

This section of the Official Plan deals with the lands along the Lake Erie shoreline as shown on Schedule 'E' and Figure 7. All proposals and initiatives within this area shall be governed by the goals, objectives and policies of this section to determine conformity with the Official Plan.

*Lands comprising the 'Lakeshore Area' lie along the Lake Erie shoreline. Gray Line passes through the area, for the most part continuous and parallel to the shoreline. The TransCanada Trail runs along Gray Line between Blacks Road and Graham Road. The lands along the lake are generally characterized by high, eroding bluffs interrupted by a number of ravines and remnants of Carolinian forest that once extensively covered southwestern Ontario.*

*Existing development in the area includes campgrounds and trailer parks, seasonal and year round dwellings and the small recreational hamlet of Port Glasgow that includes a marina and public beach. Additional lands were designated for development under the former Township of Aldborough Official Plan and zoned for recreational and residential purposes but remain undeveloped.*

*Natural heritage features are abundant and diverse, particularly in the westerly end of the 'Lakeshore Area', and contribute significantly to the character of the area. They include wetlands, an area of natural and scientific interest, habitat of threatened and endangered species, wildlife habitat, fish habitat, woodland, valleylands and the shoreline itself.*

*Although a few significantly sized parcels exist, agriculture is generally limited to small remnant pockets of cultivated land with the exception of more extensively cultivated lands lying east of Eagle. There are no livestock operations within the area although a major facility lies just outside the 'Lakeshore Area' in the east end of the Municipality.*

*The presence of the shoreline has attracted limited residential development attributed to the existence of the high, erosion prone bluffs that characterize the shoreline. The height of the bluffs make access to the shoreline treacherous in most areas and compromises lake views while the eroding nature of the bluffs requires precautionary measures in terms of building setbacks and countervailing design and construction measures.*

*Municipal services are limited in the area and costly to provide as a result of topography, erosion, sparse population and the relative remoteness of the area. A municipal water supply is available in Port Glasgow and at Lakeview Estates south of Eagle. Municipal sanitary sewage services are not available in the area and may be cost-prohibitive to provide. Gray Line, for the most part, is a gravel road under the jurisdiction of the Municipality. It is unopened west of Black's Road and between Graham Road and McKillop Road and east of McKillop*

Road. Sections west and east of Port Glasgow are not maintained in winter due to the presence of steep topography.

The 'Lakeshore Area' as shown on Schedule 'E' and in greater detail on Figure 7 includes lands in Concession XIII and Concession XIV except as otherwise shown. In Concession XIII, the 'Lakeshore Area' extends a distance of 100 m from Gray Line. Not all lands lying within the 'Lakeshore Area' are intended or suitable for the purposes of development. In some instances, development in natural heritage features is prohibited or only permitted where it is capable of being demonstrated that there will be no negative impacts on such features or their ecological functions. On lands adjacent to a natural heritage feature, the impact of the development on the feature also has to be considered as set out in Section 3. In addition, regard for the shoreline hazard, slope instability, servicing and accessibility will also serve to limit development in the 'Lakeshore Area'.

## **7.1 GOALS AND OBJECTIVES**

The following goals and objectives shall guide the use of land and character of the 'Lakeshore Area':

- a) To protect and, wherever possible, enhance the natural heritage features of the shoreline environment and adjacent lands;
- b) To facilitate outdoor recreation uses and limited residential development compatible with and related to the shoreline environment;
- c) To ensure that the appropriate level of infrastructure is available or made available to accommodate new development;
- d) To ensure that development is directed away or the appropriate measures are taken to reduce the potential for risks to health, safety and property damage by natural hazards characteristic of the area; and
- e) To increase and improve public access to the shoreline without at the same time infringing on legitimate private property rights.

## **7.2 PRIMARY USES**

Within the 'Lakeshore Area' on Schedule 'E', the primary use of land shall be for uses and activities that are attracted by the scenic character, natural characteristics and outdoor recreational opportunities of the area while at the same time protective of its natural heritage features, cognizant of its servicing and access limitations and respectful of hazardous conditions. Uses permitted include seasonal residential and year-round residential development, campgrounds and trailer parks, golf courses, marina facilities, tourist retail and service establishments, parks and conservation areas.

## **7.3 SECONDARY USES**

Secondary uses shall include agricultural uses (other than the raising or keeping of livestock) and home occupations.

#### **7.4 NATURAL HERITAGE FEATURES**

Natural heritage features shall be protected and development and site alteration on adjacent lands shall ensure there are no negative impacts on such features or their ecological function in accordance with Section 3 of this Plan.

#### **7.5 PORT GLASGOW**

The hamlet of Port Glasgow on the shores of Lake Erie lies within the 'Lakeshore Area' and consists of a small concentration of both year round and seasonal dwellings, two campgrounds, a yacht club, marina and beach. It is the one area along the lakeshore within West Elgin where public access to the lake and views of the lake are greatest. Improvements to the harbour and adjoining municipally owned lands are continuing. The hamlet is serviced by a municipal water supply system. It is intended that Port Glasgow continues to develop as the centerpiece of the 'Lakeshore Area' offering a range of housing types, recreational and cultural opportunities and commercial activities catering to both residents of the Municipality and visitors from outside the area. Future development in this area is anticipated and encouraged subject to the appropriate level of services being in place and that is in keeping with the natural and cultural heritage of the area.

#### **7.6 BUILDINGS AND STRUCTURES**

Proposals to erect buildings or structures along the shoreline and below the regulatory line established by the Lower Thames Valley Conservation Authority shall be forwarded to the Authority for its review and approval. Where a threat exists to safe occupancy and a potential for property damage as a result of flooding, erosion or other natural hazards, such proposals are unlikely to be permitted. To facilitate the relocation of permanent buildings and structures in these areas as the need arises, buildings shall be designed and constructed in such a manner to be readily relocated to safer ground and sufficiently set back from the top-of-bank. Temporary buildings and structures including travel trailers and similar recreational vehicles which are readily movable shall be less strictly controlled. In addition to obtaining a permit from the Authority in these situations, a building permit from the Municipality may also be required.

#### **7.7 WATER SUPPLY AND SANITARY SEWAGE DISPOSAL**

While the preferred method of servicing development in the 'Lakeshore Area' is by municipal water supply and municipal sanitary sewage services, such services are not currently available and, if made available, would only be so to limited areas. Proposals for new development and major expansions to existing development shall be carefully evaluated in terms of their ability to provide sustainable services on site given the nature of soil conditions and shoreline erosion. In the case of condominium developments and campgrounds, communal water and sewage services shall be the preferred method of servicing in the absence of municipal services. A responsibility agreement with the Municipality may be required and may be entered into by the Municipality provided it is assured that it is not exposed to unacceptable and unreasonable risks.

#### **7.8 PUBLIC ROAD ACCESS**

Due to the discontinuous nature of Gray Line as well as certain segments of Gray Line that are not maintained during winter, proposals for new development and major expansions to existing development shall be carefully evaluated in terms of their access requirements. Development shall only be permitted where safe and reliable access is available or can be made available commensurate with the needs of the development.

## 7.9 CREATION OF LOTS

The creation of building lots in the 'Lakeshore Area' shall normally take place by consent in accordance with the provisions of the Planning Act and the relevant policies of this Plan except where a plan of subdivision or condominium are considered necessary to ensure orderly and desirable development and to appropriately address the issues at hand.

## 7.10 CRITERIA FOR DEVELOPMENT

The following criteria shall be used to evaluate proposals for new development and expansions to existing development:

- a) site characteristics: Lands proposed for development should be well-suited for the purposes being proposed and include sufficient lands over the long term for safe and secure building sites where required. Variable topography, preservation of views and access to the shoreline are considered desirable features to incorporate into the design of development along the lakeshore. Creative design in harmony with the natural characteristics of the site and the surrounding area shall be expected. Where lands are lacking in natural amenities and features, measures shall be taken to enhance the natural characteristics. Featureless, strip development shall not be permitted;
- b) natural amenities and scenic quality: The natural amenity and scenic quality of the lands shall be identified, maintained and, where necessary, enhanced. Natural heritage features shall be protected. A *naturalizing* plan may be required which provides for the planting of trees and other vegetation to offer shade and amenity for the development and corridors for wildlife;
- c) adjacent and surrounding land use: The proposed use shall be compatible with existing or proposed neighbouring land uses. Where necessary or desirable, the proposed use shall be adequately buffered from neighbouring land uses by the provision of adequate setbacks and/or screening. Compliance with the Minimum Distance Separation Formula shall be required with respect to any neighbouring livestock operation;
- d) vehicular access: Vehicular access shall be available or made available from a public road of reasonable construction and maintenance subject to the approval of the authority having jurisdiction. In no case shall access be permitted where traffic hazards could result due to poor sight lines or proximity to a traffic intersection;
- e) lot dimensions: Lots proposed to be used or created shall be adequate for the use being proposed. In no case shall lots be created which do not conform to the provisions of the Zoning By-law unless the By-law is otherwise amended or a variance granted;
- f) water supply and sanitary sewage disposal: The proponent shall undertake the necessary studies and prepare the necessary plans to determine how water supply and sanitary sewage disposal are best provided taking into account land use, environmental considerations, financial feasibility, ownership and operating responsibilities and related factors. The studies may include hydro-geological, soils and/or other appropriate technical reports to determine the suitability of servicing the lands for development;
- g) stormwater management: Proper site grading and stormwater management measures shall be required to ensure properly drained sites, controlled runoff and suitable outlets, and to eliminate or minimize surface drainage onto adjacent lands and roads. Adequate provisions for storm drainage and surface runoff shall be provided. The Municipality may require the submission of a grading plan to ensure surface runoff does not adversely affect neighbouring properties or contribute to erosion; and
- h) site plan control: A high standard of building and site design, including site location, retention of natural amenities and features (if any), on-site

landscaping, buffering of parking areas and adjoining lands, external lighting shall be encouraged.

#### **7.11 CAMPGROUNDS AND TRAILER PARKS**

Campgrounds and trailer parks shall be restricted to seasonal occupancy with the exception of accommodation for the owner/operators thereof and for up to one additional household for security and safety reasons. The owner/operator shall take those measures necessary to ensure year round occupancy does not occur. The seasonal occupancy period shall be established by the Zoning By-law or other appropriate legislation.

#### **7.12 GOLF COURSES**

In addition to the criteria of Section 7.10, the following criteria shall be used to evaluate proposals for golf courses:

- a) irrigation: Since golf courses require extensive amounts of water to generate and maintain ideal course conditions, the proponent shall submit the necessary studies to determine how irrigation is to be provided taking into account surrounding land use, environmental considerations, financial feasibility and related factors;
- b) fertilizers and pesticides: As golf courses are significant users of fertilizer and pesticides in order to improve course conditions, those with a nitrogen content can be potentially harmful to the environment regarding run-off and impacts on watercourses. The use of organic fertilizers and pesticides shall, therefore, be encouraged; and
- c) vegetation: Wooded areas shall be retained and reforestation encouraged to enhance wildlife habitat including wildlife corridors. The planting of native species shall be encouraged in order to generate a more natural golf course setting.

#### **7.13 PUBLIC ACCESS TO THE SHORELINE**

Efforts shall be made wherever possible and feasible to increase and enhance public access to the Lake Erie shoreline at selected locations where conditions are suitable for these purposes and adjacent land uses are not adversely or unreasonably affected. Wherever possible and practical, the Municipality may, as a condition of development, require that certain lands be dedicated for the purposes of providing public access.

#### **7.14 ZONING**

The actual uses shall be specified in the Zoning By-law in a manner that ensures orderly and compatible development and minimizes the potential for conflicts between existing and future uses. Separate zones shall be established for campgrounds and trailer parks, passive outdoor recreation uses and residential uses to maintain compatibility amongst such uses. Undeveloped lands may be placed in a 'holding' type zone in accordance with the holding provisions of the Planning Act until such time as conditions are appropriate to permit development. Alternatively, these lands may remain in a restricted use agricultural zone until such time as a specific development proposal has been submitted and approved by the Municipality.