

Submission # 1 dated October 4 2017 by Ambrose Moran re County of Peterborough New Official Plan

SUBJECT :30 Meter (100 ft) water setback

Current Peterborough County in-effect Official Plan (OP) has policies provisions for seasonal residential for structures with certain exemptions to be set back from the shoreline a minimum of 30 meters.

Background

I understand that when this existing County OP was being developed, there were comments being advanced to the County Council members and others that this 30 meter set back was a requirement of the Provincial Policy Statement (PPS) and required in order to obtain provincial approval of the Peterborough County OP.

The majority of waterfront lots in Peterborough County were created in the 50's 60's and 70's when either no zoning setback were in place and first zoning bylaws imposed in the mid-seventies initially were 20ft to 72ft water setbacks for cottages.

Comment

The previous and current PPS do not require a 30 meter water setback.

These older waterfront lots were never created to accommodate a 30 meter setback and such setbacks are impractical to be imposed on previous legally created small waterfront lots. The situation of further aggravated on point and island lots and indicated in attachments to this submission.

It is my submission that applying a 30 meter water setback on small older lots is impractical and imposes a severe hardship on owners of such lots. Since the imposition of this 30 meter setback, Councils contractors and waterfront property owners have been severely frustrated with costly and timely delays in processing planning relief applications for re-development of existing lost where 30 meter setback are either impractical or often impossible to achieve.

It has been my observation and others that Committee of Adjustments or Councils rarely deny applicant relief from the 30 meter setback. So, the general perception in the cottage community is that relief is almost always available from the 30 meter setback if you are prepared to pay for Planning Act relief.

Recommendation

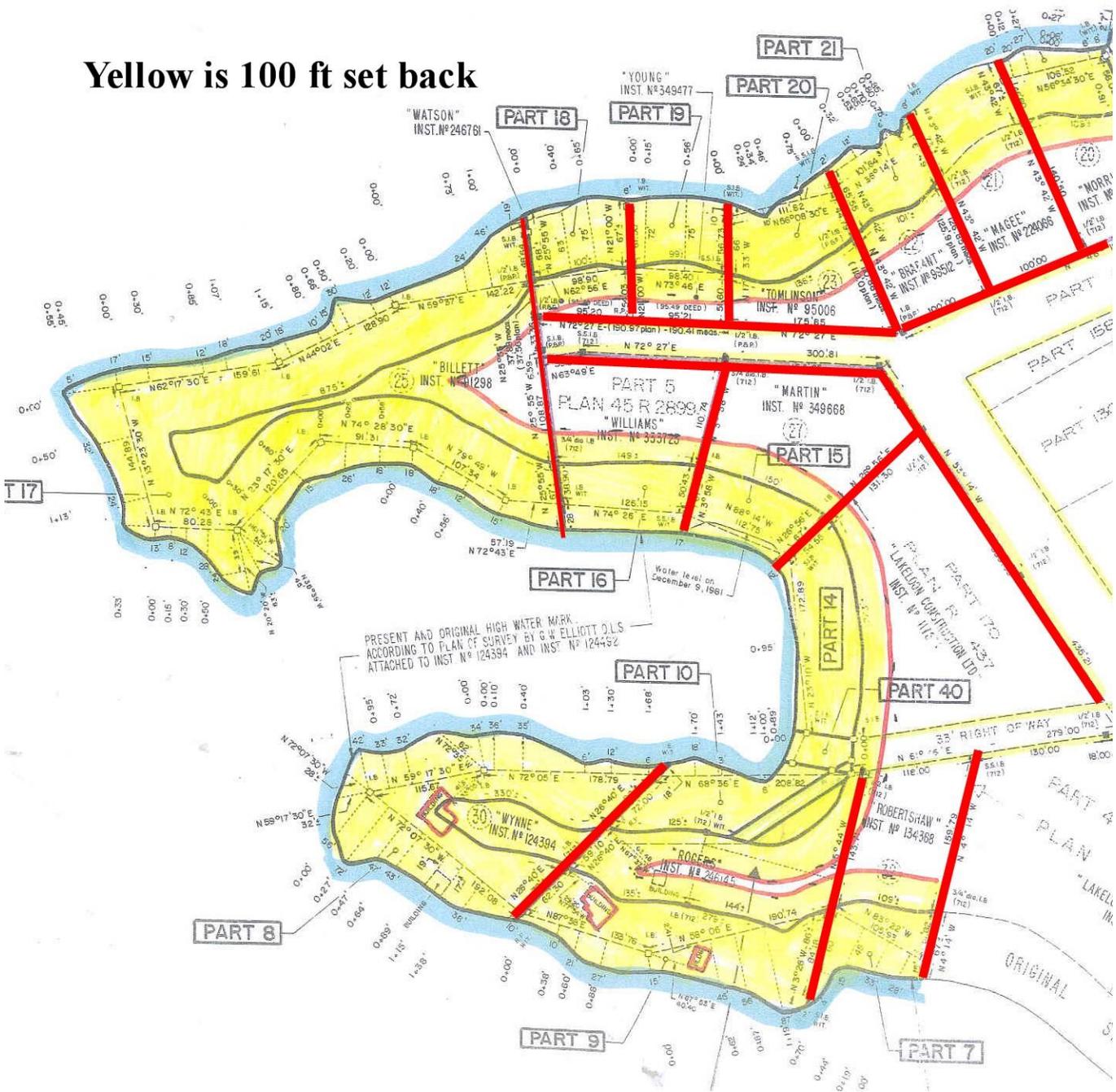
That the min 30 meter (100 ft) water set back policy continue to apply to lots created following the 30 meter setback OP policy and a min 70 ft water setback policy apply lots created prior to the date the County OP policy for the 30 meter setback requirements came into effect.

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Acting Independently

CHANDOS

Yellow is 100 ft set back



Jack Lake

Yellow is 100ft water setback

