

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 5: Private Road Development

Scope of Issue

- Historically private roads were developed to provide seasonal access to cottage development in waterfront areas of the Township
- There is no clear data on the total length of private roads in the Township; however, it is certain that the majority of waterfront lots are serviced by private roads
- At the time these private roads were developed there was a prevailing view that the standard level of access to public services was not necessary in waterfront residential areas

Provincial Legislation

- The Provincial Policy Statement does not address the issue directly but does state that development and land use patterns which may cause ...public health and safety concerns should be avoided
- The Ministry of Municipal Affairs is not supportive of municipalities extending its network of private roads to service new development

Existing Official Plan Policies?

- Development on publicly maintained roads is the preferred form of access to new development
- The creation of new private roads is not permitted
- Lot creation is permitted on an existing private road which has direct access to a public road
- Minor extensions not exceeding 180m may be permitted to existing private roads from the last lot on the road
- Extensions to private roads shall be constructed to a suitable standard
- The Township will consider the assumption of a private road if it is constructed to a standard acceptable to the Township and it abuts a publicly maintained road

Issues to Consider During Review of Official Plan

- The waterfront is increasingly being used for year round permanent dwellings which does not follow the original intent of private road development which did not need access to municipal services such as garbage collection, school bus service, or emergency response
- Private road development offers a cost effective form of development with regard to the municipal tax base and provision of municipal services
- Should development of lots accessed by private roads be limited without the upgrade of the private road to a minimum standard to ensure adequate emergency response?