfactory long term lease or a right to use arrangement as defined in sub-section d) establishing the right to park on lands controlled by a marina operator, a private club or other similar business entity has been secured;
  - ii) A mainland lot, a boat slip in a Plan of Condominium, or shares, debentures or other similar ownership or participation rights in a corporation or other business entity establishing rights to park on mainland properties has been purchased, in which case it will be required that the existing lot/boat slip and the proposed lot be tied together such that one cannot be sold without the other;
  - iii) A permanent easement has been established for the purposes of providing access on a mainland lot;
  - iv) An individual water access point is to be relied upon for access, provided a long term lease or a right to use arrangement as defined in sub-section d) is in place, in accordance with Section E4.8.2 of this Plan; or
  - v) A waterfront landing is to be relied upon for access, provided the waterfront landing is appropriately zoned and provided a long term lease or a right to use arrangement as defined in sub-section d) is in place, in accordance with Section E4.8.1 of this Plan.
- c) In all of the above cases, the Township will also require an agreement that indicates that:
- i) The owner of the new lot will not park vehicles or moor watercraft on municipal property as the principal means to access their property; and,
  - ii) Should circumstances change with respect to how access is secured in accordance with sub-section b), the owner is obligated to secure another access and location for vehicle parking in accordance with this section.
- d) Where a long term lease or a right to use arrangement is required, it shall be demonstrated to the satisfaction of the Township that the lease or a right to use arrangement provides suitable long term access to adequate docking and parking facilities and, in the case of a marina, a long term dryland contractual arrangement.
- e) In order to support long term access to those lots that do not have road access, the Township will support the creation of new and the retention of existing marinas and waterfront landings and their reasonable expansion, provided such expansion is

appropriate and in conformity with Section E4.9 and the other relevant policies of this Plan.

- f) It is also a policy of this Plan that reliance on public roads for the parking of cars and trailers to provide access to water access lots will not be considered an acceptable solution.

#### **E4.4.5 DIVIDING LOTS FOR EXISTING USES**

- a) The division of two (2) or more legally existing uses on a property resulting in no more than one dwelling and one sleeping cabin per lot may be considered if the resultant lots:
  - i) Comply with the existing lot of record criteria, as defined in the implementing Zoning By-law;
  - ii) Meet all other applicable policies in this Plan; and
  - iii) Are of a size and frontage that is in general character with other lots in the general area.
- b) As a condition of approval, consideration shall be given to restricting development allowances permitted by the implementing Zoning By-law on the resultant lots based on their size, physical characteristics and nature of existing development.

#### **E4.4.6 NEW BACKLOT DEVELOPMENT**

- a) Where a public road passes through the Waterfront Area designation approximately parallel to a shoreline, not more than a single-tier of building lots shall be permitted between the shoreline and such road. Similarly, not more than a single-tier of building lots shall be permitted beyond such public road.
- b) Where a public road passes through the Rural Area designation just outside the Waterfront Area designation and runs approximately parallel to the shoreline, no more than a single tier of lots shall be permitted between the shoreline and the road.
- c) Access to a waterbody by means of a right-of-way shall not be permitted for backlot development. However, easements may be considered for the purpose of providing private water supply to the lot or for other utilities as required.
- d) New residential back lots shall have a minimum lot frontage of 200 metres (656 feet)