

Submission #6 To North Kawartha PAC

by Ambrose Moran Dated Jan 22 2009

Subject ZONE CATEGORIES

BACKGROUND

Having reviewed the Township of Muskoka Lakes Planning documents, it is apparent that they actual permit people to live full time on waterfronts. Their comprehensive Zoning Bylaw includes various zone categories such as WATERFRONT RESIDENTIAL ZONES which is divided into WR, WR1,WR2,WR3,WR4 WR5 WR6 WR7 WR8

WR1 appear to be the traditional waterfront residential zone while the other recognize special lakes or situations

The Permitted uses for all WR zones are

a) Residential b) Home occupancy C) Accessory uses

Residential is defines as

-means the USE of land, BUILDINGS, or STRUCTURES for human habitation

Burleigh Anstruther zoning bylaw township in Shoreline Residential Zone permits a recreation dwelling unit define as “ means a dwelling house containing only one dwelling unit which is constructed and used as a secondary place of residence, for vacation purposes and not as the principal residence of the owner or occupant thereof.”

and

Chandos Township zoning bylaw in the Recreation Residential Zone permits a recreation dwelling defined as: “means a single detached dwelling used for recreational purposes that is not used for continuous and year round habitation or as a permanent residence and is used by a person or persons occupying a permanent residence elsewhere”

and others in Peterborough County have since the mid 70's in Shoreline Residential Zones (or equivalent) permitted a recreational dwelling house – so what is “permitted” is a secondary residence used as a cottage for recreational purposes.

Things have changes since the modest cottages of the past were built and today we see an increasing number of modern 4 season structures being built providing accommodation for permanent residents to enjoy living at the lake. The existing illegal use of waterfront properties for permanent residences is not enforced which leads to discrediting the whole planning process.

The County of Peterborough OP appears to designate waterfront areas as Seasonal Residential in North Kawartha (Schedule A3) and have policies (6.2.5.2 f) discouraging conversion of season to permanent residences.

RECOMMENDATION

That the new zoning bylaw should recognize the trend to year round permanent residences and categorized traditional developed shorelines as WATERFRONT RESIDENTIAL ZONES and simply have RESIDENTIAL as the permitted use. Residential use would permit building permits to be issued for both cottages and permanent residences proving for “ a range of housing types” per Provincial Policy Statement 2005 (1.4.1)

The designations in the County OPA #3 need to be reviewed and possibly both the designations of Seasonal Residential and policies providing for conversion from seasonal to permanent should be deleted. The OP Seasonal Residential designation should be Waterfront Residential

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