

Subject **Waterfront Lot Sizes**

## Background

The minimum lot size for cottage lots is currently

Burleigh Anstruther Shoreline Residential (RS)	147.6 ft and 1.2 acres
Chandos	Recreational Residential Zone (RR) 150 ft) and 1.2 acres(corrected)
	Special Recreational Residential Zone(RRS) 300 ft and 10 acres

## COMMENT

Cottages today are much larger than years ago when minimum lot sizes were established. Area lakes developed in the 50's and 60's often had 100ft frontages and 150 ft depth and cottages were often about 700 square feet with no accessory buildings or even septic systems. Today's 150 foot frontage is 50% larger but cottages are usually about 300% larger plus accessory buildings and area required for septic systems.



Increasing building sizes impact on density of development—other municipalities have increased their lot sizes—common in Frontenac county to be min 300 ft frontage and in Haliburton to be min 200 ft frontage

## RECOMMENDATION

That minimum lot sizes be increase to 250 feet frontage and area or 1.2 acres remain the same at 1.2 acres . This would be less than the 300 feet currently in the current Chandos bylaw for RRS

Ambrose Moran