

Havelock-Belmont-Methuen Lakes Association 2011 Survey for Official Plan & Zoning By-laws

The Havelock-Belmont-Methuen Lakes Association (HBMLA) is an umbrella organization that represents common interests of the members of the Lake/Cottagers' Associations of the seven largest lakes in the Township of Havelock-Belmont-Methuen (HBM). In order to ensure that the HBMLA accurately reflects the values and beliefs of their lakes' shoreline property owners, we are asking you to take a few minutes to complete the following survey. This will help your HBMLA representatives when they provide input during the process of the Comprehensive Review of HBM's Official Plan and Zoning By-laws.

The primary impact of the Official Plan and Zoning By-laws on the Lakes will be on the overall issue of land use as it affects Lake Quality. The Official Plan and Zoning By-laws are the only means we have to influence development and redevelopment on the lakes so that we can minimize negative impacts. It is important to balance the rights of the individual cottage owner and commercial operator with the environmental needs of the lakes' watershed.

There are recognized environmental Best Practices that should help guide policy setting. Reference is also given to parts of the County of Peterborough Official Plan. These guide the Township when it's Official Plan and Zoning Bylaws are developed. The following should help you make a decision when completing the survey that follows.

- 1- In the Township of HBM's Official Plan Amendment No. 8 of 2009 it states that for new buildings, structures and sewage systems on new lots of record, there is a required setback from the high water mark of 30 metres(100 feet). The previous setback was 21 metres(70 feet). The rationale for this is the further a building is set back, the less impact from a sewage system and storm water runoff on the water quality. There is a greater capacity for absorption by the intervening soils and roots –providing they are of sufficient depth and type, to intercept the attenuate phosphorus. Phosphorous stimulates aquatic plant growth including algae that eventually leads to lack of oxygen in the water.
- 2- The Ministry of Natural Resources and Ministry of the Environment also routinely recommend a minimum 30 metre(100 foot) setback from the high water mark to protect the fish habitat.
- 3- There is a Best Practice for visual environmental integrity in the HBM Official Plan Amendment #8. It states that “proposed development of the shoreline of any water body shall encourage the preservation and maintenance of the existing natural shoreline vegetation in order to minimize shoreline erosion, potential loss of wildlife and wetbeach habitat and adverse visual impacts on the water body while protecting and enhancing water quality.” It should be noted in the same document that “accessory structures such a marine facilities, a pump house, docks and stairs shall be permitted to encroach into the 30 metre(100 foot) setback... provided that it will not negatively impact the waterfront environment...”

Havelock-Belmont-Methuen Lakes Association 2011 Survey for Official Plan & Zoning By-laws

- 4- Many cottagers are choosing to build a garage instead of a boathouse to store boats and equipment and to keep the shoreline buffer intact and visual impact of the waterfront natural.

- 5- When referring to a stated depth of buffer zone, the Peterborough County Official Plan states in section 4-33 “ Where development is proposed along shoreline areas, the local Official Plan should contain policies relating to the incorporation of a natural undisturbed buffer between the water’s edge and the development. Any such buffer shall be stipulated as being a specific depth from the water’s edge and be presented as a percent of the water frontage.” The Crowe Valley Conservation Authority recognizes the Best Practice of having a native vegetative buffer zone of 15 metres(50 feet) from the high water mark and covering 94% of the water frontage, thus protecting water quality as well as habitat for wildlife and fisheries. Other townships have a 10 to 15 metres (33 to 50 foot) buffer from the high water mark or 75% of the waterfront in a natural buffer, based on a 45 metre (150 feet) wide lot. (A minimum frontage should also be established)

Havelock-Belmont-Methuen Lakes Association 2011 Survey for Official Plan & Zoning By-laws

This survey was developed with input from the elected lake/cottage association representatives of the seven major lakes in the Township of Havelock-Belmont-Methuen. Please circle the letter of the statement that best reflects your thoughts or provide us with the details of your opinion. We appreciate your reply within two weeks of receiving this survey. Thank you for spending a few minutes to provide your feedback on these important matters.

1. When an existing lake front building is torn down and replaced with a new structure, the following restrictions should be in place:

- a) The new building should be within the footprint of the existing building
- b) The new building should be no closer to the lake than the existing building, but should be allowed to be no more than 25% larger than the existing structure provided it meets all other current zoning by-laws (e.g. percent of lot covered, height restrictions, side and back yard setbacks, septic standards)
- c) The new building should be no closer to the lake than the existing building, but should be allowed to be larger than the existing structure provided it meets all other current zoning by-laws (e.g. percent of lot covered, height restrictions, side and back yard setbacks, septic standards)
- d) The new building should be 21 metres (70 feet) minimum setback from the high water mark and meet all current zoning by-laws
- e) Other, please specify:

2. When an existing lake front building is expanded, the following restrictions should be in place:

- a) No expansion should be permitted unless the existing building conforms with all current zoning by-laws
- b) The expanded building should be no closer to the lake than the existing building, but should be allowed to be larger than the existing structure provided it meets all other current zoning by-laws (e.g. percent of lot covered, height restrictions, side and back yard setbacks, septic standards)
- c) The new building should be no closer to the lake than the existing building, but should be allowed to be no more than 25% larger than the existing structure provided it meets all other current zoning by-laws (e.g. height restrictions, side and back yard setbacks, sewage system standards)
- d) Other, please specify:

Havelock-Belmont-Methuen Lakes Association 2011 Survey for Official Plan & Zoning By-laws

3. Boathouses should:

- a) Not be allowed in HBM township either on land or in-water.
- b) Not be allowed in the water, but allowed at the high water mark.
- c) Be allowed provided they are set back from the lake 10 metres (33 ft) and conform to all current out building zoning by-laws.
- d) Be allowed provided they are set back from the lake 15 metres (50 ft) and conform to all current out-building zoning by-laws.
- e) Other, please explain:

If you responded above to NOT allow any boathouses, please proceed to #6 below.

If you responded to allow boathouses, please respond to #4 and #5 below.

4. The size of a boathouse should be:

- a) A single storey, have no living quarters and be no larger than 50 sq. metres (538 sq. ft)
- b) A single storey, have no living quarters and be no larger than 65 sq. metres (700 sq. ft.)
- c) A single storey, have no living quarters and be no larger than 80 sq. metres (861 sq. ft.)
- d) Other, please specify:

5. The maximum width of a boathouse facing the lake should be:

- a) 7 meters (23 feet)
- b) 8 meters (26 feet)
- c) 9 metres (30 feet)
- d) 10 metres (33 feet)
- e) Other, please specify:

Havelock-Belmont-Methuen Lakes Association 2011 Survey for Official Plan & Zoning By-laws

6. Garages should be:

- a) Not be allowed in HBM township
- b) Be allowed with standard setback and size and height restrictions provided they do not contain sleeping quarters, games rooms or washroom facilities
- c) Be allowed with standard setback and size and height restrictions, may contain sleeping quarters, and games rooms, but they do not contain washroom facilities
- d) Be allowed with standard setback and size and height restrictions, with no other restrictions.
- e) Other, please specify:

7. Natural shoreline vegetation buffer zone should be:

- a) Developed as a by-law to meet “best practice” standards
- b) Encouraged to meet “best practice” standards through communications from the township, conservation authorities and cottager associations
- c) Other, please specify:

If you selected 7a) above, please also answer #8 below.

8. A by-law for a natural shorelines vegetation buffer zone should be:

- a) 10 metres (33 feet) deep and cover 90% of the lot width
- b) 10 metres (33 feet) deep and cover 80% of the lot width
- c) 10 metres (33 feet) deep and cover 75% of the lot width
- d) 15 metres (50 feet) deep and cover 90% of the lot width
- e) 15 metres (50 feet) deep and cover 80% of the lot width
- f) 15 metres (50 feet) deep and cover 75% of the lot width
- g) Other, please specify:

9. If you have other feedback for the HBMLA, please note it here:

Havelock-Belmont-Methuen Lakes Association 2011 Survey for Official Plan & Zoning By-laws

**Thank you for completing the survey.
Please return pages 3, 4 and 5 in the enclosed envelope within two weeks of your receiving
the survey**