

Land Use Study

Planning Rationale Report

Land Use Study
Tourist Campgrounds
July 15, 2022

Prepared for Township of Rideau Lakes

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1.0 Introduction

The Township of Rideau Lakes approved an Interim Control By-law (ICBL) related to the establishment of new campgrounds as well as expansions to existing campgrounds within the Township on August 3rd, 2021. This ICBL was passed because Council was concerned with the adequacy of current policies and regulations pertaining to tourist campgrounds. The Planning Act requires that a land use study be completed following the implementation of an ICBL and Fotenn was retained to carry out this study. Phase 1 and Phase 2 of this land use study have been completed and Phase 3 concludes with this report and accompanying Official Plan and zoning by-law amendments. We note that the dialogue with stakeholders is not finished with the completion of Phase 1 and 2 and that all stakeholders are encouraged to continue the conversation through their review of this document and the proposed amendments. Stakeholders are also encouraged to attend Planning Advisory Committee (PAC) meetings regarding this project.

Phase 1 consisted of an information gathering exercise which included meetings with regulatory agencies, and stakeholder workshops with the general public, campground operators, and lake associations. Surveys were made available through the Township's website during this phase with comments also being provided via email. The primary intent and purpose of Phase 1 was to ensure the consultant team received detailed feedback and commentary on a wide range of issues and potential options as they relate to tourist campgrounds within the Township.

Phase 2 consisted of an Issues and Options Report, virtual public open house, and concluded with a non-statutory public meeting before the PAC. The report included our recommended amendments to the Official Plan, zoning by-law, site plan control by-law, noise by-law, as well as the creation of several additional by-laws under the Municipal Act. The PAC voted to adopt our recommendations in part and with modifications, which initiated Phase 3.

This Land Use Study provides background, planning rationale and draft by-laws to accompany the recommendations from the PAC and Municipal Services Committee (MSC) that were approved by Council.

2.0 Project Background

On April 14, 2021, the Township of Rideau Lakes Planning Advisory Committee (PAC) directed Township Staff to conduct a review of campground policy regime in the Township which included background information, a professional opinion of the adequacy on the current Official Plan and zoning by-law in relation to tourist campgrounds, and a review of Interim Control By-laws. Staff prepared a report titled "Campground Policy Regime Review" for the PAC on April 14, 2021. Upon the reception of this report, the Township solicited proposals for a background report and interim control by-law. On May 26, 2021, Township Staff provided PAC with an additional report titled "Tourist Campgrounds and Additions to Z241 Park Model Trailers". Following the PAC's review of the report and the proposals received, the PAC recommended to Council that Fotenn be hired to complete the background report and draft Interim Control By-Law. On June 7th, 2021, Council approved PAC's recommendation.

In July of 2021, Fotenn prepared a background report regarding tourist campgrounds at the direction of Council. The background report discussed the concerns raised by the community as reflected in previous reports to PAC. Concerns around activities at existing tourist campgrounds were examined as were concerns among the community regarding planned expansions to existing campgrounds. Additionally, the background report explored the implementation of an ICBL which would see a freeze in the development of tourist campgrounds to allow the Township to undertake further study and implement any policy and regulatory changes deemed necessary. Fotenn's background study supported the initiation of further study but not the ICBL.

Township Council passed an ICBL preventing the establishment of new campgrounds or expansions to existing campgrounds throughout the Township in August 2021 which expires on August 3rd, 2022. Under the Planning Act, when an Interim Control By-law is passed, a municipality is required to undertake a land use study to examine the matter that led to its passing. In September 2021, Fotenn was retained to carry out this land use study on behalf of the Township.

Staff Reports to Planning Advisory Committee

- **April 14, 2021** - Staff prepare a *Campground Policy Regime Review* for PAC to be used for information purposes.
- **May 26, 2021** - Staff prepare a report addressing *Tourist Campgrounds & Additions to Z241 Park Model Trailers*.
- **May 26, 2021** - Planning Advisory Committee recommends to council that Fotenn be hired to complete the background report and draft Interim Control By-law.

Interim Control By- law Background Report

- **June 7, 2021** - Council approves PAC's recommendation that Fotenn conduct a background study on tourist campgrounds and an Interim Control By-law.
- **July 9, 2021** - Fotenn finishes background report and does not recommend that an Interim Control By-law be passed at that time.

Interim Control By- law and Land Use Study

- **August 3, 2021** - Interim Control By-law prohibiting the establishment or expansion of tourist campgrounds is passed by Council.
- **September 7, 2021** - Council awards the Land Use Study & Consultations RFP to Fotenn.

The land use study was proposed to be completed in three phases. Phase 1 was focused on consultation and information gathering and began with a Kick-off Meeting with Township Staff, site visits with three tourist campgrounds, meetings with regulatory authorities and agencies, and online workshops with three stakeholder groups: lake associations, campground operators, and the general public. At the outset of Phase 1, a page on the Township's website was created to act as an online landing page for the project objectives and process, with the intent of hosting future updates. Fotenn contacted a number of campgrounds and ultimately was invited to visit three campgrounds and meet with the owners and/or operators of those campgrounds: Waterways RV Resort, Narrows Lock Campground, and Rideau Mac Resort. The purpose of these visits was to improve the project team's understanding of campground operations generally, though the visits certainly provided the project team with greater detail pertaining to each campground. Surveys for the lake associations, campground operators, and the general public were hosted through the webpage and draft and final documents posted to this webpage.

Phase 2 consisted of the preparation and finalization of the Issues and Options Report, which occurred from November 2021 to March 2022. The report was posted online, and an open house was held where the issues and options were presented to the public for comments. This draft did not include any recommendations from the project team and was instead intended to confirm that the project team had received the full suite of comments and issues identified by stakeholders. The report was finalized pursuant to the feedback received at the open house and the final document was posted online for further public comment prior to being presented to the PAC at a non-statutory public meeting. This final report included the project team's recommendations for responding to the identified issues and options. PAC made no decisions at this first presentation of the report. The report was brought back to a second PAC meeting where PAC recommended to proceed with recommended amendments to the Official Plan and zoning by-law, while deferring matters specific to density as well amendments to the site plan control by-law and all recommended Municipal Act by-laws. Council adopted this recommendation on April 4th, 2022. The recommendations were brought forward to a third PAC meeting, where the recommended site plan control by-law amendments were recommended for approval, as was a recommended amendment to the noise by-law. From the suite of Municipal Act by-laws recommended, PAC voted to recommend creation of an administrative monetary penalties by-law and a licensing by-law. Other recommended by-laws including a site alteration by-law, tree by-law, and shoreline protection by-law, were deferred. Council voted to adopt these recommendations on May 2nd, 2022.

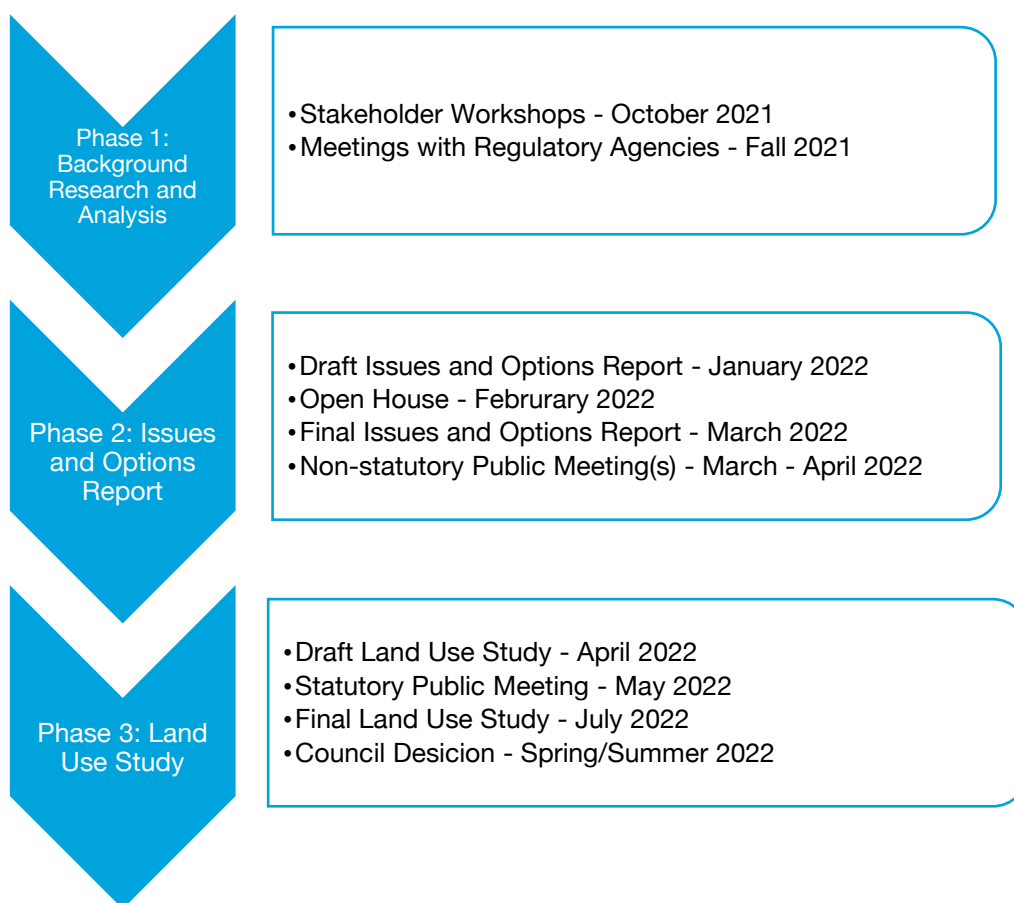
PAC revisited the issue of density at their meeting on June 22nd, 2022. : The matter of increasing the minimum site size differentiated by use was further discussed by the MSC at their meeting on June 27th, 2022, where the committee recommended increases to the minimum site sizes in addition to minor changes to the recommendations which came from the PAC meeting on June 22nd, 2022. Council voted to approve the recommendations of PAC and MSC on July 4th, 2022.

The third and final phase of this study consists of the land use study report and is expected to take place from April 2022 to spring/summer 2022. Phase 3 will consist of multiple stages, the first of which is the preparation of this draft land use study report. This report will build on the previous Issues and Options Report by providing further discussion on the Council-directed official plan and zoning by-law amendments, along with an implementation plan for the Municipal Act by-laws. This report also includes a planning rationale for the proposed amendments as well as draft amendment text.

The proposed amendments will be presented at a statutory public meeting before the PAC as required by the Planning Act. The supporting documents will be posted online a minimum of 20 days in advance of the public meeting to allow time for public review and comment. The statutory public meeting will provide an opportunity for the public, including stakeholder groups, as well as PAC members to provide comments on the proposed amendments. Following the statutory public meeting, the land use study and proposed amendments will be revised based on the feedback received and a final report and amendments will be presented to PAC for a recommendation to Council. As with the statutory public meeting, the final report and amendments will be posted online for stakeholder review and comment in advance of the PAC meeting. Although the Township is the approval authority for zoning by-law amendments, the United Counties of Leeds and Grenville (UCLG) is the approval authority for official plan amendments.

As the Planning Act provides for and in fact requires ongoing monitoring and regular updates to the official plan, and the zoning by-law by extension, the impact of the changes will be monitored by Township staff. Stakeholders will be

encouraged to continue to share their feedback with Township staff and Council to allow for further refinements and adjustments over time, particularly in response to any unanticipated outcomes.



3.0 Policy Review

Land Use Planning in Ontario follows a process established by the Planning Act. Referred to as top-down planning, land use planning has a hierarchical approach starting with the Planning Act at the top and with lower-tier municipal by-laws at the bottom. This section works through and explains the key documents related to the recommendations provided by PAC starting from the top working to the bottom. This section will cover the Provincial Policy Statement (PPS), United Counties of Leeds and Grenville (UCLG) Official Plan, and the Township of Rideau Lakes Official Plan as it relates to the PAC's recommendations.

3.1 Provincial Policy Statement, 2020

The PPS provides high-level policy direction on matters of provincial interest as they relate to land use planning and development in Ontario municipalities. Decisions of municipal councils must be consistent with the PPS. The PPS has three main policy sections which generally, provide direction for issues such as the efficient use of land and infrastructure, the protection of natural and cultural heritage resources, maintaining a housing stock that appropriately addresses the demographic and economic diversity of households, supporting long-term economic prosperity, and preserving natural resources for future uses.

The three main policy sections of the PPS are titled Building Strong Healthy Communities, Wise Management of Resources, and Protecting Public Health and Safety. The first section Building Strong Healthy Communities provides land use planning guidance which contemplates the efficient use of land and infrastructure, the creation of a range and mix of housing options to support future growth, the protection of employment area for economic development and competitiveness, and the promotion of integrated and healthy rural areas that are viable within the province. The second section Wise Management of Resources provides policy direction to protect natural heritage (such as wetlands and woodlands), water, agricultural, mineral, cultural heritage (such as structures and landscapes) and archaeological resources. The third section Protecting Public Health and Safety provides policy direction to protect communities by directing development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety, or property damage; this section also considers the potential impacts of climate change (for example, flooding due to severe weather) that may increase the risk associated with natural hazards

The proposed official plan amendments broadly seek to avoid development which may cause environmental concerns (1.1.1 c) through the implementation of measures that conserve biodiversity (1.1.1 h) by allowing the Township to require that applicants implement enhanced shoreline setbacks. These amendments also broadly support healthy, integrated, and viable rural areas and rural lands within the municipality through the efficient utilization of rural infrastructure (1.1.4.1 e & 1.1.5.4) which promotes opportunities for sustainable and diversified tourism leveraging natural assets while implementing measures conserving biodiversity (1.1.4.1 g, 1.1.4.1 h & 1.1.5.3). The proposed amendments also broadly optimize the long-term availability of resources and infrastructure (1.7.1 c) while sustaining water quality and consideration for lake capacity (2.2.1 g & 2.2.1 h).

3.2 United Counties of Leeds and Grenville Official Plan

The UCLG Official Plan (OP) deals with planning issues for ten municipalities, including the Township of Rideau Lakes. The intent of this OP is to provide overarching policy direction for matters of county-wide significance, to direct growth management and land use decisions, and provide upper-tier land use planning guidance. Section 1 of the OP provides context for the document including the purpose and strategic directions for the entirety of the document. Sections 2 and 3 provide guidance for growth and development within settlement areas and rural areas which include objectives of these lands, permitted uses, and land use policies to guide their development. Sections 4 and 5 provide guidance for natural and cultural heritage, water resources, and natural and human made hazards by identifying such resources or hazards and providing policies associated with their protection and development limitations. Section 6 speaks to transportation, infrastructure and servicing identifying road networks, airports, and the management of servicing within the municipality.

Section 7 is the final section and provides implementation and interpretation policies directed to monitoring of the document, planning administration and how to interpret the plan.

The proposed OP and zoning by-law amendments contained herein broadly align with the policy objectives in the UCLG OP in that they provide additional clarity and opportunity for the Township to require enhanced protection of natural heritage resources in relation to tourist campgrounds without adversely the operations of those campgrounds.

3.3 Township of Rideau Lakes Official Plan

The Township has recently completed a five-year review of its OP, which has been adopted by Council and which is currently under review by the UCLG. The proposed OP amendments in this report are based on the text of the Council-adopted OP rather than the in-effect OP as this newer document incorporates a significant number of changes that align with the recommendations of the Issues and Options Report. The update OP includes Waterfront Development Policies dealing with Lake Impacts and Non-Conforming Development under section 2.2. In this section, the OP notes the need for Lake Impact Assessments and Capacity Studies to support waterfront development, general development policies related to water setbacks and frontage, and it also speaks to the requirements that non-conforming uses must meet when being redeveloped along the waterfront, including the replacement or renovation of inadequate septic systems. Environmental protection is broadly spoken to throughout the plan but is addressed more specifically through Natural Heritage Features and Systems under section 2.20. This section provides policies around protection of fish habitats, wetlands, woodlands, wildlife habitats, endangered species and species at risk in relation to where development may occur near these resources, in addition to speaking to environmental impact statements and their requirements. The tourist campground use in section 3.8.5.2 is also expanded upon with new policies.

The amendments to the OP in this report are largely technical in nature. They conform with the OP in that they generally provide additional guidance pertaining to tourist campgrounds, many of which are already contemplated in other sections of the OP. The amendments to the zoning by-law implement OP policies and provide additional direction, which allows the zoning by-law to further conform to the intent of the plan.

4.0 Recommendations

The recommendations provided within this section are at the guidance of PAC and approved by the Township of Rideau Lakes Municipal Council. All recommendations are accompanied by their purpose and effect in addition to a planning rationale.

4.1 Official Plan Amendments

Recommendation 1: Create policy encouraging shoreline improvements for any new development or development to existing campgrounds under section 3.8.5.2

Proposed Amendment: Add a new subsection under Section 3.8.5.2 Tourist Commercial Policies which states:

“j) “For the new tourist campgrounds, or expansions to existing tourist campgrounds requiring a zoning by-law amendment, or site plan control applications for significant expansion or development that results in an increase in occupancy which does not require a zoning by-law amendment, applicants shall incorporate measures to establish a 30-metre vegetated strip of unaltered, naturalized land abutting the shoreline, allowing for a modest pathway to access the shoreline through this area.”

Purpose + Effect: Introduction of a policy to this effect would be appropriate in both the section dealing with waterfront development policies for legal non-complying/non-conforming development (section 2.2.6) and the section dealing with Tourist Commercial policies (section 3.8.5.2). Following direction from Council, this policy can also be further enforced by the Administrative Monetary Penalties By-law and Licensing By-law to ensure that shoreline protection measures from individual site plans are maintained over time. The intent of the amendment is to allow water access and shoreline amenities such as beaches, while also ensuring areas along the shoreline that are not used for direct access or amenity remain naturalized to provide a vegetative buffer. This is in many ways a clarification or supporting policy, as the Township already has a separate Shoreline Buffer Planting Policy in place which is triggered through Site Plan Control.

Rationale: The Provincial Policy Statement, 2020 (PPS) additionally provides policy direction on matters of provincial interest related to land use planning and development. This amendment is broadly consistent with the following sections of the PPS:

1.1.1c)	1.6.6.7e)
1.1.1h)	1.6.6.7f)
1.1.4.1g)	2.2.1i)
1.1.4.1h)	

This amendment which encourages the establishment of naturalized land abutting the shoreline limits the potential development along the shoreline which broadly conserves biodiversity and avoids development which may cause environmental concerns while providing an opportunity to minimize stormwater volumes and runoff through the maintenance of vegetative surfaces.

The United Counties of Leeds and Grenville (UCLG) Official Plan was adopted in 2015 and was approved by the Ministry of Municipal Affairs and Housing in 2016. The UCLG Official Plan provides an upper-tier planning framework for all land within the Counties, establishing direction for lower-tier municipalities. The proposed amendment is consistent with Strategic Objectives 5 and 12:

5) Protect, enhance and restore natural resources, including surface and groundwater resources to provide safe drinking water, promote water conservation, and contribute to maintaining a high quality of life and a healthy environment.

12) Maintain and enhance the Counties' Rural Areas and character and significant environmental features and resources.

Encouraging unaltered and naturalized land along the shoreline will broadly aid in the protection of surface water and maintenance the counties' rural character and environmental features. This amendment broadly conforms with Section 3 – Rural Areas as it will aid in providing protection to natural heritage features and their ecological functions through encouraging shoreline improvements. The amendment broadly conforms with Section 4 – Natural Heritage Water Resources and Cultural Heritage as it will help protect and enhance natural resources such as surface water through the encouragement of shoreline improvements associated with campground development.

The Township of Rideau Lakes recently completed a five-year review of its Official Plan, which has been adopted by Council and which is currently under review by the UCLG. The OP is intended provide support in managing future growth and development, protecting natural and built resources, and addressing potential health, safety, and property damage concerns. The proposed amendment is consistent with Strategic Objectives (a), (b), (c), (j), and (k):

- a) *To maintain and, where possible, to improve the quality of the environment, particularly in regard to the health, safety, convenience, accessibility and welfare of seasonal and permanent residents, as well as visitors to the area*
- b) *To preserve and enhance the rural, recreational and vacation-oriented flavour of the Township, while providing opportunities for controlled, environmentally sustainable growth, particularly within the tourism sector*
- c) *To preserve and enhance water bodies and their environs by encouraging development and redevelopment which is environmentally-sensitive and which protects, improves or restores water quality and the shoreline environment*
- j) *To conserve and enhance the natural, cultural, scenic, and historic values of the Rideau Canal as a National Historic Site, Canadian Heritage River and UNESCO World Heritage Site*
- k) *To enhance the aesthetic qualities of the built and natural environment*

Encouraging unaltered and naturalized land along the shoreline can maintain or improve the quality of the environment which aids in the preservation water bodies through sustainable growth that enhances the aesthetic qualities of the natural environment in some cases along the Rideau Canal.

The amendment is consistent with Section 2.2 – Waterfront Development Policies as it extends the existing policy under 2.2.6 (e):

Section 2.2.6 e) Projects involving the reconstruction or enlargement of non-complying buildings or structures shall incorporate measures to establish a 30 metre strip of unaltered, naturalized land abutting the shoreline, with provisions for a modest shoreline access path through this area. Commonly referred to as a “ribbon of life”, this naturalized buffer will help to achieve conformity with the Plan’s broader Waterfront Development and Environmentally-Sensitive Development policies. Notwithstanding the foregoing policy, where there is development within the 30 metre area as a result of existing legal development on an existing lot, a Planning Act approval for new development, or for marine facilities and limited structures that are permitted as of right in the Zoning By-Law, the remaining area within 30 metres of the water shall be unaltered and naturalized where possible.

Section 2.2.6(e) is in conformity with the Plan’s broader Waterfront Development and Environmentally Sensitive-Development Policies under section 2. The amendment also conforms with Section 3 – Rural as it will support the retention of natural landscapes of the lands within the designation through the encouragement of shoreline improvements for any new development or development to existing campgrounds.

Recommendation 2: Increase water setbacks by requiring Hutchinson Evaluations for new or expanding campgrounds

Proposed Amendment: Add a new subsection under Section 3.8.5.2 Tourist Commercial Policies that states:

“k) For new or expanding tourist campgrounds, where lake-specific or site-specific conditions indicate that it would be appropriate, the minimum water setback may be increased as per Section 2.2.6.b). The determination of an appropriate setback is to be undertaken in consultation with the relevant conservation authority, applying methodology derived from the “Assessment of Municipal Site Evaluation Guidelines for Waterfront Development in Eastern Ontario’s Lake Country” prepared by Hutchinson Environmental Sciences (2014) or any future updates or successor studies.”

Purpose + Effect: The setbacks and triggers in the Official Plan are generally consistent with best practices and standards throughout Ontario. In addition, an EIA is always required for any proposed development or site alteration within are adjacent to a sensitive natural heritage area and it is the responsibility of applicants to demonstrate to the satisfaction of any review authorities that no negative impacts will occur.

The typical 30-metre setback from shorelines is a key metric that we determined may warrant closer examination. Evaluations undertaken with the methodology in Hutchinson (2014) are employed by a number of conservation authorities and municipalities to determine an appropriate shoreline setback on Canadian Shield lakes. This methodology assesses soil depth, soil texture, slope percentage, and vegetation when seeking to determine a site-specific setback for development, which can range between 30 and 90 metres. As this method accounts for site-specific parameters, it cannot be used to establish a Township-wide standard. Inclusion of language that allows for or requires an analysis conducted with the Hutchinson method is appropriate to provide greater opportunity to ensure that appropriate setbacks are implemented in Tourist Campgrounds on a site-specific basis.

Rationale: The proposed amendment is broadly consistent with the following sections of the PPS:

- | | |
|-----------|-----------|
| 1.1.1c) | 1.1.4.1h) |
| 1.1.1k) | 1.6.6.7e) |
| 1.1.4.1g) | |

This amendment allows for an increase to the minimum setback from the high water mark which is dependent on site characteristics which broadly conserves biodiversity and avoids development which may cause adverse environmental impacts.

The UCLG Official Plan provides an upper-tier planning framework for all land within the Counties, establishing direction for lower-tier municipalities. The proposed amendment is consistent with Strategic Directions 5, 6, and 12:

- 5) *Protect, enhance and restore natural resources, including surface and groundwater resources to provide safe drinking water, promote water conservation, and contribute to maintaining a high quality of life and a healthy environment.*
- 6) *Protect the environment and natural heritage features, including locally significant features as discussed in this Plan, and foster the creation of an enhanced and connected natural heritage system which recognizes the importance of provincially significant features and the recommendations of the Sustaining What We Value project*
- 12) *Maintain and enhance the Counties’ Rural Areas and character and significant environmental features and resources.*

Utilizing the work completed by Hutchinson (2014) may aid in the protection of surface water and the environment while maintaining the counties’ rural character and environmental features. This amendment broadly conforms with Section 3 – Rural Areas as varying setbacks from the water by taking into account site specific characteristics will broadly protect natural heritage features and their ecological functions. The amendment broadly conforms with Section 4 – Natural Heritage Water Resources and Cultural Heritage as it will help protect and enhance natural resources such as surface water through varying development setbacks from the water based on site specific characteristics.

The Township of Rideau Lakes OP is intended provide support in managing future growth and development, protecting natural and built resources, and addressing potential health, safety, and property damage concerns. The proposed amendment is consistent with Strategic Objectives (a), (b), (c), (j), and (k):

- a) *To maintain and, where possible, to improve the quality of the environment, particularly in regard to the health, safety, convenience, accessibility and welfare of seasonal and permanent residents, as well as visitors to the area*
- b) *To preserve and enhance the rural, recreational and vacation-oriented flavour of the Township, while providing opportunities for controlled, environmentally sustainable growth, particularly within the tourism sector*
- c) *To preserve and enhance water bodies and their environs by encouraging development and redevelopment which is environmentally-sensitive and which protects, improves or restores water quality and the shoreline environment*
- j) *To conserve and enhance the natural, cultural, scenic, and historic values of the Rideau Canal as a National Historic Site, Canadian Heritage River and UNESCO World Heritage Site*
- k) *To enhance the aesthetic qualities of the built and natural environment*

This amendment may help maintain or improve the quality of the environment which aids in the preservation water bodies through sustainable growth that enhances the aesthetic qualities of the natural environment in some cases along the Rideau Canal by ensuring development is sufficiently setback from the shoreline given the characteristics of the site determined by a Hutchinson evaluation.

This amendment also complies with section 2.2.2 b) which states:

Section 2.2.2 b) Where lake-specific or site-specific conditions suggest that it would be appropriate, the minimum water setback may be increased. Examples of the latter would include sites with steep slopes, limited soil depth, sub-optimal (i.e., very high or very low) soil percolation rates, or limited vegetative cover, sites on narrow channels, or in areas identified as having significant cultural heritage value. Assessing such sites for appropriate setbacks can be determined by the relevant conservation authority applying considerations for water setbacks and best practices derived from the "Rideau Lakes Basin Carrying Capacities and Proposed Shoreline Development Policies report" and the associated "Municipal Site Evaluation Guidelines", updated in 2015.

Given this amendment complies with policies current in place under the OP, adding this policy under section 3.8.5.2 is consistent with the overall intent of the OP as it relates to Waterfront Development. This amendment is consistent with Section 3 – Rural as providing adequate setbacks consistent with the work completed by Hutchinson for tourist campground waterfront development may help retain the natural landscapes such as shorelines of the lands within the designation.

Recommendation 3: Require Lake Impact Studies for all tourist campgrounds requiring a zoning by-law amendment or site plan control amendment and further review applicability of Lake Capacity Assessments

Proposed Amendment: Add a new subsection under Section 3.8.5.2 Tourist Commercial Policies as follows:

"I) For any tourist campground development proposals requiring a zoning by-law amendment, or site plan control applications for significant expansion or development that results in an increase in occupancy which does not require a zoning by-law amendment, a lake impact study to assess the effect of development and additional nutrient loading on lake water quality will be required. The Township may require a lake capacity assessment instead of a lake impact study if it is determined by the Township and/or technical review agencies that the scale and/or impact of the development warrants such a study. Applicants shall be required to demonstrate no negative impacts to water quality, to the satisfaction of technical review agencies and/or the Township."

Purpose + Effect: Applicants seeking to develop a new or expand an existing tourist campground will be required to demonstrate the proposed development would not result in negative impacts on the lake in terms of water quality or

capacity. Section 5.11 of the OP allows the Township to require these studies but does not mandate their completion. It is appropriate to specify that such study is required for expansions to existing campgrounds, or proposals to create new campgrounds, which require a zoning by-law amendment or a site plan control application for a significant expansion/development to increase GFA that does not otherwise require a zoning by-law amendment. This threshold ensures that appropriate technical studies are completed as part of the evaluation of larger scale campgrounds or expansions, recognizing that small scale expansions that do not increase occupancy or that require a Committee of Adjustment approval do not necessarily trigger such potentially significant studies. The OP would still allow the Township to require such studies in support of smaller proposals, however, should staff or review agencies determine that they are warranted.

Rationale: The proposed amendment is broadly consistent with the following sections of the PPS:

- | | |
|-----------|-----------|
| 1.1.1c) | 1.1.4.1h) |
| 1.1.1h) | 2.2.1h) |
| 1.1.4.1g) | |

This amendment would require a lake impact study or lake capacity assessment under certain conditions and will broadly promote development that conserves biodiversity and avoids development which may cause negative impacts to lakes or waterbodies.

The proposed amendment is consistent with Strategic Directions 5, 6, and 12 from the UCLG OP:

- 5) *Protect, enhance and restore natural resources, including surface and groundwater resources to provide safe drinking water, promote water conservation, and contribute to maintaining a high quality of life and a healthy environment.*
- 6) *Protect the environment and natural heritage features, including locally significant features as discussed in this Plan, and foster the creation of an enhanced and connected natural heritage system which recognizes the importance of provincially significant features and the recommendations of the Sustaining What We Value project*
- 12) *Maintain and enhance the Counties' Rural Areas and character and significant environmental features and resources.*

Requiring a lake impact study or lake capacity assessment will aid in the protection of surface water and the environment while maintaining the counties' rural character and environmental features. This amendment broadly conforms with Section 3 – Rural Areas as the requirement of either a lake impact study or lake capacity assessment with provided mitigation strategies will broadly protect natural heritage features and their ecological functions. The amendment broadly conforms with Section 4 – Natural Heritage Water Resources and Cultural Heritage as it will help protect and enhance natural resources such as surface water through ensuring tourist campground development does not pose a negative affect on surface water within UCLG.

The Township of Rideau Lakes OP is intended provide support in managing future growth and development, protecting natural and built resources, and addressing potential health, safety, and property damage concerns. The proposed amendment is consistent with Strategic Objectives (a), (b), (c), (j), and (k):

- a) *To maintain and, where possible, to improve the quality of the environment, particularly in regard to the health, safety, convenience, accessibility and welfare of seasonal and permanent residents, as well as visitors to the area*
- b) *To preserve and enhance the rural, recreational and vacation-oriented flavour of the Township, while providing opportunities for controlled, environmentally sustainable growth, particularly within the tourism sector*
- c) *To preserve and enhance water bodies and their environs by encouraging development and redevelopment which is environmentally-sensitive and which protects, improves or restores water quality and the shoreline environment*

- j) *To conserve and enhance the natural, cultural, scenic, and historic values of the Rideau Canal as a National Historic Site, Canadian Heritage River and UNESCO World Heritage Site*
- k) *To enhance the aesthetic qualities of the built and natural environment*

This amendment may help maintain or improve the quality of the environment which aids in the preservation water bodies through sustainable growth that enhances the aesthetic qualities of the natural environment in some cases along the Rideau Canal by requiring wither a lake impact study or lake capacity assessment to determine if a proposed tourist campground development may pose negative effects on the surface water resources of the Township.

This amendment is also consistent with section 2.2.1 b) which states:

Section 2.2.1 b) For any development proposal that would result in the creation of more than three lots or dwelling units having direct or deeded water access, a lake impact study to assess the effect of development and additional nutrient loadings on lake water quality will be required. A lake impact study shall also be required for any significant development proposal, as determined by the approval authority, for a non-residential use within 300 metres of a lake. The Township may require a lake capacity assessment instead of a lake impact study if it is determined by the Township that the scale and/or impact of the development will be significant. At the discretion of the Township, the assessment may be completed through a partnership between the Township and the developer, however in most cases the cost shall be borne by the applicant. The approval of such proposal shall not be granted where a negative impact on water quality would be the result; and where such impact(s) could not be adequately mitigated.

Given this amendment complies with policies current in place under the OP, adding this policy under section 3.8.5.2 conforms with the overall intent of the OP as it relates to Waterfront Development in particular Lake Capacity And assessments. This amendment is consistent with Section 3 – Rural as requiring a lake impact study or lake capacity assessment may help retain the natural landscapes such as surface water features of the lands within the designation.

Recommendation 4: Require campgrounds to conform with Section 2.6 of the Official Plan to reduce light spillover through site plan control

Proposed Amendment: Add a new subsection under Section 3.8.5.2 Tourist Commercial Policies that states:

“m) Through the site plan control process, new or expanding tourist campgrounds may be required at the discretion of the Township to demonstrate to the Township’s satisfaction that light pollution onto other properties will not occur. For added clarity, light pollution means the shining of light upwards into the sky above the horizontal plane of the light fixture, or lighting that interferes with the ability to see the night sky caused by any of: light trespass; excess of glare; excess of direct light; and excess of reflected light.”

Purpose + Effect: This recommendation is consistent with section 2.6 (f) which states “*Attempting to implement a “dark skies” policy, where practical, in relation to lighting on public roads, parks and on private property, in order to minimize light pollution and spill-over*”. Given overall scale of the development, adding this provision to section 3.8.5.2 as a requirement for development applications to demonstrate will just ensure this policy is extended to new and expanding tourist campgrounds.

Rationale: The proposed amendment is broadly consistent with the following sections of the PPS:

- | | |
|---------|-----------|
| 1.1.1c) | 1.1.4.1g) |
| 1.1.1h) | 1.1.4.1h) |

This amendment may conserve biodiversity and avoid development which may cause environmental concerns while utilizing natural assets such as the night sky by requiring tourist campgrounds to demonstrate they will not cause light pollution through the site plan process.

The proposed amendment is consistent with Strategic Direction 12 from the UCLG OP:

12) Maintain and enhance the Counties' Rural Areas and character and significant environmental features and resources.

Requiring tourist campgrounds to demonstrate they will not cause light pollution through the site plan process supports the Township's rural character, particularly as campgrounds are generally located in rural areas and in proximity to waterfront or rural residential uses. This amendment therefore broadly conforms with Section 3 – Rural Areas.

The proposed amendment is consistent with Strategic Objectives (a), (b), (c), (j), and (k) from the Township's OP:

- a) To maintain and, where possible, to improve the quality of the environment, particularly in regard to the health, safety, convenience, accessibility and welfare of seasonal and permanent residents, as well as visitors to the area*
- b) To preserve and enhance the rural, recreational and vacation-oriented flavour of the Township, while providing opportunities for controlled, environmentally sustainable growth, particularly within the tourism sector*
- j) To conserve and enhance the natural, cultural, scenic, and historic values of the Rideau Canal as a National Historic Site, Canadian Heritage River and UNESCO World Heritage Site*
- k) To enhance the aesthetic qualities of the built and natural environment*

This amendment further implements section 2.6 f) which states:

Section 2.6 f) Attempting to implement a "dark skies" policy, where practical, in relation to lighting on public roads, parks and on private property, in order to minimize light pollution and spill-over

Given this amendment complies with policies current in place under the OP, adding this policy under section 3.8.5.2 is consistent with the overall intent of the OP as it relates to Environmentally-Sensitive Development, in particular regarding the implementation of a dark skies policy. This amendment is consistent with Section 3 – Rural as requiring tourist campgrounds to demonstrate they will not cause light pollution through the site plan process may help retain the natural landscapes of the lands within the designation.

Recommendation 5: Require a Traffic Impact assessment for new or expanding tourist campgrounds

Proposed Amendment: Add a new subsection under Section 3.8.5.2 Tourist Commercial Policies that states:

"n) For any new or expanding tourist campground development proposals requiring a zoning by-law amendment, or site plan control applications for significant expansion or development that results in an increase in occupancy which does not require a zoning by-law amendment, an assessment of traffic impacts and safety is required to be prepared by a qualified professional."

Purpose + Effect: The threshold for a traffic impact assessment will be for any new or expanding tourist campground requiring a zoning by-law amendment or site plan control approval. This would be addressed under section 3.8.5.2.

Rationale: The proposed amendment is broadly consistent with the following sections of the PPS:

- | | |
|---------|-----------|
| 1.1.1a) | 1.1.4.1e) |
| 1.1.1c) | 1.1.5.4 |
| 1.1.1e) | 1.7.1c) |
| 1.1.1g) | |

This amendment is intended to ensure that existing road infrastructure meets current and projected needs.

The proposed amendment is consistent with Strategic Directions 15 from the UCLG OP:

15) Promote a safe, integrated transportation system which meets the needs of the residents and tourists and fosters economic development opportunities

The amendment conforms with Section 6 – Transportation, Infrastructure and Servicing as it will provide the opportunity to gather adequate data to determine the required mitigation measures associated with a tourist campground development and also to ensure the existing road network has sufficient capacity to support such development.

The proposed amendment is consistent with Strategic Objective (a) from the Township's OP in that it supports traffic safety.

- a) *To maintain and, where possible, to improve the quality of the environment, particularly in regard to the health, safety, convenience, accessibility and welfare of seasonal and permanent residents, as well as visitors to the area*

This amendment also aligns with section 3.8.5.2 c) which states:

Section 3.8.5.2 c) Vehicular access to tourist commercial uses shall be carefully controlled in terms of the design and numbers of access points in order to ensure public safety. Applicants may be required to demonstrate the anticipated volume of traffic to be associated with the proposed use, that the proposed traffic will comply with the intended function of the access road, that all entrances and traffic will not result in a hazard or disrupt existing traffic patterns and evaluate potential impacts on the existing road design, and maintenance requirements. To fully evaluate these issues the Township or the United Counties of Leeds and Grenville, as applicable, may require a proponent to submit a traffic impact report prepared by a qualified professional

Given this amendment confirms with other OP policies, adding this policy under section 3.8.5.2 provides greater direction and clarity for applicants relating to tourist campgrounds.

Recommendation 6: Require Hydrogeological Assessments for new or expanding campgrounds that require Planning Act approval.

Proposed Amendment: Add a new subsection under section 3.8.5.2 Tourist Commercial Policies, as follows:

"o) For any new or expanding tourist campground development proposals requiring a zoning by-law amendment, or site plan control applications for significant expansion or development that results in an increase in occupancy which does not require a zoning by-law amendment, a hydrogeological assessment is required to be prepared by a qualified professional."

Purpose + Effect: This requirement is currently noted within section 5.11 regarding complete applications. Clarifying in the Tourist Commercial Policies that a hydrogeological assessment will be required to support a proposal for a new tourist campground or significant expansion to an existing campground which would require a zoning by-law amendment or site plan control application provides greater clarity for the community and applicants.

Rationale: The proposed amendment is broadly consistent with the following sections of the PPS:

1.1.1c)	1.1.5.5
1.1.1g)	1.1.6.3
1.1.4.1e)	1.7.1c)
1.1.5.4	2.2.1d)

This amendment which requires a hydrogeological assessment to be completed under certain conditions helps ensure there is sufficient groundwater resources to adequately service tourist campgrounds without negative impact to surrounding land uses.

The proposed amendment is consistent with Strategic Direction 5 from the UCLG OP:

- 5) *Protect, enhance and restore natural resources, including surface and groundwater resources to provide safe drinking water, promote water conservation, and contribute to maintaining a high quality of life and a healthy environment.*

Requiring a Hydrogeological Assessment will aid in the protection of groundwater and the environment while maintaining the counties' rural character and environmental features. This amendment broadly conforms with Section 3 – Rural Areas as the requirement for such an assessment will broadly ensure the protection of rural service levels associated with UCLG's rural landscape and character. The amendment broadly conforms with Section 4 – Natural Heritage Water Resources and Cultural Heritage as it will help protect and ensure there are adequate groundwater resources.

The proposed amendment conforms with Strategic Objectives (a), (b), and (o) from the Township's OP:

- a) *To maintain and, where possible, to improve the quality of the environment, particularly in regard to the health, safety, convenience, accessibility and welfare of seasonal and permanent residents, as well as visitors to the area*
- b) *To preserve and enhance the rural, recreational and vacation-oriented flavour of the Township, while providing opportunities for controlled, environmentally sustainable growth, particularly within the tourism sector*
- o) *To promote environmentally-sound development and energy conservation practices through the planning and development approval processes*

This amendment is consistent with Section 2 – General Development Policies as the requirement of a hydrogeological study complies with the need to determine site suitability as it related to water resources. This amendment also complies with Section 3 – Rural as requiring a hydrogeological study may ensure orderly development. This amendment also conforms to Section 5.11 – Complete Application as a hydrogeological assessment is already identified as a potential requirement to support a development application.

Recommendation 7: Establish seasonal dates for campgrounds to permit usage only between May 1st and November 1st.

Note: The Issues and Options Report recommended that tourist campgrounds be closed for 60 consecutive days within a calendar year or between the dates of April 1st in one year and March 31st the following year, to align with provincial requirements associated with drinking water systems. Upon consideration by the PAC, the recommendation was revised to limit seasonal use to between May 1st and November 1st.

Proposed Amendment: Add a new subsection under section 3.8.5.2 that states:

"p) Tourist campgrounds shall not be used as a permanent residence, except for a permitted accessory dwelling. Campsites within a tourist campground which are reliant on water, sewage, and electrical services can only be occupied on a seasonal basis, which for the purposes of this Plan shall include the period between May 1st and November 1st in any given calendar year."

Purpose + Effect: New and existing tourist campgrounds are intended to be seasonal uses. This seasonality helps to limit potential impacts of this commercial land use which has a greater intensity than most rural residential land uses. The proposed amendment will provide clarity to applicants and residents and can be supported in its implementation through a Licensing By-law.

Rationale: The proposed amendment is broadly consistent with the following sections of the PPS:

- | | |
|-----------|---------|
| 1.1.1a) | 1.6.6.3 |
| 1.1.1g) | 1.7.1c) |
| 1.1.4.1e) | |

This amendment may help promote efficient development patterns which ensures necessary infrastructure is available to meet current and projected needs as the establishing of seasonal dates will work to protect the seasonal water and sewer infrastructure of tourist campgrounds from being utilized during the winter months which could negatively affect these systems.

This amendment is consistent with Strategic Directions 5 and 12 from the UCLG OP:

- 6) *Protect, enhance and restore natural resources, including surface and groundwater resources to provide safe drinking water, promote water conservation, and contribute to maintaining a high quality of life and a healthy environment.*
- 12) *Maintain and enhance the Counties' Rural Areas and character and significant environmental features and resources.*

This amendment broadly conforms with Section 3 – Rural Areas as the establishment of seasonal dates may broadly ensure the protection of rural service levels associated with UCLG's rural landscape and character. The amendment also broadly conforms with Section 4 – Natural Heritage Water Resources and Cultural Heritage as it will help protect surface water resources within UCLG.

The proposed amendment is consistent with Strategic Objectives (a), (b), and (o):

- a) *To maintain and, where possible, to improve the quality of the environment, particularly in regard to the health, safety, convenience, accessibility and welfare of seasonal and permanent residents, as well as visitors to the area*
- b) *To preserve and enhance the rural, recreational and vacation-oriented flavour of the Township, while providing opportunities for controlled, environmentally sustainable growth, particularly within the tourism sector*
- o) *To promote environmentally-sound development and energy conservation practices through the planning and development approval processes*

This amendment will contribute to the reduction of potential impacts from this land use, particularly during the off-season, as well as ensuring that the use remains seasonal and does not evolve into a permanent residential use. The amendment broadly complies with Section 3 – Rural in terms of ensuring orderly rural development.

Recommendation 8: Further review of what threshold will apply for expansions resulting in applicable studies above. The recommended thresholds for the applicable studies noted by these proposed amendments will be any tourist campground requiring a zoning by-law amendment or a site plan control amendment.

Proposed threshold: Any form of tourist campground development requiring a zoning by-law amendment or site plan control amendment for a significant expansion/development to increase residential GFA that does not require a zoning by-law amendment.

Rationale: The purpose of have a zoning by-law or site plan control amendment application as the trigger for these studies is because they are planning tools which typically indicate a development proposal that requires technical consideration to ensure that functional needs and potential adverse impacts are managed.

4.2 Zoning By-law Amendments

Recommendations 1 through 5 below stem from recommendations in Fotenn's Issues and Options Report. All of these recommendations are accompanied by a brief note regarding their purpose and effect in addition to a planning rationale.

Recommendations 6 through 8 are at the guidance of PAC, the MSC, or both and approved by the Township of Rideau Lakes Municipal Council and are not consistent with Fotenn's recommendations from the Issues and Options Report.

Recommendation 6 stems from a recommendation from the Issues and Options Report but adjusts the proposed standard, therefore an accompanying planning rationale is included. For recommendations 7 and 8, no accompanying planning rationale is provided as these are not consistent with the recommendations from our Issues and Options Report.

Recommendation 1: Increase existing yard setbacks by 10m when abutting a residential or agricultural use.

Proposed Amendment: In the CT zone, under Additional Provisions add a new subsection 2) that states “*If any lot line for a Tourist Campground abuts a Rural (RU), Residential (RG, RW, or RMH) or Agricultural (A) zone, the required lot line setback is increased by 10 metres.*”

Purpose + Effect: The current yard setbacks in the Tourist Commercial (CT) zone are 10 metres for front, interior side and exterior side yards, and 15 metres for rear yards. In reviewing other zoning by-laws in Ontario for this type of land use, we found that 10 to 15 metres is fairly typical and that a number of municipalities have requirements as low as 3 metres (e.g. Township of Drummond/North Elmsley) and as high as 20 metres (e.g. Township of Georgian Bay).

It is our opinion that the current yard setbacks are appropriate in relation to non-residential uses, however increased setbacks are appropriate for tourist campgrounds adjacent to residential land uses. Our recommendation is therefore to amend the zoning to introduce an increase of **10 metres** to the current setbacks within the CT zone for property lines that abut non-commercial, non-industrial, or non-institutional zones. This increased setback will provide greater separation and privacy between tourist campgrounds and adjacent sensitive uses.

Rationale: The proposed amendment is consistent with Strategic Direction 12 from the UCLG OP:

12) Maintain and enhance the Counties’ Rural Areas and character and significant environmental features and resources.

The proposed amendment conforms to section 3.8.5.2.e) of the Township’s OP, which states:

e) Where tourist commercial uses abut residential or other sensitive land uses, adequate buffering through setbacks or screening shall be required;

This amendment may help maintain or improve the welfare of seasonal and permanent residents by preserving the rural flavour of the Township by implementing an addition 10 metre setback between tourist campgrounds abutting rural (RU), residential (RG, RW, or RMH) or agricultural (A) zones. This amendment broadly conforms with Section 3.8 Rural of the Township’s OP as the additional setback helps to retain characteristics of the rural landscape associated with lands in the rural designation.

Recommendation 2: Specify requirement for landscaped/naturalized strip of 5m when abutting a residential use. The PAC through their meeting have recommended the landscaped/naturalized strip be increased from the original recommendation of 3m to 5m.

Note: The Issues and Options Report recommended a setback of 3 metres for a landscaped or naturalized strip abutting a residential use, whereas the PAC determined that a 5-metre landscaped or naturalized strip is more appropriate and desirable.

Proposed Amendment: In the CT zone, under Additional Provisions add 3) “*A planting strip of 5 metres is required along any part of a lot line that abuts a Rural (RU), Residential (RG, RW, or RMH) or Agricultural (A) zone.*”

Purpose + Effect: The required landscaped strip would be permitted to include existing natural vegetation and would ensure that additional buffering is required where tourist campgrounds abut against residential land uses. Introducing this provision allows the Township to ensure that applicants provide vegetative buffering for new or expanded campgrounds adjacent to sensitive uses. The intent of this amendment is also to encourage maintaining natural vegetation along property boundaries as an alternative to introducing new planting. Further correspondence received from the public

indicates a preference for this provision to apply to non-residential uses as well, which has been captured in the proposed amendment to ensure that this provision is consistent with Recommendation 1, above.

Rationale: The proposed amendment is consistent with Strategic Direction 12 from the UCLG OP:

12) Maintain and enhance the Counties' Rural Areas and character and significant environmental features and resources.

The proposed amendment conforms to section 3.8.5.2.e) of the Township's OP, which states:

e) Where tourist commercial uses abut residential or other sensitive land uses, adequate buffering through setbacks or screening shall be required;

This amendment maintains the rural character by ensuring the continued provision of landscaped areas buffering tourist campgrounds from sensitive land uses as well as conforming to the Township's OP in terms of providing adequate buffering.

Recommendation 3: Prohibit certain water encroachment exceptions currently permitted from applying to campgrounds.

Proposed Amendment: In the CT zone, under Additional Provisions add the following to the end of 1. General Provisions “, except that the exceptions permitted in section 3.27 shall not apply to a tourist campground.” so that the provision reads in full *“In accordance with Section 3 hereof, except that the exceptions permitted in section 3.27 shall not apply to a tourist campground.”*

Purpose + Effect: The effect of this amendment is to prohibit the following structures or features that are currently broadly permitted in the zoning by-law for any waterfront use:

- *Sills, belt courses, chimneys, cornices, eaves, gutters, parapets, bay windows and other ornamental features may project into any yard or water setback by not more than 0.6m;*
- *Attached decks and balconies may project from the main building into any minimum required yard setback by not more than 3m*
- *Attached decks and balconies may project from the main building into any water setback by a maximum of:*
 - a. 1.2m where the main building is located less than 8m from the high water mark. This deck shall be limited to 2m² of horizontal surface area;*
 - b. 2m where the main building is equal to or greater than 8m but less than 15m from the high water mark. This deck shall not be limited in horizontal surface area; or*
 - c. 4m where the main building is equal to or greater than 15m. This deck shall not be limited in horizontal surface area.*
- *Awnings, clothes poles, flag poles, garden trellises, fences, plant materials, play structures under 10m², temporary event tents, stairs, ramps for accessibility, landings (as minimal as required by the Ontario Building Code) and similar accessory structures shall be permitted in any required yard or water setback; (#2016-36 – July, 2016)*
- *Swimming pools may be located in a required interior side or rear yard, provided that the minimum yard shall be 3m. Swimming pools shall not encroach into the required water setback such that the water setback of the pool would be less than that of any existing non-complying dwelling or non-residential main building. For the purposes of this section, hot tubs shall not be considered to be swimming pools. (#2016-36 – July, 2016)*
- *For added clarity, an accessibility deck shall only encroach into the water setback when a main building has a water setback equal to or greater than 8m. An accessibility deck shall maintain the minimum required yard applicable to all other decks.*

Rationale: Section 3.27 of the zoning by-law permits a number of exceptions to the shoreline setback that generally are intended to facilitate and support residential development. The provision is applied broadly to all land uses however, and could therefore permit shoreline encroachments at a larger scale than intended particularly when considering the number and density of potential users at a tourist campground. Given the greater potential for impact from a tourist campground

as compared to a residential waterfront use, the zoning by-law is proposed to be amended to prohibit the structures listed above from being permitted in relation to a tourist campground use.

The amendment is consistent with Strategic Directions 5, 6, and 12 from the UCLG OP, which state:

- 5) *Protect, enhance and restore natural resources, including surface and groundwater resources to provide safe drinking water, promote water conservation, and contribute to maintaining a high quality of life and a healthy environment.*
- 6) *Protect the environment and natural heritage features, including locally significant features as discussed in this Plan, and foster the creation of an enhanced and connected natural heritage system which recognizes the importance of provincially significant features and the recommendations of the Sustaining What We Value project*
- 12) *Maintain and enhance the Counties' Rural Areas and character and significant environmental features and resources.*

The proposed amendment also conforms to section 3.8.5.2f) of the Township's OP, which states:

f) In reviewing applications for tourist commercial development, regard shall be given to the protection of cultural and natural heritage features. In particular, efforts shall be made to integrate waterfront tourist commercial uses with the shoreline environment so as to minimize visual and other impacts, in accordance with the Environmentally-Sensitive Development section of this Plan;

Recommendation 4: Prohibit marine facilities below the high water mark on a narrow channel.

Proposed Amendment: In the CT zone, under Additional Provisions add 4) *"The development of structures such as marine facilities will not be permitted in a narrow channel or an entrance to a lockstation where a hazard to navigation would result, as identified by the approval authority or Parks Canada, as applicable."*

Purpose + Effect: The OP includes a policy restricting prohibiting marine facilities on a narrow water channel, which is not currently captured in zoning. A new provision will be added to the Tourist Campground use to implement this policy, which would have the effect of prohibiting new or expanded marine facilities where the distance from shore to shore is 150 metres or less within a navigable water channel.

Rationale: The proposed amendment brings the zoning by-law into conformity with Section 2.2.4 of the Township OP in relation to the prohibition of marine facilities in a narrow channel, which is defined as a waterbody where the distance from shore to shore is 150 metres or less. This prohibition is intended to protect navigation channels and reduce potential impacts on water bodies and safety where such impacts may be exacerbated due to geography.

Recommendation 5: Refine the following definitions: Tourist Campground, Water Frontage, Water Setback, Narrow Channel, Trailer Types

Proposed Amendment: Our recommendation was that the term "tourist campground" be revised, that the term "narrow channel" be defined and that different trailer types also be defined. We also recommended that the terms "water frontage" and "water setback" remain unchanged. The following are proposed definitions for the terms noted below:

As "tourist campground" is an existing definition, proposed revisions to the text are provided below with additions in blue text and deletions in crossed out red text:

TOURIST CAMPGROUND shall mean any parcel of land which is used to provide temporary ~~for the public or members of an organization~~ and/or seasonal accommodation in tents, trailers, ~~or~~ recreational vehicles, ~~or park model trailers~~.

Purpose + Effect: The current definition for tourist campground specifies that tourist campgrounds must be limited to temporary accommodation in tents, trailers, tourist trailers, or recreational vehicles. The term “temporary accommodation” is not defined or specified and so is not entirely clear in its intent. The types of accommodation listed are also listed and not defined. It is our recommendation that the seasonality component referenced above in relation to amending the OP be included in this definition. This will provide the Township with a regulatory mechanism to ensure that tourist campgrounds in fact remain seasonal uses, preventing their use for year-round residency.

Rationale: The OP does not define “tourist campgrounds”, however section 3.8.5.2.i) acknowledges the significant potential impacts of this land use. This section states “[...] *Tourist Campgrounds are uses that offer seasonal and temporary accommodations through the use of tents, recreational vehicles and/or trailers [...]*”. The current zoning definition references the temporary nature of the accommodation, but not the seasonality. The current definition also does not reflect the full range of trailer types that are used at tourist campgrounds. The proposed amendment will bring the zoning definition into conformity with the OP.

NARROW CHANNEL shall mean a waterbody where the distance from shore to shore is 150 metres or less.

Purpose + Effect: Section 2.2.4 of the Official Plan defines a narrow body as a waterbody where the distance from shore to shore is 150 metres or less, and prohibits marine facilities on such waterbodies. The zoning by-law does not currently implement this policy, this amendment therefore allows a restriction specific to tourist campgrounds to be introduced as per Recommendation 5, above.

Rationale: The zoning by-law does not currently provide any provisions regarding narrow waterbodies. As section 2.2.4 of the OP specifically prohibits the creation of marine facilities in narrow waterbodies, the proposed amendment to include a definition of a narrow channel is intended to implement and conform to the OP.

PLANTING STRIP shall mean the area of a lot used or intended to be used for the purpose of planting landscape elements such as trees, shrubs, flowers, grass, or other horticultural elements. For clarity, a planting strip may consist in whole or in part of natural vegetation.

Purpose + Effect: The zoning by-law will refer to a planting strip if recommendation 2 is implemented as this term is not defined in the zoning by-law. Defining what is required of a planting strip provides greater clarity to applicants and residents of the Township, as well as staff and Council.

Rationale: The OP makes reference to rural character in Section 3.8. As the zoning by-law does not define a planting strip which is part of zoning by-law amendment recommendation 2, the inclusion of this definition will provide additional clarity on the implementation of the proposed requirement for a planting strip. The proposed amendment is therefore in conformity with the OP.

TRAILER TYPES

- *RECREATION VEHICLE shall mean a self-propelled or motorized vehicle designed to provide temporary living accommodation but does not include mobile home, travel trailer, or park model trailer and does not exceed an area of 50 square metres.*

This definition was influenced in large part by Georgian Bay Zoning By-law 2014-75.

- *TRAVEL TRAILER shall mean any vehicle so constructed that is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle intended for the temporary living, sleeping or eating accommodation therein and does not exceed an area of 50 square metres.*

This definition is influenced largely by South Frontenac Zoning By-law 2003-75 and Bancroft Zoning By-law 27-2006, and Municipality of Brighton #140-2002.

- *PARK MODEL TRAILER shall mean a vehicle designed and constructed in conformance with the CAN/CSA Z241 Series "Park Model Trailer" or its successors set out in the Ontario Building Code and is used or intended to be used for seasonal occupancy only. A park model trailer has a minimum area of 19 square metres and a maximum area of 50 square metres, is built on a single chassis mounted on wheels, designed to facilitate relocation from time to time, is designed as living quarters and may be connected to those utilities necessary for operation of installed fixtures and appliances.*

This definition is influenced by Central Frontenac Zoning By-law 2011-52, Trent Lakes Zoning By-law 2015-070, Town of Bancroft Zoning By-law 27-2006, Township of North Frontenac Zoning By-law 55-19, Municipality of Brighton Zoning By-law 140-2002, and Georgian Bay Zoning By-law 2014-75.

Purpose + Effect: The zoning by-law currently references tents, trailers, tourist trailers, and recreational vehicles in the definition for a tourist campground. These terms are not defined in the zoning by-law however, nor is a park model trailer. Defining the uses provides greater clarity to applicants and residents of the Township, as well as staff and Council.

Rationale: The OP does not define specific trailer types but section 3.8.5.2.i) makes note of the potential for significant impacts due to tourist campgrounds. As the zoning by-law definition of a tourist campground refers to undefined trailer types, the inclusion of definitions for specific trailer types provides a mechanism by which additional performance standards can be introduced. Such performance standards would allow for more precise land use controls over the individual trailer types, recognizing that different types of trailers have different potential impacts, as well as different functional needs. The proposed amendment is therefore in conformity with the OP.

Recommendation 6: Add a minimum site size of 304 square metres for park model trailers and a minimum site size of 259 square metres for trailer/RV sites under the CT zone.

Note: The Issues and Options Report recommended a minimum site size of 270 square metres for a park model trailer site and 225 square metres for a trailer/RV site. Upon consideration by PAC and the MSC, the recommendation was revised to increase the minimum site sizes for both the park model trailer site and trailer/RV site.

Amendment: In the CT zone under Zone Provisions add the following:

- | | |
|--|--------------------|
| • Park Model Trailer Site Area (minimum) | 304 m ² |
| • Site Coverage (maximum) | 30 % |
| • Trailer/RV Site Area (minimum) | 259 m ² |
| • Site Coverage (maximum) | 30 % |

Purpose + Effect: Establishing a minimum site area and maximum site coverage is intended to provide a means of limiting the total number of campsites that can be developed on a property while also ensuring that the needs of the users of each site can be met. This includes space for parking, decks and other attached structures, and separation between trailers. As the minimum areas are associated with specific trailer types, these provisions also provide flexibility for campgrounds based on site-specific conditions such as developable area. The maximum site coverage is intended to ensure that the overall lot coverage percentage is reflected on individual trailer sites as well.

The zoning by-law currently references tents, trailers, tourist trailers, and recreational vehicles in the definition for a tourist campground. These terms are not defined in the zoning by-law however, nor is a park model trailer. Defining the uses provides greater clarity to applicants and residents of the Township, as well as staff and Council.

Rationale: The current zoning by-law specifies a minimum site area of 60 square metres for each campsite in a Tourist Commercial zone. This sets a practical limit on the number of sites that can be developed on a property while also accounting for the developable area of that property. This minimum area is generally sufficient for tent camping sites, but is not suitable for contemporary travel trailers or park model trailers, which can be up to 50 square metres in area and also require space for parking and possible decks or attached structures. In our Issues and Options Report, we recommended minimum site areas of 225 square metres for trailers/RVs and 270 square metres for park model trailers. PAC and the MSC revised this to 259 square metres and 304 square metres, respectively, and also applied a maximum 30%

coverage limit to each site. These adjustments are appropriate as they provide a means of regulating the achievable density on a tourist campground in accordance with section 3.8.5.2.i) of the OP.

Recommendation 7: Refine the following definition: Lot Coverage.

Note: The Issues and Options Report did not examine the definition of lot coverage. Upon consideration by PAC, the definition of Lot Coverage was recommended for revision.

Proposed Amendment: As “lot coverage” is an existing definition, proposed revisions to the text are provided below with additions in blue text:

*LOT COVERAGE shall mean that portion of the area of a lot covered by all main and accessory buildings, porches and decks, **and park model trailers**, but excluding an accessibility deck, automobile service station pump island canopies, entrance canopies for non residential buildings, and balconies and overhanging eaves which are more than 2.5m above finished grade. For added clarity, the lot coverage exemption only applies to an accessibility deck as defined in this By-law. Any attached deck exceeding the maximum depth of 2m and any unattached deck regardless of size shall be subject to the lot coverage provisions of this By-law.*

Purpose + Effect: The current definition for lot coverage does not specify that a park model trailer be included as part of the lot coverage calculation as it applies to tourist campground development. This amendment provides clarity that the footprint of park model trailers is to be included in the calculation for lot coverage.

Recommendation 8: Amend section 3.22 to include a shoreline occupancy area of 10 metres for Tourist Campgrounds

Note: Our recommendations from the Issues and Options Report did not include an amendment to Section 3.22 of the zoning by-law. Upon consideration by PAC and the MSC, this amendment is added to address shoreline occupancy as it relates to tourist campgrounds.

Proposed Amendment: At the recommendation of PAC and the MSC, section 3.22 of the zoning by-law, which relates to shoreline occupancy, will be revised extend the area that is calculated as shoreline from the default 3 metres permitted in the zoning by-law to 10 metres. As “shoreline occupancy” is an existing provision, the proposed revisions to the text are provided below with additions in blue text:

*Notwithstanding any provisions of this By-law to the contrary, on any lot abutting a water body and used for purposes other than a marina, a maximum of 20% or 15 m of the shoreline area, whichever is lesser, shall be occupied by marine facilities, pump houses, stairs, decks, patios gazebos and all other accessory buildings and structures. For the purposes of this section, the shoreline area shall include that portion of the lot lying within 3 m of the high water mark, **and for tourist campground uses the shoreline area shall include that portion of the lot lying within 10 m of the high water mark.***

Purpose + Effect: The current provision as it relates to shoreline occupancy speaks generally to all land uses and limits the area of shoreline occupancy to a maximum of 20% or 15 metres of the shoreline area, whichever is less, out to a distance of 3 metres from the high water mark. This means that structures do not count towards shoreline occupancy if they are more than 3 metres from the high water mark. This amendment will expand what counts as a shoreline area by increasing the shoreline area to 10 metres from the high water mark for tourist campgrounds. The intent is to reduce potential shoreline impacts for such facilities in a tourist campground.

4.3 Site Plan Control

The Planning Advisory Committee of the Township of Rideau Lakes

Recommendation 1: Introduce the requirement for the Township to collect securities for on- and off-site works through the site plan control process

Proposed Amendment: Add a new section to the Site Plan Control by-law that will allow the Township to collect financial securities. The amount of the security is proposed to be 50% for any on-site works, limited to a maximum of \$50,000, or 100% of off-site works with no upper limit. Applicants will be permitted to apply for release of securities in accordance with a defined framework that will include a minimum one-year delay for full release to ensure that site plan requirements such as new plantings are in good health prior to release of securities.

15. Performance and Maintenance Securities

15.1. Calculation of Security Amount

Where the owner is required to enter into a Site Plan Control Agreement, and the Agreement requires the submission of financial security in order to guarantee compliance with the conditions of the Agreement, including satisfactory completion and/or maintenance of the facilities and works required by the Agreement and the approved plans and drawings listed therein, the owner shall file with the Township, in a form acceptable to the Township and in an amount as determined by the Township. The amount of the security shall be based on the estimated cost of the approved facilities and works and shall be calculated as follows:

- a) The owner shall submit an estimated cost of the approved facilities and works for review and approval by the Township. The cost estimate shall be prepared by a professional engineer, landscape architect, architect or other qualified person as required by the Township. The amount of security shall be determined by the Township based on the submitted cost estimate. The approved cost estimate will be appended to the Site Plan Control Agreement;*
- b) The amount of security shall equal 50% of the estimated cost of the On-site Improvements to a maximum amount of \$50,000; and*
- c) For all facilities and works on Township-owned property, the amount of security shall equal 100% of the cost of the approved facilities and works.*

15.2. Submission of Security

Security required in accordance with this By-law shall be submitted to the Township upon execution of the Site Plan Control Agreement.

15.3. Acceptable Forms of Security

The security shall be an irrevocable letter of credit in a form approved by the Township. The owner may deposit with the Township cash or bank draft or certified cheque in an amount equal to the letter of credit and such deposit shall be held by the Township as security in accordance with this By-law and the Site Plan Control Agreement, provided that no interest shall be payable on any such deposit.

15.4. Security for Multi-Phase Developments

Where a multi-phase development is proposed, the Township, in its sole discretion, may permit security to be submitted for the initial phase of the development. The security may be applied to subsequent phases of the development provided that:

- a) All phases of the development are being undertaken by the same owner and are located on contiguous lands;*
- b) The proposed phasing is reflected on the approved plans and drawings and in the approved cost estimates;*
- c) If a letter of credit is provided as security, the letter of credit applies to all phases of the development;*
- d) The amount of the security is calculated based on the estimated cost of the most expensive phase of development; and*
- e) Development of the phase to which the security applies must be substantially complete to the satisfaction of the Township before the security may be applied to any subsequent phase.*

15.5. Security Reductions / Release / Holdbacks

15.5.1. Security Release

Requests for security release may be submitted to the Township once all required facilities and works on the approved plans and drawings have been completed and all conditions in the Site Plan Control Agreement have been satisfied. Securities may be released in accordance with the following:

- a) The owner shall submit: a written request for security release; a certificate from a qualified person confirming that all required facilities and works have been completed in accordance with the approved plans and the Site Plan Control Agreement; and the applicable fee in place at the time of the request;*
- b) The Township may conduct a site inspection to confirm the satisfactory completion of facilities and works;*
- c) The Township may release up to a maximum of 90% of the initial security amount;*
- d) Where deficiencies are identified, the security release may be delayed or reduced until the deficiencies have been remedied;*
- e) Where the total value of the security required under Clause 15.1 of this By-law is \$10,000 or less, the Township, in its sole discretion, may release up to 100% of the security, if the owner has provided a certificate of a qualified person and the site inspection by the Township confirms that all required facilities and works have been completed.*

15.5.2. Security Reductions (Partial Release)

The Owner may request a partial release of security before all required facilities and works on the approved plans and drawings have been completed. Part of the security may be reduced in accordance with the following:

- a) The Owner shall submit: a written request for security release; a certificate from a qualified person confirming the cost and percentage of all required facilities and works completed in accordance with the approved plans and the Site Plan Control Agreement; an estimate of the cost of the remaining facilities and works prepared by a qualified person; and the applicable fee in place at the time of the request;*
- b) The Township may conduct a site inspection to confirm the satisfactory completion of facilities and works;*
- c) The Township may release part of the security, proportionate to the facilities and works which have been completed;*
- d) The remaining security will be retained until all required facilities and works on the approved plans and drawings have been completed and all conditions in the Site Plan Control Agreement have been satisfied;*
- e) In addition to the security retained in subsection (d) above, the Township will retain 10% of the initial security amount.*

15.5.3. Maintenance Security Holdback

The remaining 10% of the initial security amount will be held by the Township for a minimum of one (1) year as a maintenance security to ensure that all facilities and works on the site, including landscaping, are maintained and that any necessary repairs or replacements are completed. The remaining 10% security may be released in accordance with the following:

- a) The Owner shall submit: a written request for security release; a certificate from a qualified person confirming that all required facilities and works have been completed in accordance with the approved plans and the Site Plan Control Agreement; and the applicable fee in place at the time of the request;*
- b) The Township may conduct a site inspection to confirm the satisfactory completion and/or maintenance of the facilities and works;*
- c) Where deficiencies are identified, the security will not be released until the deficiencies have been remedied.*
- d) Notwithstanding the above, where there are only minor deficiencies to be remedied, as determined by the Manager of Development Services in his/her sole discretion, the Manager of Development Services may authorize the release of all or any portion of the maintenance security and may permit the submission of digital photographs to confirm completion of required works in lieu of a site inspection for minor work only;*

- e) *In the event that a written request for the release of maintenance security is submitted at a time when facilities and works are not clearly visible due to snow cover and/or the landscaping is in a dormant state, the security release may be delayed until such time as conditions permit a site inspection.*

15.6. Draws on Financial Security to Remedy Defaults

- 15.6.1. *Where the owner has entered into a Site Plan Control Agreement in accordance with the provisions of this By-law and has received notice from the Township of defaults with respect to any of the obligations, terms, covenants or conditions of such Agreement or the approved plans and drawings therein, then the Township may draw on the security to remedy said defaults*
- 15.6.2. *The Township, at its sole discretion, may apply all or any portion of the financial securities submitted to the Township in accordance with Sub-Clause 15.1 of this By-law towards the payment of the costs and expenses to remedy said defaults.*
- 15.6.3. *Where the Township exercises its discretion to draw on the financial securities to remedy any default related to the Agreement or the approved plans, the owner will be charged an administration fee equal to 20% of the costs to remedy said default. Where deemed appropriate by the Manager of Development Services in his/her sole discretion, the administration fee may be waived*

Purpose + Effect: The site plan control process allows municipalities to collect financial securities from applicants to ensure that on- and off-site works are completed in accordance with approved site plan drawings. If applicants choose not to complete works accordingly, collecting financial securities allow the Township to incentivize the completion of the works by withholding the release of securities or completion of the works without burdening the taxpayer. The clauses drafted above are fairly common in the region, for example the clauses above are used both in the Township of South Frontenac and the City of Kingston.

Recommendation 2: Amend Section 4 (g) as it relates to expansions or additions to trailers to be per campsite and not the entire campground unless related to a communal campground amenity

Proposed Amendment: Amend section 4 g) to read “An addition to an existing building or structure provided that the addition, combined any addition in the previous 12 months, is less than 30 m² in floor area. For further clarity, this provision shall apply per campsite for tourist campground uses.”

Purpose + Effect: The wording of section 4(g) is unclear and not reflective of the intent of the by-law as it relates to campgrounds. It is our recommendation that the wording be amended to clarify that site plan control approval is not required for additions of up to 30 square metres on individual camp sites within a 12-month period.

Recommendation 3: Require Campgrounds to capture changes in future site plan modifications

Proposed Amendment: Add under Section 13) “*Tourist Campgrounds are required to include any changes that have occurred on the property that have not previously been subject to site plan control approval, when submitting an application for site plan control or to modify an existing site plan control agreement.*”

Purpose + Effect: The site plan control by-law does not currently specify that incremental modifications that do not trigger site plan control approval need to be included in future site plan control approvals. While it is understood that applications require existing conditions to be reflected accurately, the intent of this amendment is to provide clarity to applicants regarding the application requirements and expectations. This also provides Township staff an opportunity to assess the evolution of a tourist campground and require that technical studies reflect the overall condition of campground.

4.4 Municipal Act Recommendations

4.4.1 Noise By-law

Recommendation: Amend the Noise By-law to provide a specific restriction on noise emitted by yelling, shouting, and hollering for tourist campgrounds which differs from the current restriction.

Amendment: The proposed amendment would amend Schedule 1 of the noise by-law to add the following “Yelling, shouting, hooting, whistling, or singing is prohibited at a tourist campground” and have the prohibited times denoted as ‘C’ between 23:00 hours and 07:00 hours (or 09:00 hours on Sundays).

Purpose + Effect: The Noise By-law allows the municipality to restrict certain activities that are “clearly audible at a point of reception”. The current Noise By-law, By-law Number 2002-07, includes a restriction on “Yelling, shouting, hooting, whistling, or singing” on Schedule 1 that prohibits these activities between 23:00 hours and 07:00 hours (or 09:00 hours on Sundays). The purpose of this proposed amendment is to adjust the restriction to apply earlier for tourist campgrounds, such that it will generally coincide with sunset during the summer months. A request for an exemption would be required for special occasions or events, which would require Council approval. The initial recommendation would have implemented a general prohibition on this type of activity; however, this would be overly restrictive, particularly as it could result in reduced enjoyment of shoreline amenities such as beaches.

4.4.2 Administrative Monetary Penalties By-law

Recommendation: Implement an Administrative Monetary Penalties By-law. The crafting of this by-law will be pursued by the Township in consultation with their solicitor and with the public and stakeholders following the completion of this land use study.

Purpose: An Administrative Monetary Penalties By-law allows the municipality to impose financial penalties to property owners that do not abide by other by-laws passed under the Municipal Act. Financial penalties are intended to encourage compliance or discourage violations and are significantly more cost effective for the Township to collect than traditional means such as provincial offences court. Financial penalties can be applied to the tax roll for a property if not paid within a given timeframe as well.

4.4.3 Licensing By-law

Recommendation: Implement a Licensing By-law. The crafting of this by-law will be pursued by the Township in consultation with their solicitor and with the public and stakeholders following the completion of this land use study.

Purpose: A Licensing By-law will require that tourist campgrounds apply for operating licenses on a decided basis (yearly, every two years, etc.). Such applications would be accompanied by updated site plans and would allow Township staff to undertake inspections at the time of renewal to ensure compliance with municipal by-laws and with submitted site plans. A licensing by-law provides significant ability for the Township to regulate and monitor changes to properties over time, in addition to regulating operating dates and provides a mechanism to ensure that other by-laws are adhered to as well. A licensing by-law requires significant expenditure of staff time for administration and enforcement. The implementation of such a by-law would potentially be able to offset some of the staff costs.

5.0 Conclusion

The purpose of this report is to present the recommendations chosen by PAC to be explored pertaining to tourist campgrounds in the Township of Rideau Lakes, as the culmination of the Land Use Study initiated in 2021. The recommendations and amendments presented in this report can be separated into Planning Act recommendations and Municipal Act recommendations. The Planning Act recommendations include amendments to the official plan, the zoning by-law, and the site plan control by-law.

The amendments to the official plan and zoning by-law derived from the Issues and Options Report and recommended by PAC are accompanied by a brief discussion of purpose and effect in addition to a planning rationale. Additional amendments recommended by PAC are included in this report but are provided without accompanying planning rationale. This report also presents the site-plan control by-law amendments as recommended by PAC which pertain to securities and provide further clarification to section 4 of the by-law. The Municipal Act recommendations addressed by this report include the noise by-law, administrative monetary penalties by-law, and licencing by-law. These three by-laws are anticipated to be updated in a separate process.

The Planning Act recommendations addressed by this report include draft amendments which are to be implemented through the statutory process of the Planning Act.

It is the recommendation of this report and the professional planning opinion of the authors that the Planning Act recommendations provided herein represent good land use planning and that they be approved.

Appendix A: Draft Official Plan Amendment

BY-LAW 2022-## THE CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES

BEING a By-Law to amend By-law #2022-## for the purposes of Official Plan updates for the Township of Rideau Lakes.

WHEREAS the Official Plan for the Township of Rideau Lakes was approved by the United Counties of Leeds and Grenville on MONTH, 2022;

AND WHEREAS Section 17(22) of the Planning Act, R.S.O. 1990 enables the Council to pass a by-law to adopt all or part of an Official Plan;

AND WHEREAS the Corporation of the Township of Rideau Lakes engaged in an extensive consultation program in preparing the amendments contained herein as required;

AND WHEREAS after giving required notice, Council held a public meeting on DATE, 2022 in accordance with the Planning Act to present and discuss the proposed amendments;

NOW THEREFORE the Council of The Corporation of the Township of Rideau Lakes enacts as follows:

1. By-law No. 2022-## which adopted the Amended Township of Rideau Lakes 'Official Plan', is hereby amended through the changes noted in Schedule "A" which shall constitute Amendment Number # to the Official Plan of the Township of Rideau Lakes; and
2. That this By-Law comes into force and effect upon the date of passing.

Read a first and second time this # day of MONTH, 2022.

Arie Hoogenboom
Mayor

Mary Ellen Truelove
Clerk

Read a third time and finally passed this _____, day of _____, 2022.

Arie Hoogenboom
Mayor

Mary Ellen Truelove
Clerk

Appendix B: Official Plan Amendment Schedule ‘A’

SCHEDULE ‘A’

List of Policy Changes to Official Plan

1. Add section 3.8.5.2j
2. Add new text to section 3.8.5.2j reading “For the new tourist campgrounds, or expansions to existing tourist campgrounds requiring a zoning by-law amendment, or site plan control applications for significant expansion or development that results in an increase in occupancy which does not require a zoning by-law amendment, applicants shall incorporate measures to establish a 30-metre vegetated strip of unaltered, naturalized land abutting the shoreline, allowing for a modest pathway to access the shoreline through this area.”
3. Add section 3.8.5.2k
4. Add new text to section 3.8.5.2k reading “For new or expanding tourist campgrounds, where lake-specific or site-specific conditions indicate that it would be appropriate, the minimum water setback may be increased as per Section 2.2.6.b). The determination of an appropriate setback is to be undertaken in consultation with the relevant conservation authority, applying methodology derived from the “Assessment of Municipal Site Evaluation Guidelines for Waterfront Development in Eastern Ontario’s Lake Country” prepared by Hutchinson Environmental Sciences (2014) or its successor.”
5. Add section 3.8.5.2l.
6. Add new text to section 3.8.5.2l reading “For any tourist campground development proposals requiring a zoning by-law amendment, or site plan control applications for significant expansion or development that results in an increase in occupancy which does not require a zoning by-law amendment, a lake impact study to assess the effect of development and additional nutrient loadings on lake water quality will be required. The Township may require a lake capacity assessment instead of a lake impact study if it is determined by the Township and/or technical review agencies that the scale and/or impact of the development warrants such a study. Applicants shall be required to demonstrate no negative impacts to water quality, to the satisfaction of technical review agencies and/or the Township.”
7. Add section 3.8.5.2m.
8. Add new text to section 3.8.5.2m reading “Through the site plan control process, new or expanding tourist campgrounds may be required at the discretion of the Township to demonstrate to the Township’s satisfaction that light pollution onto other properties will not occur. For added clarity, light pollution means the shining of light upwards into the sky above the horizontal plane of the light fixture, or lighting that interferes with the ability to

see the night sky caused by any of: light trespass; excess of glare; excess of direct light; and excess of reflected light.”

9. Add section 3.8.5.2n.
10. Add text to section 3.8.5.2n reading “For any tourist campground development requiring a zoning by-law amendment or site plan control application, an assessment of traffic impact and safety is required to be prepared by a qualified professional.”
11. Add section 3.8.5.2o
12. Add text to section 3.8.5.2o reading “For any new or expanding tourist campground development proposals requiring a zoning by-law amendment, or site plan control applications for significant expansion or development that results in an increase in occupancy which does not require a zoning by-law amendment, a hydrogeological assessment is required to be prepared by a qualified professional.”
13. Add section 3.5.8.2p
14. Add text to section 3.8.5.2p reading “Tourist campgrounds shall not be used as a permanent residence, except for a permitted accessory dwelling. Campsites within a tourist campground which are reliant on water, sewage, and electrical services can only be occupied on a seasonal basis, which for the purposes of this Plan shall include the period between May 1st and November 1st in any given calendar year.”

Appendix C: Draft Zoning By-law Amendment

BY-LAW NO. 2022-##

**THE CORPORATION OF
THE TOWNSHIP OF RIDEAU LAKES**

Tourist Campground Amendments to the Zoning By-law

CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES
BY-LAW NO. 2022-##
BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2005-6, AS AMENDED

WHEREAS Section 34(1) of the Planning Act, R.S.O., 1990, Chapter P.13, authorizes Council to pass by-laws to regulate the use of lands and the character, location and use of buildings and structures within the Township of Rideau Lakes;

AND WHEREAS the Council of The Corporation of the Township of Rideau Lakes deems it advisable to amend Zoning By-law No. 2005-6, as amended, as hereinafter set forth;

NOW THEREFORE the Council of The Corporation of the Township of Rideau Lakes enacts as follows:

1. Section 2.0 (Definitions) is hereby amended by adding the following:

LOT COVERAGE shall mean that portion of the area of a lot covered by all main and accessory buildings, porches and decks, and park model trailers, but excluding an accessibility deck, automobile service station pump island canopies, entrance canopies for non residential buildings, and balconies and overhanging eaves which are more than 2.5m above finished grade. For added clarity, the lot coverage exemption only applies to an accessibility deck as defined in this By-law. Any attached deck exceeding the maximum depth of 2m and any unattached deck regardless of size shall be subject to the lot coverage provisions of this By-law.

NARROW CHANNEL shall mean a waterbody where the distance from shore to shore is 150 metres or less.

PARK MODEL TRAILER shall mean a vehicle designed and constructed in conformance with the CAN/CSA Z241 Series "Park Model Trailer" or its successors set out in the Ontario Building Code and is used or intended to be used for seasonal occupancy only. A park model trailer has minimum area of 19 square metres and a maximum area of 50 square metres, is built on a single chassis mounted on wheels, designed to facilitate relocation from time to time, is designed as living quarters and may be connected to those utilities necessary for operation of installed fixtures and appliances.

PLANTING STRIP shall mean the area of a lot used or intended to be used for the purpose of planting landscape elements such as trees, shrubs, flowers, grass, or other horticultural elements. For clarity, a planting strip may consist in whole or in part of natural vegetation.

RECREATIONAL VEHICLE shall mean a self-propelled or motorized vehicle designed to provide temporary living accommodation but does not include mobile home, travel trailer, or park model trailer and does not exceed an area of 50 square metres.

TRAVEL TRAILER shall mean any vehicle so constructed that is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle intended for the temporary living, sleeping or eating accommodation of persons therein and does not exceed an area of 50 square metres.

2. Section 2.0 Definition of a TOURIST CAMPGROUND is hereby deleted and replaced with the following:

Tourist Campground shall mean any parcel of land which is used to provide temporary and/or seasonal accommodation in tents, trailers, recreational vehicles, or park model trailers.

3. Section 3.22 General Provision Shoreline Occupancy is hereby amended by adding the following:

Notwithstanding any provisions of this By-law to the contrary, on any lot abutting a water body and used for purposes other than a marina, a maximum of 20% or 15 m of the shoreline area, whichever is lesser, shall be occupied by marine facilities, pump houses, stairs, decks, patios gazebos and all other accessory buildings and structures. For the purposes of this section, the shoreline area shall include that portion of the lot lying within 3 m of the high water mark, and for tourist campground uses the shoreline area shall include that portion of the lot lying within 10 m of the highwater mark.

4. Section 6.3.2 Zone Provisions is hereby amended by adding the following:

- | | |
|--|--------------------|
| • Park Model Trailer Site Area (minimum) | 304 m ² |
| • Site Coverage (maximum) | 30 % |
| • Trailer/RV Site Area (minimum) | 259 m ² |
| • Site Coverage (maximum) | 30 % |

5. Section 6.3.3.1 Additional Provisions is hereby amended by replacing 1) General Provisions with the following:

1. General Provisions. In accordance with Section 3 hereof, except that the exceptions permitted in Section 3.27 shall not apply to a tourist campground.

6. Section 6.3.3.1 Additional Provisions is hereby amended by adding the following:

2. If any lot line for a Tourist Campground abuts a rural (RU), residential (RG, RW, or RMH) or agricultural (A) zone, the required lot line setback is increased by 10 metres.

3. A planting strip of 5 metres is required only along those parts of a lot line that abuts a rural (RU), residential (RG, RW, or RMH) or agricultural (A) zone.

4. The development of structures such as marine facilities will not be permitted in a narrow channel or an entrance to a lockstation where a hazard to navigation would result, as identified by the approval authority or Parks Canada, as applicable.

Read a first and second time this _____ day of _____ 2022.

Arie Hoogenboom
Mayor

Mary Ellen Truelove
Clerk

Read a third time and finally passed this ____ day of _____, 2022.

Arie Hoogenboom
Mayor

Mary Ellen Truelove
Clerk

Corporation of the Township of Rideau Lakes

EXPLANATORY NOTE

The Purpose and Effect of By-law No. 2022-##

The Amendments to the Zoning By-law generally include adding definitions of words not previously defined, changing definitions to better explain terms, and to introduce additional requirements in conformity with Official Plan policy, all in relation to tourist campgrounds only. No key map is provided as this is a general amendment to Zoning By-law 2005-6.

Brittany Mulhern
Manager of Development Services

CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES
BY-LAW NO. 2022-##
BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2005-6, AS AMENDED

I, Mary Ellen Truelove, Clerk, hereby certify that By-law No. 2022-## has been passed in accordance with the requirements of the following:

1. Notice of the public meeting under Sections 34(12) and 34(13) of the *Planning Act*, R.S.O., 1990, Chapter P.13; and
2. Written notice of the passing of the By-law under Section 34(18) of the *Planning Act*, R.S.O., 1990, Chapter P.13.

I further certify that: (check one)

- ☐ No notice of appeal under Section 34(19) of the *Planning Act*, R.S.O., 1990, Chapter P.13, has been filed within twenty (20) days from the date of notice of the passing of the By-law; or
- ☐ Notice of appeal has been filed and the attached submissions are true copies of all written submissions and supporting material received in respect of the By-law prior to the passing thereof together with all notices of appeal.

Mary Ellen Truelove
Clerk