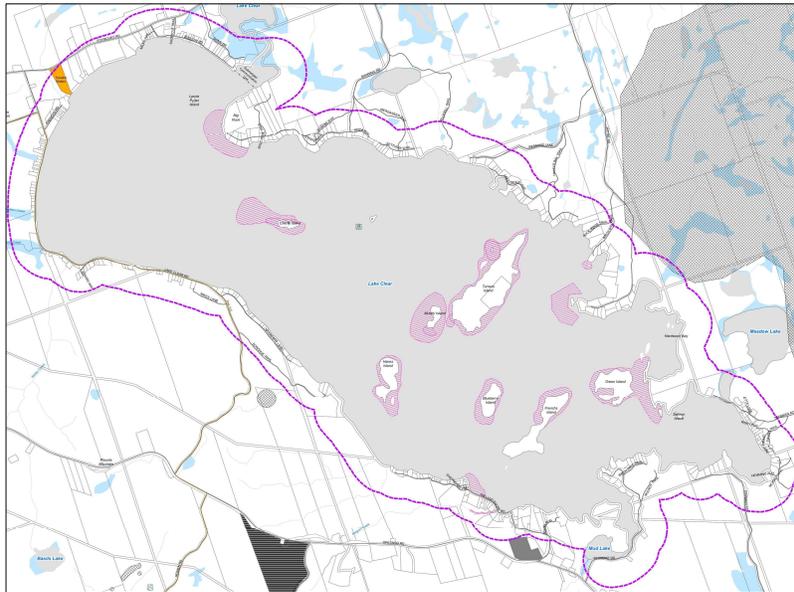


Bonnechere Valley Committee Meeting Presentation Lake Clear Capacity | RV Land Use Review



Draft Report(s) Review: 11-28-23



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Lake Clear Capacity | RV Land Use Review



Study Context

- **Trends:**
 - RVs = increasing popularity + boost economy

- **Concerns:**
 - sewage disposal
 - aesthetics + noise
 - emergency response
 - assessment

- **Lake Clear:**
 - inland lake
 - 'lake trout lake' = suitable habitat
 - 'at-capacity' ≠ dissolved O₂ guidelines
= limit for assimilating phosphorus
 - RV inventory: = 55 (LCPOA, 2018) | 46 'occupied'
= 51 on 27 lots (near-present aerial)

- **Objective:**
 - balance RV use with lake health

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Lake Clear Capacity | RV Land Use Review



Regulatory Context

- **ON Model:**
 - dissolved O₂ = 7 mg/L (minimum)
 - phosphorus = pre-development + 50% (up to 20 µg/L)

- **Official Plan:**
 - existing lots of record only
 - one dwelling only (permanent or seasonal)
 - ADUs are not permitted + RVs are not ADUs
 - enables RV land use policies along inland lakes
 - RVs = temporary uses + Lake Clear = inland lake

- **Zoning By-law:**
 - Section 3.17 ≠ permanent RV occupancy
 - RV storage only (LSR + RU Zones = 610 lots)
 - temporary seasonal RV occupancy (TC Zone only)

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Lake Clear Capacity | RV Land Use Review



Updated Capacity Assessment

- **Tasks:**
 - Lakeshore Capacity Modelling and comparison to water quality guideline for phosphorus (pre-development + 50%)
 - Collection of dissolved oxygen data, calculation of deep-water oxygen, and comparison against the Provincial criterion of 7 mg/L
 - Water quality assessment of Lake Clear based on background review and field investigations
 - Review waterfront Best Management Practices (BMPs)

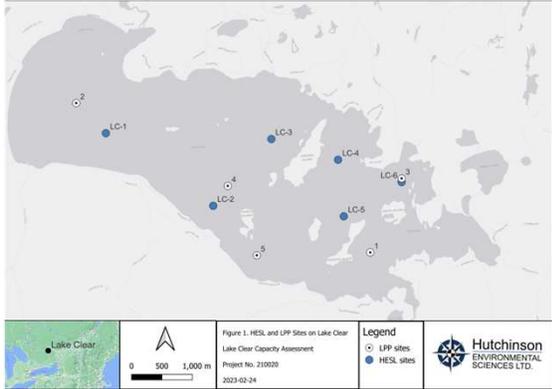


Figure 1. HESL and LPP Sites on Lake Clear
Lake Clear Capacity Assessment
Project No. 210020
2023-02-24

Legend
○ LPP sites
● HESL sites

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Lake Clear Capacity | RV Land Use Review



Updated Capacity Assessment

- **Findings:**
 - Lakeshore Capacity Model:
 - = current modelled total phosphorus concentration = 8.64 µg/L
 - = Provincial Water Quality Objective (pre-development + 50%) = 10.7 µg/L
 - = there is capacity for 146 permanent dwellings, or 291 extended seasonal dwellings, or 522 seasonal dwellings, or 2 RVs on each residential lot
 - Dissolved oxygen:
 - = 2022 hypolimnetic dissolved oxygen = 6.2 mg/L so over capacity in terms of oxygen
 - = modelling indicates dissolved oxygen was < 7 mg/L pre-development

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Lake Clear Capacity | RV Land Use Review



Updated Capacity Assessment

- **Takeaways:**
 - Phosphorus concentration = under capacity | dissolved oxygen = over capacity
 - Modelling: the lake has always been over capacity for dissolved oxygen as morphology strongly determines deep water oxygen concentrations
 - Water quality is good and there are no increasing trends in nutrients
 - Current use of RVs is non-compliant and impacts are unclear so either:
 - = maintain + enforce current policy / regulatory regime, OR
 - = change policies / regulations to allow RV use + include BMPs + enforce

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Lake Clear Capacity | RV Land Use Review



Updated Capacity Assessment

- **Recommendations:**
 - Up to 2 RVs on each residential lot (LSR + RU Zones = 610 lots) if BMPs are developed + enforced
 - On-site sewage treatment as per ON Building Code
 - 30 metre naturally vegetated shoreline buffer
 - Maximize stormwater infiltration + limit runoff
 - Monitor lake water quality + BMPs

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Lake Clear Capacity | RV Land Use Review



Cases: Strong (S) + North Frontenac (NF) + Whitewater Region (WR)

- **Tools:**
 - Official Plans + Zoning By-laws + Licensing By-laws
- **Official Plans:**
 - All = differentiate temporary AND permanent / seasonal
 - = outline mitigation policies for temporary occupancy (RVs)
 - = enable more detailed zoning + licensing provisions
 - (NF) allows 1 RV on waterfront residential lots (vacant | developed)
- **Zoning By-laws:**
 - 'the outlier': park model trailers (included in BV's definition of RV)
 - waterfront residential lots = (S) allows RVs on vacant | developed
 - = (WR) allows RVs on vacant only
 - (S) + (WR) rely on applicable Zone setbacks
 - All rely on Licensing By-laws

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Lake Clear Capacity | RV Land Use Review



Cases: Strong (S) + North Frontenac (NF) + Whitewater Region (WR)

- **Licensing:**
 - All = exclude RVs in storage + assessed RVs
 - = include provisions for
 - on-site sewage disposal
 - inspection + enforcement
 - (S) + (WR) have similar prohibitions
 - length of stays
 - occupancy during the year
 - no accessory structures
 - no license transfers
 - (WR) allows up to 2 RVs on a waterfront residential lot (CofA)
 - (WR) + (NF) = require civic addressing (for vacant lots)
 - = special provisions
 - flood fringe | floodways (WR)
 - hunting | fishing (NF)

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Lake Clear Capacity | RV Land Use Review



Study Recommendations

- **Recommendation:**
 - up to 2 RVs on each residential lot
 - LSR + RU Zones = 610 lots = 1200+ RVs
- **Objective:**
 - balance RV use with lake health
 - compatibility + neighbourhood character
- **Approach:**
 - Official Plan + Zoning By-law + Licensing

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Lake Clear Capacity | RV Land Use Review



Study Recommendations

- **Amend Official Plan:** - focused on Section 9.4.3 (Exception 3)
 - cross-reference: = 30 metre setback from high water mark (Township + agency review if less)
 - = 'should' retain | new vegetated shoreline
 - = Zoning By-law and Licensing By-law
 - highlights: = RV storage and temporary seasonal use
 - = vacant or developed waterfront residential
 - = on-site
 - potable water supply
 - sewage treatment (ON Building Code)
 - = no on-site sewage treatment
 - stored RVs
 - occupied RVs (7 days)
 - special event RVs
 - = 7-day occupied / special event RVs
 - on-board tanks
 - licensed facilities

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Lake Clear Capacity | RV Land Use Review



Study Recommendations

- **Amend Zoning By-law:** - focused on:
 - = Section 2 (tweaked RV definition)
 - = new Section 3.17.2 ('Recreational Vehicles')
 - = existing waterfront residential lots (LSR + RU Zones)
 - = temporary seasonal occupancy + special events
 - = cross-reference LSR / RU setbacks
 - = May 01 to November 29 occupancy (no Winter)
- vacant lots: = **1 RV occupied for up to 3 consecutive days:**
 - baseline:
 - OK without licensing
 - no accessory structures / additions
 - 30 metre vegetated setback
 - if fully licensed:
 - accessory structures OK (LSR / RU)
 - additions OK =
 - = RV ground floor area
 - = pre-engineered
 - = movable
 - = ON Building Code
 - setback =
 - = 30 metre vegetated
 - = 10% landscaped access

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Lake Clear Capacity | RV Land Use Review



Study Recommendations

- **Amend Zoning By-law: - vacant lots: = 1 RV occupied for >3-7 consecutive days:**
 - baseline:
 - OK once per Spring, Summer and Fall
 - licensing (notify CBO only)
 - no accessory structures / additions
 - 30 metre vegetated setback
 - if fully licensed:
 - accessory structures OK (LSR / RU)
 - additions OK
 - = RV ground floor area
 - = pre-engineered
 - = movable
 - = ON Building Code
 - setback
 - = 30 metre vegetated
 - = 10% landscaped access
- vacant lots: = **1 RV occupied for >7 consecutive days:**
 - needs to be fully licensed + see above

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Lake Clear Capacity | RV Land Use Review



Study Recommendations

- **Amend Zoning By-law: - vacant lots: = 1 RV / 0.4 ha (up to 2) occupied for >7 consecutive days:**
 - baseline:
 - needs to be fully licensed
 - accessory structures OK (LSR / RU)
 - additions OK
 - = RV ground floor area
 - = pre-engineered
 - = movable
 - = ON Building Code
 - setback
 - = 30 metre vegetated
 - = 10% landscaped access
 - 6 metre separation
 - minor variance
 - developed lots: = **special events for >3-7 consecutive days:**
 - baseline:
 - OK once per Spring, Summer and Fall
 - licensing (notify CBO only)
 - 1 RV / 0.4 ha (up to 2 RVs)
 - 6 metre separation
 - no accessory structures / additions

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Lake Clear Capacity | RV Land Use Review



Study Recommendations

- **New Licensing By-law:**
 - excludes
 - = stored RVs
 - = assessed RVs
 - = weekend use:
 - up to 3 consecutive days
 - no accessory structures / additions
 - compliance with other regulations
 - legal non-conformity / non-compliance does not matter
 - applies to
 - = up to 7 consecutive days with accessory structures / additions
 - = > 7 consecutive days
 - = 2 RVs > 7 consecutive days
 - vacant lots
 - = 1 RV or 1 RV / 0.4 ha (up to 2 RVs)
 - = Township may impose conditions
 - = potable water supply
 - = Class 4 septic (ON Building Code)
 - = electrical service
 - = civic address + entrance permit

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Lake Clear Capacity | RV Land Use Review



Study Recommendations

- **New Licensing By-law:**
 - exemption = vacant lots with 1 RV:
 - >3-7 consecutive days
 - once per Spring, Summer and Fall
 - advance notice to CBO
 - on-board tanks (licensed facilities)
 - exemption = developed lots:
 - 1 RV per 0.4 ha (up to 2 RVs)
 - >3-7 consecutive days
 - once per Spring, Summer and Fall
 - special events only
 - advance notice to CBO
 - on-board tanks (licensed facilities)

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Lake Clear Capacity | RV Land Use Review



Study Recommendations

- **New Licensing By-law:**
 - other provisions = occupancy restricted from November 30 to April 30
 - = fees as per Fees and Charges By-law
 - = January 01 to December 31 period
 - = fees payable by February 28
 - = refunds available if RV no longer in use
 - = no license if incomplete application
 - = no license if regulatory breaches
 - = inspections by authorized Township staff
 - = violations:
 - AMPs
 - licensee to remove RV (14 days)
 - Township can remove RV (licensee liable)

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Lake Clear Capacity | RV Land Use Review



Next Steps

- **December 31/23:**
 - **Receive Feedback**

- **January 31/24:**
 - **Review Feedback**
 - **Draft Final Reports**
 - **Committee Meeting**

- **Post-Committee Meeting:**
 - **Final Reports**
 - **Project Close-Out**

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	Lake Clear Capacity RV Land Use Review	 J.L. Richards ENGINEERS ARCHITECTS PLANNERS
Questions + Comments		