

Havelock Belmont Methuen Official Plan and Zoning Update

Submission #2 by Ambrose Moran Dated Oct 26 2011

Subject-Waterfront Lot Frontages

Background

The minimum lot size for cottage lots is currently in Havelock Belmont Methuen Zoning Bylaw as Seasonal Residential

Min Lot Area .74 acres

Min Lot Frontage 150 feet

The definition of LOT FRONTAGE should be reviewed to determine the implication and practicality of calculating frontage measured along a line between the lot lines 50 ft from and parallel to the front line.

COMMENT

Cottages today are much larger than years ago when minimum lot sizes were established. Area lakes developed in the 50's and 60's often had 100ft frontages and 150 ft depth and cottages were often about 700 square feet with no accessory buildings or even septic systems. Current 150 foot frontage is 50% larger but cottages are usually about 300% larger plus accessory buildings and area required for septic systems.



Increasing building sizes impact on density of development—other municipalities have increased their lot sizes—common in Frontenac County to be 300 feet frontage and in Haliburton to be 200 ft frontage

RECOMMENDATION

That minimum lot sizes be increase to 250 feet frontage and 1.2 acres . This would be less than the 300 ft currently in the Chandos bylaw for RRS zone

Ambrose Moran