

## Official Plan Update Issue Sheet Series

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## Purpose of Issue Sheet Series

To inform the public about major aspects of the Township's Official Plan, how the existing Official Plan addresses the issue, and how the issue is affected by Provincial Planning Policies.

## Who to Contact to Comment or Learn More?

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## Issue 4: Waterfront Development

### Scope of Issue

- The Township consists of over 800km of waterfront on over 20 lakes both on the Rideau system and inland
- There are over 4000 existing waterfront lots with opportunities for more development on vacant and underutilized parcels

### Provincial Legislation

- The Provincial Policy Statement permits recreational activities and uses in rural areas
- The PPS also includes policies to protect water quality, protect significant wetlands, and precludes development in flood prone areas

### Existing Official Plan Policies?

- Section 2.2 Waterfront Development Policies provides policies on the importance of the waterfront to the development of the Township, water setback and frontage requirements,.
- Section 2.6 Environmentally Sensitive Development provides direction on ensuring development along the water is sensitive to the natural and built contextual environment
- Section 4.5 Private Roads explains the basis for their existence and how they may be used for new development, particularly for new lot creation
- Section 5.2 Land Division provides direction on how lots may be created on the waterfront

### Waterfront Issues to Consider During Review of Official Plan

- The Waterfront Development section includes little policy direction on how to review large scale development proposals on the water
- Time share, resort, and fractional ownership developments are becoming increasingly commonplace elsewhere in Ontario and the Official Plan needs to address this type of development
- Development capacity of lakes is not considered in the existing OP except with regard to Big Rideau lake and when major developments are reviewed
- A number of Lake Associations are considering developing specific Lake Plans which may be considered for inclusion in the Official Plan

### Other Methods the Township Regulates Waterfront Development

- The Zoning Bylaw has implemented the direction of the existing OP with a 30m setback for new development, maximum deck sizes, maximum lot coverage and floor space, and minimum frontage and lot size requirements for new lot creation
- The Township requires Site Plan Control approval for all waterfront development over 320 sq ft in size to review issues such as drainage, landscaping, slope hazards, and other impacts from development on the water

### Information Sources

Provincial Policy Statement <http://www.mah.gov.on.ca/Asset1421.aspx>

Official Plan 2004 <http://www.twprideaulakes.on.ca/development/official-plan.html>