

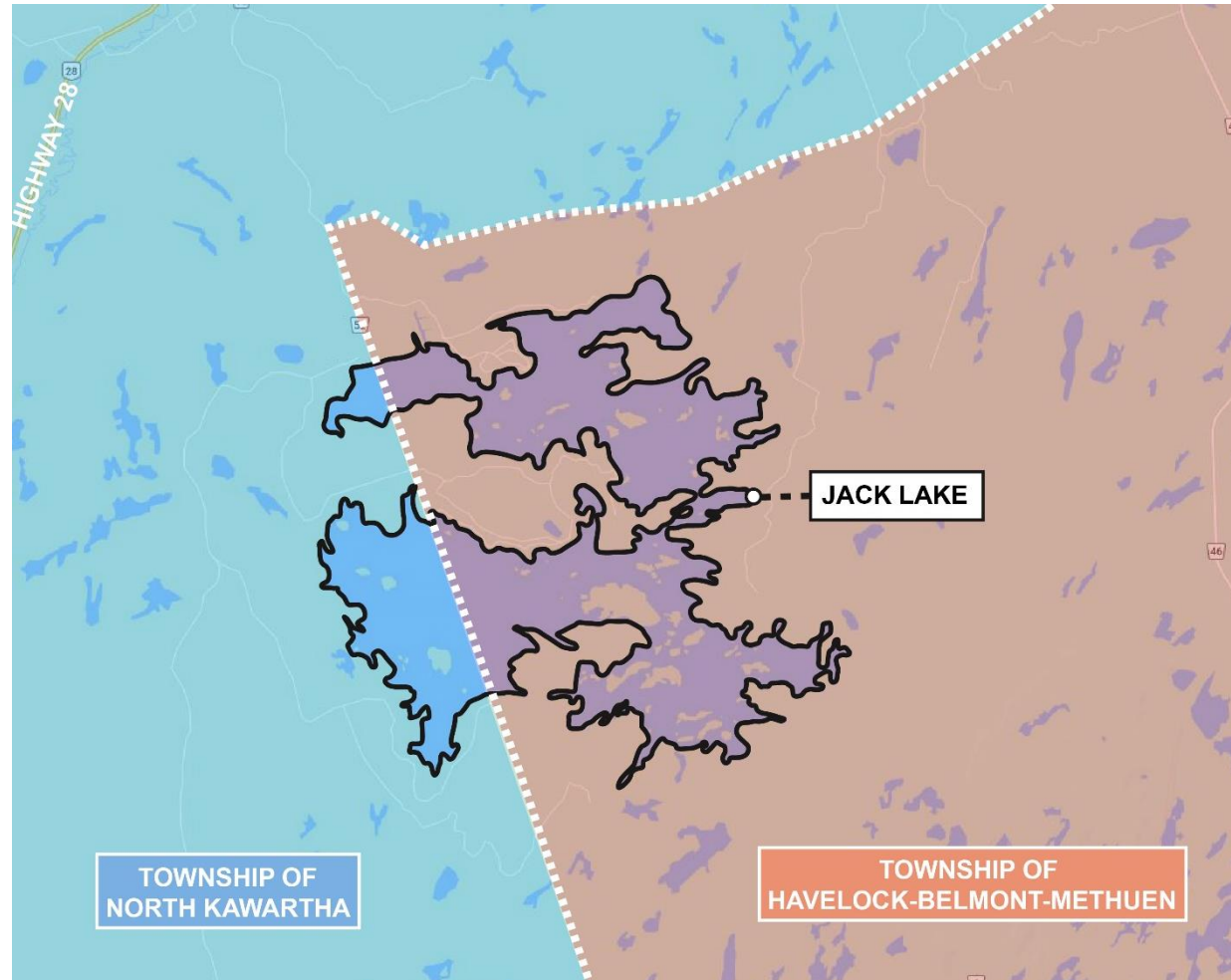
Jack Lake Background Report

Township of Havelock-Belmont-Methuen

April 23, 2021

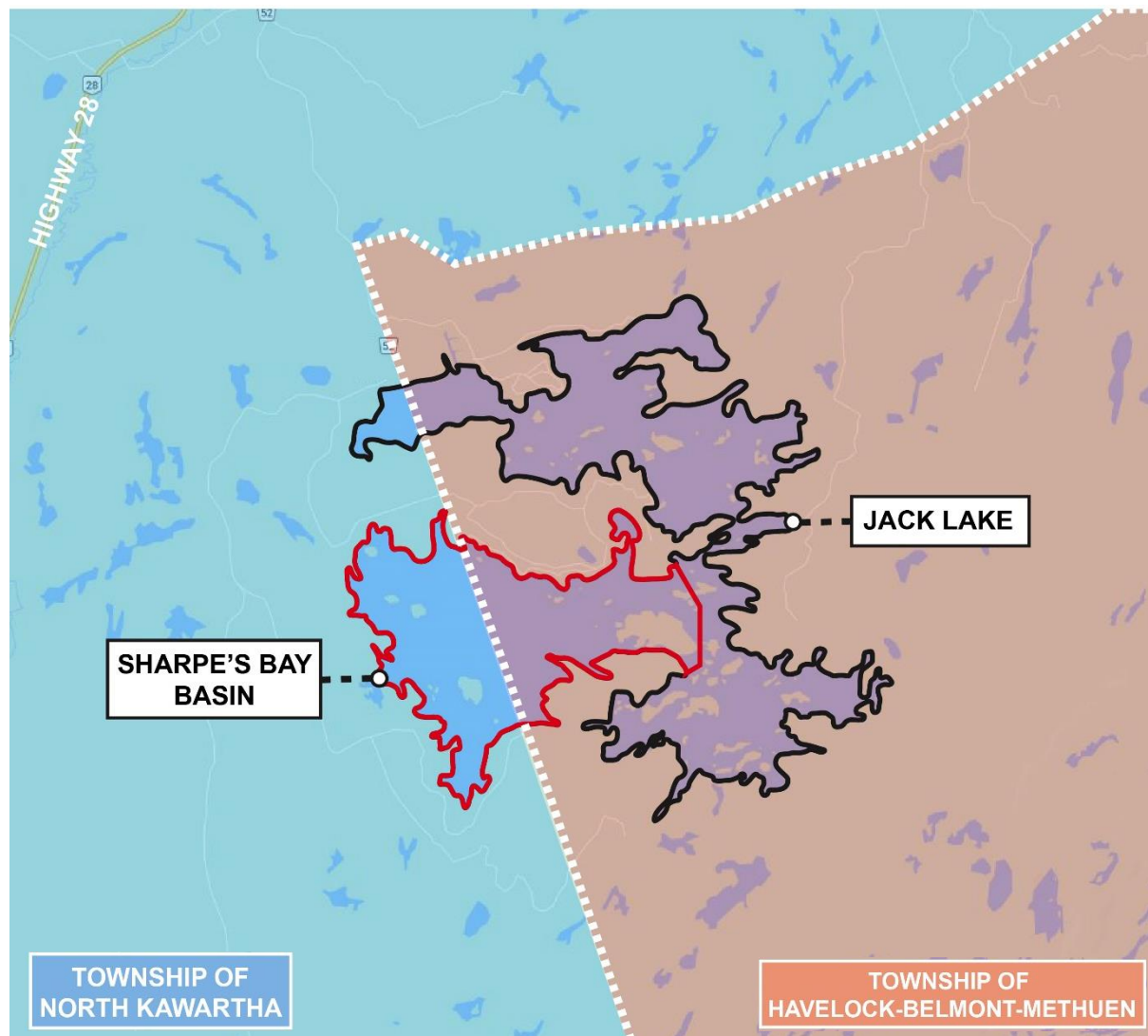
Context

- / Jack Lake lies within the Townships of Havelock-Belmont-Methuen and North Kawartha
- / Features numerous islands and channels that separate the lake into four distinct basins



Context – Sharpe’s Bay

- / The MNRF completed netting programs in 2008 and 2009, collecting lake trout from several shoals in Sharpe’s Bay
- / Additional monitoring and water quality sampling has deemed Sharpe’s Bay as at capacity for development
- / The Ministry relisted Sharpe’s Bay as a Lake Trout Lake in 2015



Regulation History in the Township

- ／ In 2019, Council directed staff to undertake a study to determine size limitations for dry-land boathouse
- ／ An online survey was provided to all the Lake and Cottage Associations within the Township. The survey had an overwhelming response from Jack Lake residents, emphasizing the desire for a general ban of dryland boathouses on Jack Lake.
- ／ Recommendation was made to Council to provide direction to Staff to move forward with Official Plan and Zoning By-law Amendments to prohibit the development of dry-land boathouses on Jack Lake.

Current Policies

- / The Township's current Zoning By-law 1995-42 has the following provisions in place to regulate boathouses:
 - a. It defines boathouse and marine facility.
 - b. It prohibits on-water boathouses throughout the Township.
 - c. It permits on-land boathouses in the yard abutting the high-water mark, provided that such accessory buildings or structures are located no closer than 3.0 metres (10 feet) to the side lot line.
 - d. It further regulates on-land boathouses through the provisions for accessory buildings provided in Section 4.1. On-land boathouses are limited to a maximum height of 4.5 metres (15 feet).

- / Additional policies and provisions were introduced in 2011 through the Township's new Official Plan and Zoning By-law update, however these policies remain under appeal and are not currently in effect

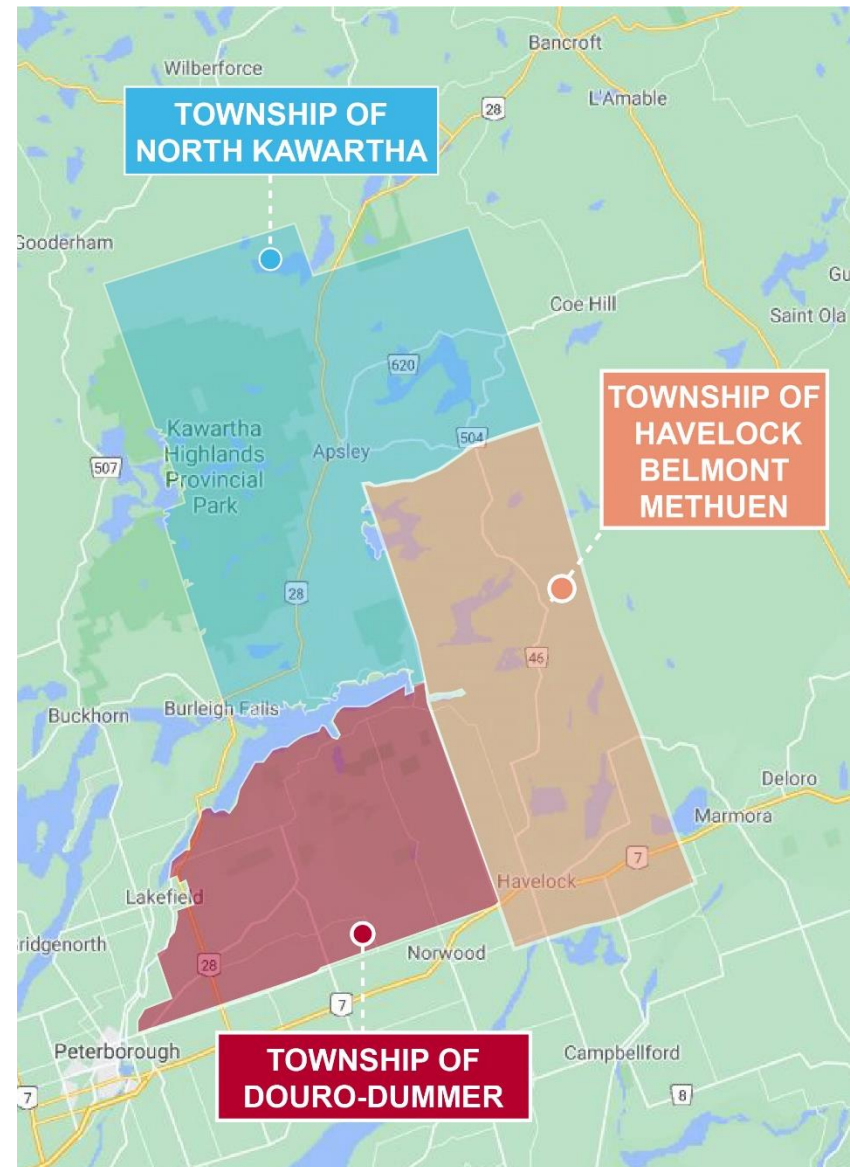


Regulation in Neighbouring Municipalities

- / Township of North Kawartha
 - / Prohibits the development of boathouses throughout the Township
 - / Existing boathouses may be rebuilt, repaired or strengthened in accordance with the Zoning By-law

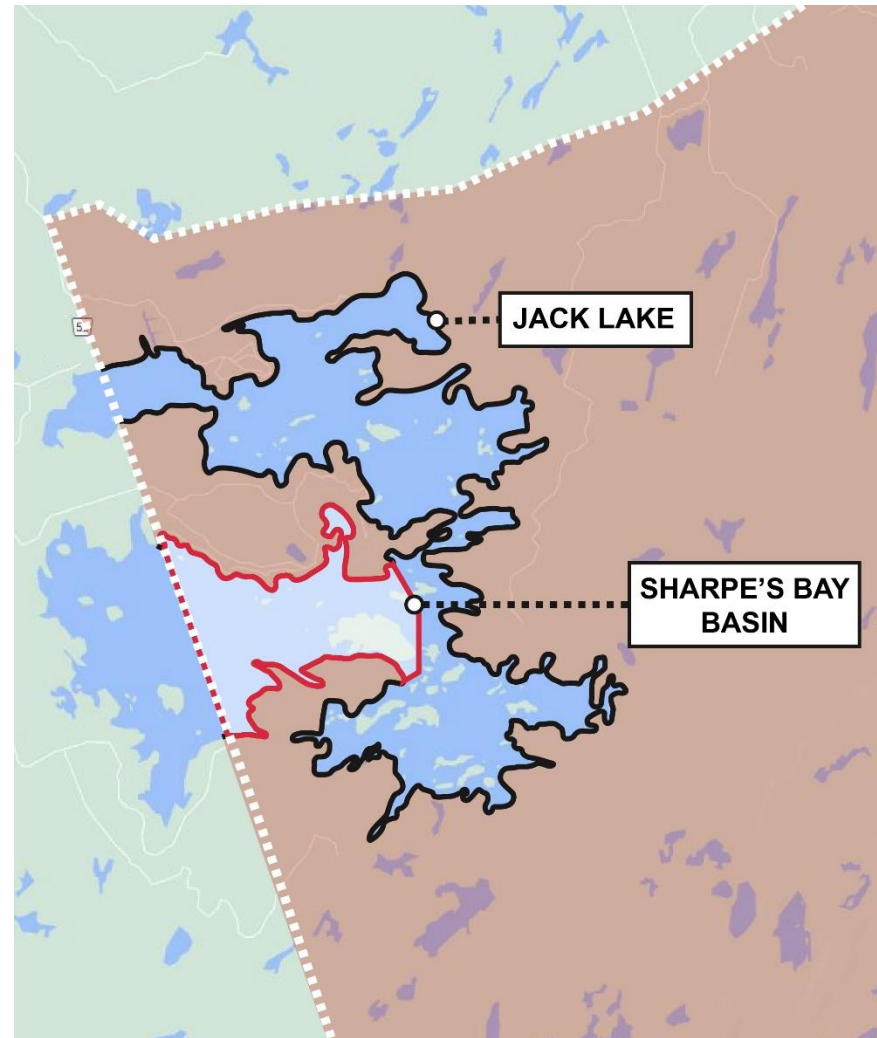
- / Township of Douro-Dummer
 - / Prohibits in-water boathouses
 - / Permits on-land boathouses

- / A review of neighbouring municipalities ensures a consistent approach is applied to the Township of Havelock-Belmont-Methuen



Proposed Official Plan Amendment

- / **Amend** Section 3.3.4.10 Lake Trout (at capacity) Lakes to include:
- e) At-Capacity lake trout lakes are lakes which have been determined by the province to be at capacity for development with respect to additional nutrient loadings which may adversely affect water quality. Development and/or site alterations will not be permitted on a highly sensitive lake trout lake, unless it can be demonstrated through site-specific studies that there will be no negative impacts on the lake. The following list identifies the lake trout lakes in the Township which are identified as being at-capacity for new development and site alterations.
- (i) At Capacity Lake Trout Lakes
- Jack Lake (Sharpe's Bay)

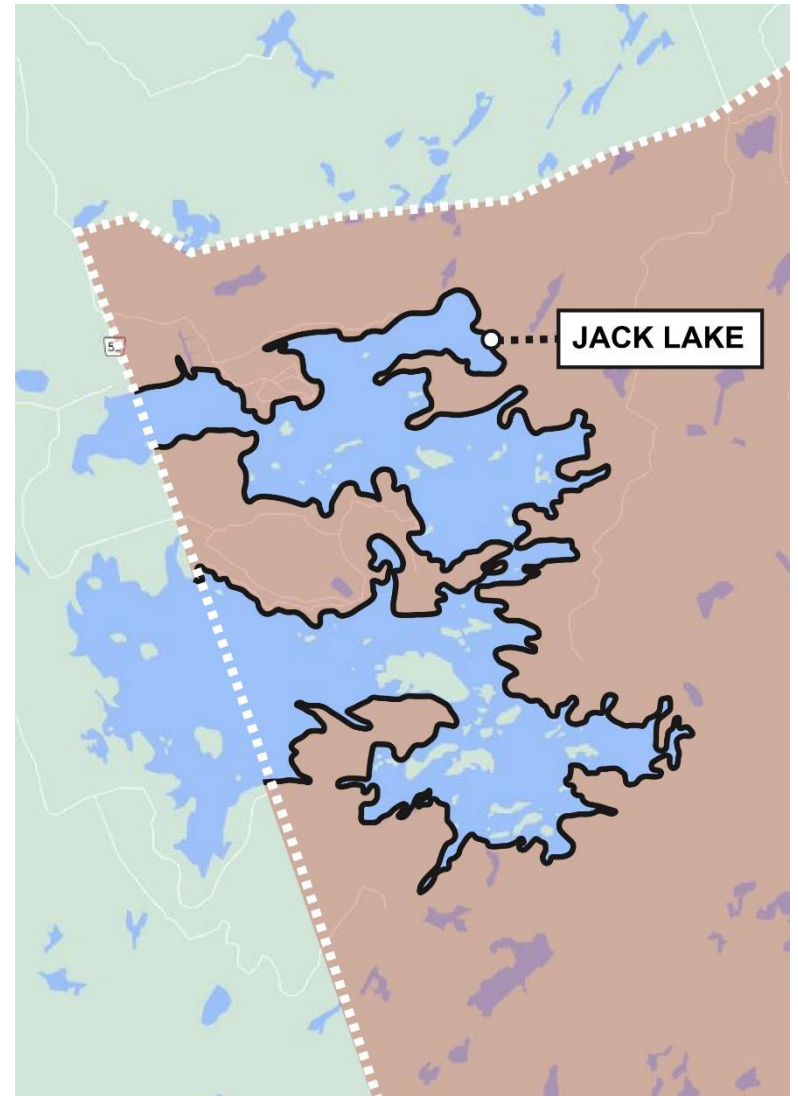


Proposed Official Plan Amendment

- / **Add Section 3.3.4.11 Cold Water Lakes to include:**

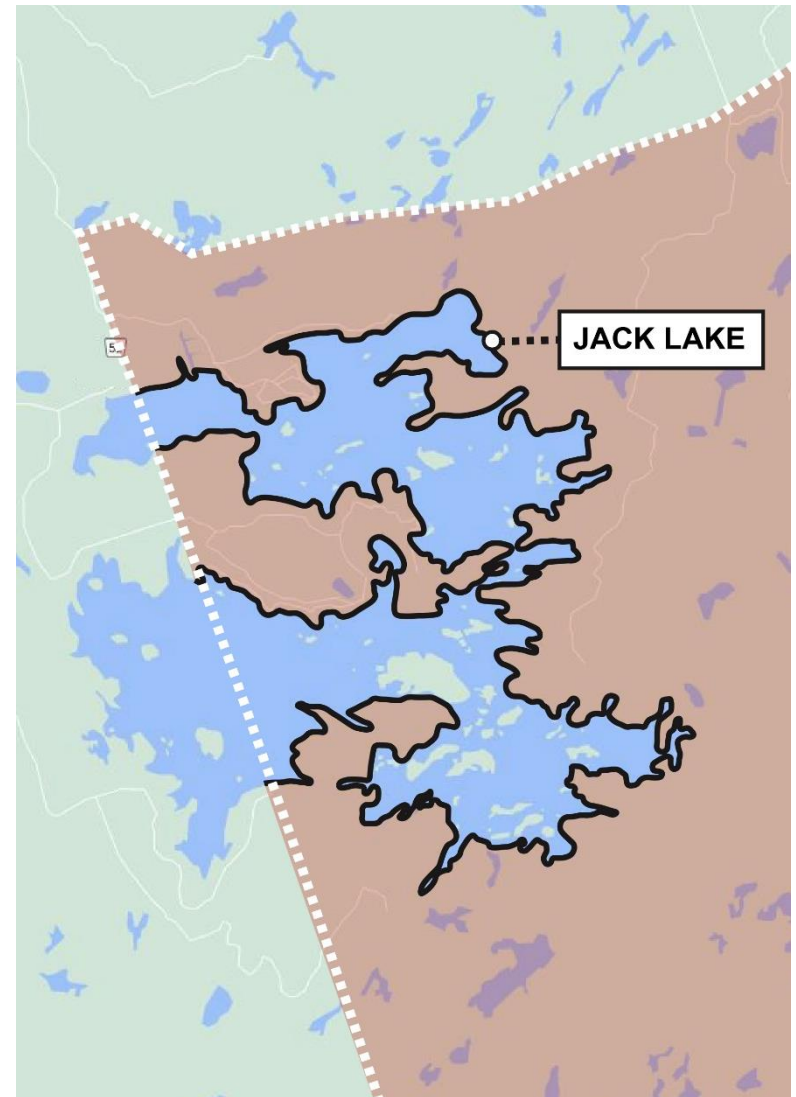
3.3.4.11 Cold Water Lakes

- a) Cold water lakes and streams are considered by the Ministry of Natural Resources and the Ministry of the Environment to be critical habitat for the maintenance of a healthy cold water fishery. The Township recognizes the importance of the cold water lakes and streams and shall generally permit development to take place only in a manner that does not adversely affect habitat essential to the maintenance of a healthy cold water fishery.
- b) The Ministry of Natural Resources, in conjunction with the Ministry of Environment, shall monitor fish habitat, including water quality, in selected cold water lakes in the Township, identified below. The results of the monitoring/modeling program shall determine the development capacity of each cold water lake.
 - c) The following is a list of the Townships Cold Water Lakes:
 - Jack Lake



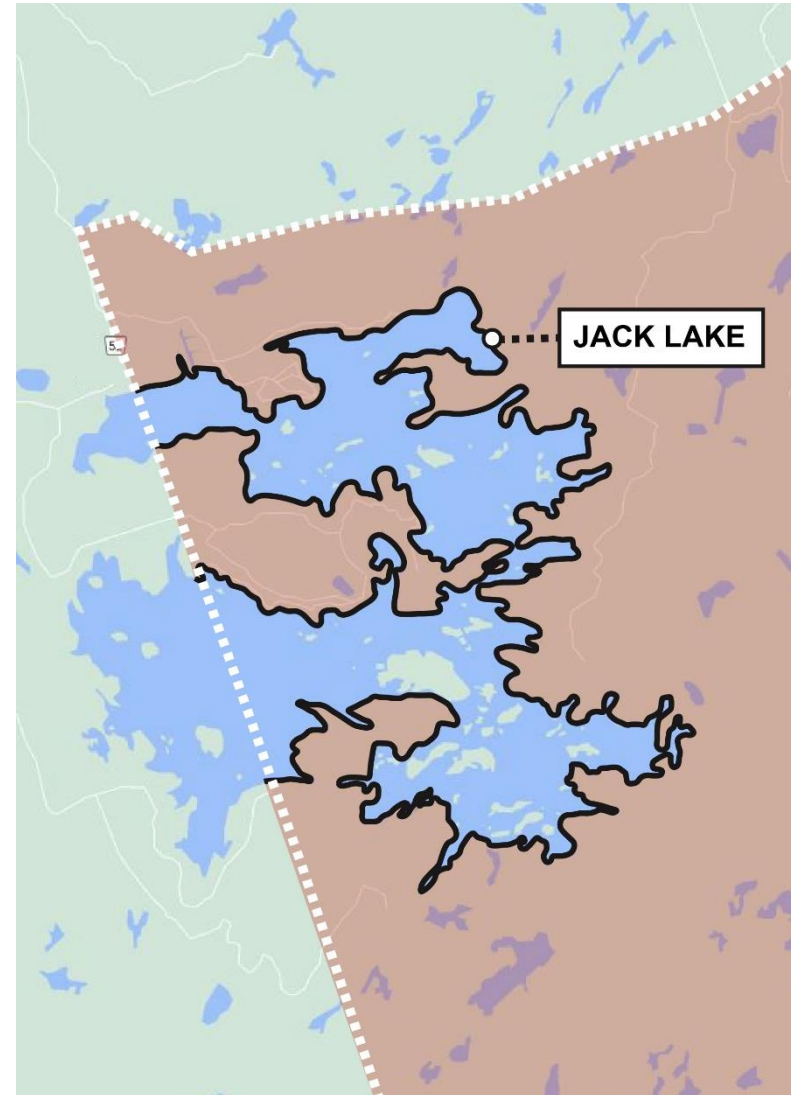
Proposed Official Plan Amendment

- / **Add** Section 3.3.4.12 Boathouses on Jack Lake
 - a) The development of boathouses is prohibited on Jack Lake. Notwithstanding, existing boathouses may be rebuilt, repaired or strengthened in accordance with the provisions of the Zoning By-law.



Proposed Zoning By-law Amendment

- ✓ **Amend** the definition of “EXISTING” to recognize existing boathouses as boathouses lawfully existing as of the date of this By-law amendment.
- ✓ **Add** Subsection 4.22.2 ‘Marine Facilities on Water’ to prohibit the development of on-land boathouses on Jack Lake. Notwithstanding, existing boathouses may be rebuilt, repaired or strengthened in accordance with the provisions of Section 4.10 of the By-law.



Summary + Recommendations

- / The Township's Official Plan provides a good basis to establish more contemporary regulation over shoreline development
- / Prohibiting the development of boathouses on Jack Lake is consistent with regulations of the neighbouring Township of North Kawartha, which regulates a portion of Jack Lake
- / We recommend that boathouses be prohibited on the entirety of Jack Lake to ensure appropriate protections are in place to preserve species habitats and minimize the potential increase in phosphorus loading to the lake

Next Steps

Prepare Background Report

Review Township's current regulations

Review regulations in neighbouring municipalities

Present Background Report to Council

Prepare Applications

Application for Official Plan Amendment

Application for Zoning By-law Amendment

Statutory Public Meeting

Prepare Recommendation Report to Council

This report will assess feedback received from the public and include the proposed amendment text.

Present Recommendation Report to Council

Council will make a decision on the applications for Official Plan Amendment and Zoning By-law Amendment

Questions & Comments

Proposed Zoning By-law Amendment

Provisions	Current	Proposed
<p>Section 2: Definitions – ‘EXISTING’</p>	<p>“EXISTING” means lawfully existing on the date of passing of this By-law.</p>	<p>“EXISTING” means lawfully existing on the date of passing of this By-law.</p> <ul style="list-style-type: none"> i. For boathouses, "existing" means lawfully existing as of the date of passing of By-law No. 2021-XXX (_____, 2021)."
<p>Section 4.22.2 Marine Facilities on Land</p>	<p>n/a</p>	<p>ADD Section 4.22.2</p> <p><u>MARINE FACILITIES ON LAND</u></p> <p>a) On-land boathouses are prohibited on Jack Lake. Notwithstanding, existing boathouses may be rebuilt, repaired or strengthened in accordance with the provisions of Section 4.10 of this By-law.</p>