

Outlined below is list of issues, problems, concerns and options that will be an important part of the Shoreline Development Study for McKellar Township. This issue list will form part of the agenda to be used at the August 9, 2009 public meeting.

McKELLAR TOWNSHIP LAKESHORE DEVELOPMENT STUDY

A. BACKGROUND

- 2008 Council recognized deficiencies in Official Plan Policy for new shoreline development
- current policy has not been updated for a number of years
- new pressures, new policies, new legislation

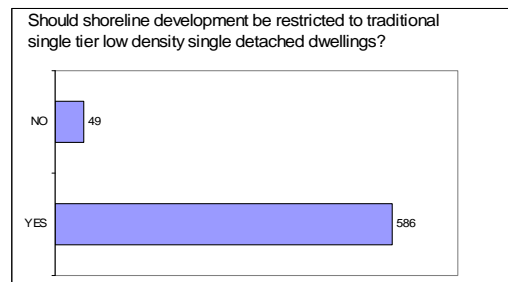
B. RESEARCH & DATA COLLECTION

- questionnaires
- compile lake data
- undertake sampling/lab analysis
- mapping
- development review
- air photo review
- committee meetings

C. ISSUES

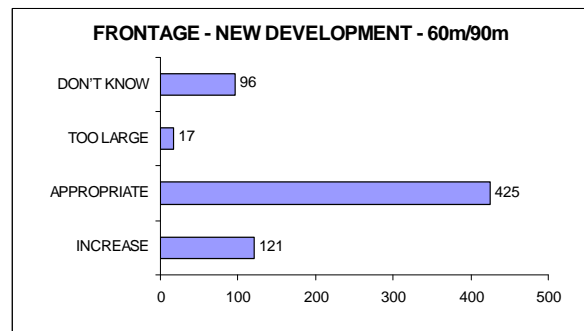
1. Development Potential

- limited vacant shoreline available for new development
- most respondents want single detached dwelling
- need to address options for future development



2. Development Density

- current standards for new lots 60m frontages; 90m for deer wintering area
- many respondents believe these standards to be appropriate
- need to consider methods to preserve as much natural shoreline as possible
- is cluster-type development appropriate if waterfront remains undeveloped



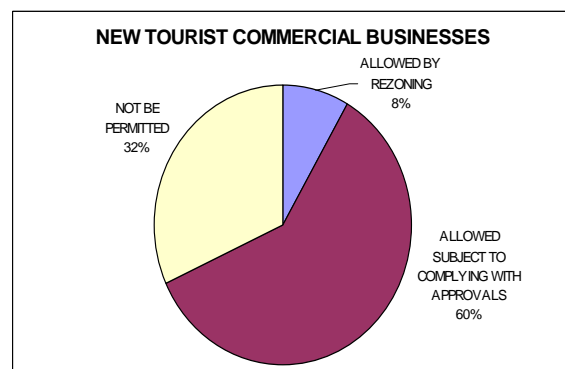
3. Recreational Lake Capacity Approach

- how should lake surface data affect future density allowances?
- what factors should determine a recreational carrying capacity?

- what is the general conclusion regarding boating activity on the lake?
- what policy options are available?

4. Waterfront Commercial Development

- protect and preserve existing tourist commercial business
- existing tourist commercial lands to be allowed to go forward with existing rights
- under what circumstance would new commercial uses along waterfront be permitted?
- is it appropriate to prohibit any new commercial uses?
- need appropriate standards to preserve nature of tourist businesses



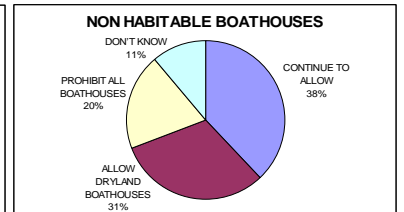
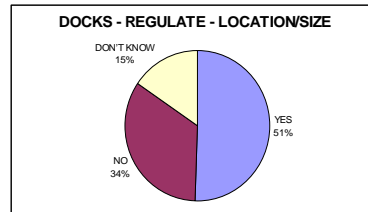
5. **Shared Ownerships**
- need to understand what these are from a land use perspective
 - can fractional uses be controlled?

- how to control or restrict fractional uses
- significant opposition to such uses from respondents

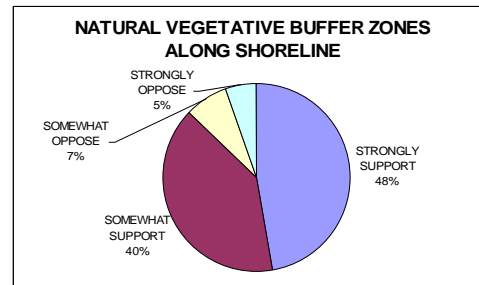
6. **Development Standards**
- what new standards should apply
 - review of yards, setbacks, height and lot coverage

- some concerns that existing standards are too permissive
- backlots

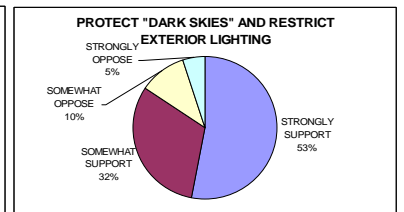
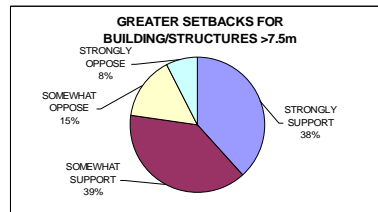
7. **Shoreline Structures**
- boathouse regulations?
 - docks
 - saunas/gazebos
 - property standards
 - need a policy that rationalizes a balance between shoreline structures and protection



8. **Shoreline Protection**
- how and when to require vegetative buffers
 - limit artificial landscaping, lawns, clearings near shoreline
 - promoting a strong education package
 - how does water level fluctuation impact shoreline vegetation?



9. **Environmental Protection**
- setbacks
 - septic standards
 - habitat protection
 - deer wintering
 - species at risk
 - protect dark skies



10. **Water Quality**
- review parameters
 - what measures are required to protect

- determine level of sensitivity

11. **Boating Activity**
- preliminary results of counts
 - speed limits
 - boat access restrictions

- horsepower restrictions
- other options

- D. **POLICY UPDATES**
(Waterfront Only)
- objectives
 - future growth
 - general lake
 - administration

- conversions
- waterfront
- specific lake