



## SHORELAND DESIGNATION

The goal of the Shoreland Designation is to identify lands where limited shoreland development is appropriate and to minimize the impacts of that development and the natural environment on each other.

This designation generally replaces existing Shoreland and some Country Residential Districts located around South Mountain lakes and areas along the Fundy and Minas Basin shore. The Shoreland Designation enables several zones described to the right. Notable changes include:

- Reducing front yard setback requirements (to the road) to 20 feet
- Providing clarity that one recreational vehicle is permitted on a lot in place of a dwelling or cabin, and allow one visiting recreational vehicle
- Freshwater lakes on the South Mountain can now be rezoned to the Lakeshore Residential (S1), Institutional (IS) or Commercial Recreation (P1) Zones

### Further Changes Being Considered

Enabling development agreements for development on inaccessible lakefront property through private roads provided the following is met:

- The private road remains a private road – conversion to a public road shall not be considered
- A water monitoring program has been established and a baseline condition has been determined in S1 & S2 Zones
- The lakefront lot(s) shall meet the lot requirements of the Lakeshore Limited Development (S2) Zone

### DID WE GET IT RIGHT?

Leave your comments on a post it note below OR talk to one of our Staff.

### Lakeshore Residential (S1) Zone

The S1 Zone is intended to minimize the impact of human development on freshwater lakes in the Municipality while allowing public and private opportunities for freshwater-related recreation, leisure activities, and permanent habitation.

The S1 Zone is proposed to replace the Seasonal Residential (S1) Zone in areas where there is existing development. While there are many similarities, notable changes include:

- Replacing the “seasonal dwelling” use, which is based on amount of time the property is used and is hard to enforce, with a “recreational cabin” use, which is based on a lower level of ‘finishing’ applied to the building (e.g. no insulation or plumbing)
- Removing the limit on the number of dwellings permitted on a single lake and replacing it with a limit on what percentage of a lake can be zoned Lakeshore Residential (S1)



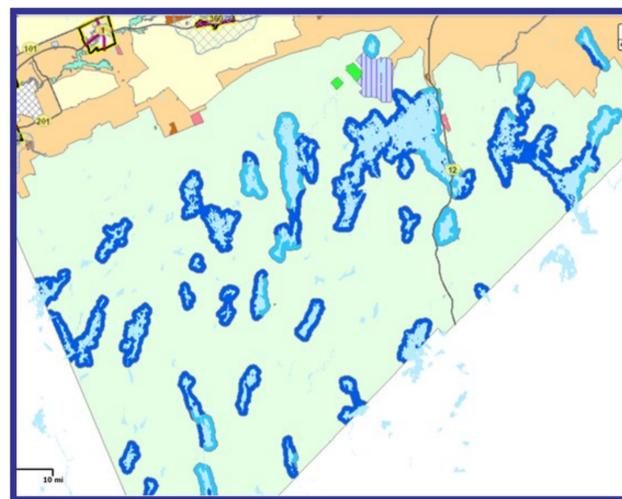
### Lakeshore Limited Development (S2) Zone

The S2 Zone is intended to provide opportunities for freshwater-related recreation, leisure activities and permanent habitation on larger lots with larger water frontages, to reduce the need to clear large areas of the lakeshore for development and to reduce the numbers of septic systems (and the nutrients they release) around the South Mountain Lakes.

The S2 Zone is proposed to replace areas zoned Future Shoreland (S2) and areas zoned Lakeshore Residential (S1) that do not contain existing development. The Lakeshore Limited Development (S2) Zone arises from the intent of the current Future Shoreland (S2) Zone of protecting sensitive areas or areas where the impacts of development have not yet been analyzed; however, the Lakeshore Limited Development (S2) Zone is in many ways a new zone.

Highlights of this zone include:

- Minimum lot size of 3 acres
- Minimum lot and water frontage of 400 feet each
- Limit subdivision to one lot per area of land per year



The dark blue areas around the lakes indicate the S2 Zone

### Tidal Shoreland (T1) Zone

The T1 Zone is intended to provide limited opportunities for residential development along the marine coast while protecting this type of development from coastal hazards.

The T1 Zone is proposed to replace the existing Coastal Shoreland (CS) Zone, areas zoned Hamlet Residential (R7) in former coastal hamlets, areas zoned Forestry (F1) and areas zoned Country Residential (R6) where coastal development has already occurred. While there are many similarities, notable changes include:

- Focusing almost entirely on small residential uses (one and two units), where some of the previous zones allowed uses such as gun ranges and kennels
- Reduced minimum lot size to 30,000 square feet
- Reduced minimum lot frontage to 100 feet
- Reduced side setbacks to 4 feet
- Implementing a minimum setback from the marine coast (the top of the bank) of 75 feet for main buildings and 50 feet for accessory buildings



### Coastal Commercial (T2) Zone



The T2 Zone is intended to provide flexibility for a limited range of uses that service the surrounding community and visitors along the marine coast.

The T2 Zone is proposed to replace the Hamlet Commercial (C10) Zone in former hamlets on the Minas and Fundy coasts. While there are

many similarities, notable changes include:

- Allowing one and two-unit dwellings as primary uses as opposed to only accessory to a commercial use
- Tailoring the list of uses to the coastal aspect of these areas, e.g. removing uses that were more focused on the agricultural hamlets (sod operations, etc.)
- Reduced minimum lot size to 30,000 square feet
- Reduced minimum lot frontage to 100 feet
- Reduced minimum side setbacks to 4 feet

This map demonstrates some of the areas proposed to be zoned either T1 or T2

