

**AMENDMENT NO. 1
TO THE
OFFICIAL PLAN OF THE TOWNSHIP OF LAKE OF BAYS

BAYSVILLE SERVICING POLICIES**

Prepared by the Township of Lake of Bays
and District of Muskoka Planning
and Economic Development Department

**ADOPTED BY THE COUNCIL OF
THE TOWNSHIP OF LAKE OF BAYS**

CERTIFIED A TRUE COPY OF

*Amendment #1 - P - Lake of Bays
Bayville Servicing Policies*

Deputy Clerk: *M. Kerava*
TOWNSHIP OF LAKE OF BAYS

JULY 16th, 2002

**AMENDMENT NO. 1
TO THE OFFICIAL PLAN OF THE TOWNSHIP OF LAKE OF BAYS**

SECTION 1: TITLE AND COMPONENTS

- 1.1 Section 6 herein and Schedule "A2-1" and revised Schedule "A2" constitute Amendment No. 1 to the Official Plan of the Township of Lake of Bays.
- 1.2 Sections 1 to 5 herein, and the Appendices affixed hereto do not constitute part of the formal amendment, but provide more detailed information respecting the amendment.

SECTION 2: LAND SUBJECT TO THE AMENDMENT

- 2.1 The lands subject to this amendment include the lands within the boundaries of the "Community" of Baysville, all in the former Township of McLean, now in the Township of Lake of Bays, and in the District Municipality of Muskoka.
- 2.2 The lands subject to this amendment are more particularly shown on Schedules "A2" and "A2-1".

SECTION 3: PURPOSE

- 3.1 The purpose of the amendment is to amend the Official Plan of the Township of Lake of Bays:
 - i) to establish a servicing schedule for the Community of Baysville;
 - ii) to add servicing policies for the Community of Baysville;
 - iii) to provide clarification and requirements for development for narrow waterbodies;
 - iv) to delete Schedule A2 – Community of Baysville (dated December 14, 1999) and replace it with a revised A2 – Community of Baysville (dated May, 2002).

SECTION 4: BACKGROUND AND BASIS

Background

- 4.1 In 1988, the District of Muskoka and the Township of Lake of Bays began considering the provision of municipal water and sewer systems for Baysville. The study to determine the feasibility of providing services to this community was initiated in order to address environmental issues within Baysville related to the provision of potable water and sewage disposal. The Environmental Study Report and related Addendums for Baysville recommended the provision of services in this community to address the cross contamination of wells and septic systems.

- 4.2 The Lake of Bays Official Plan currently anticipates the provision of municipal services in Baysville, and that additional policies would be added to the plan once servicing is confirmed. As the installation of services is now imminent, these additional policies are to be included in the Plan at this time. The preparation of these policies was undertaken in consultation with concerned community groups, such as the Lake of Bays Association and the Baysville / Lake of Bays Ratepayers. In response to concerns respecting the impact of future shoreline development in Baysville, additional policy respecting development on a narrow waterbody has been included herein.
- 4.3 Although the provision of services for the entire community is a long-term objective, currently it is only feasible to service a portion of the community. It is envisioned that these serviced areas will provide a center for desirable growth that will preserve and enhance the existing community character. Growth in the areas of this community without municipal water and sewer service will be limited. As a result, Baysville will grow and intensify in a phased manner.
- 4.4 The replacement of Schedule A.2 "Community of Baysville" is essentially a housekeeping matter involving the correction of minor mapping errors of the delineation of the "Community" boundary. The new "Schedule A2" will ensure conformity to Section G.3 of the Township Official Plan.

SECTION 5: IMPLEMENTATION AND INTERPRETATION

- 5.1 The policy of this amendment will be implemented in accordance with the policies contained in the Official Plan of the Township of Lake of Bays, in addition to any specific provisions contained in Section 6 of this Amendment.

SECTION 6: THE AMENDMENT

- 6.1 **Section A.1 is hereby amended by adding the words "Schedule "A2-1: Community of Baysville – Water and Sewer Service Areas", after the words "Schedule "A2: Community of Baysville".**
- 6.2 **The "Community Designation" background statement contained in the beginning of Section G is hereby amended by deleting the third paragraph and replacing it with the following:**

"In order to address health and environmental problems, municipal water and sewer services are to be provided in the community of Baysville. In addition to resolving these issues, the serviced areas of Baysville will provide a center for desirable growth that will preserve and enhance existing community character. This may include new business opportunities or the ability to provide the type of housing that will allow seniors to remain in their own community. Although the provision of services for the whole community is a long term objective, currently it is only financially feasible to service a portion of Baysville. As a result, growth in the unserved areas of this community will be limited."

6.3 **The background statement on the Community of Baysville contained in Section G is hereby amended by deleting the third paragraph and replacing it with the following:**

"Growth in Baysville has occurred slowly by infilling and low-density expansion on the outskirts of the original settlement area. Growth has been limited by the health and environmental problems that have been experienced in the community due to cross contamination of wells and sewage disposal systems. Municipal water and sewer services are scheduled to be provided in order to resolve this situation. This will also enable the serviced areas of Baysville to become a centre for growth within the Township. The business growth and facilities to allow the elderly to remain in their community, which were identified as being desirable in the Vision, will then be possible in this community."

6.4 **Section G: Baysville - Boundaries policies are hereby amended by the addition of the following text immediately after Section G.75. Existing Sections G.76 to G.90 will be renumbered accordingly:**

"G.76 Municipal water and sewer service areas are identified on Schedule A2-1."

6.5 **Renumbered Section G.87 is hereby deleted in its entirety and replaced with the following:**

"G.87 Growth will be directed to the areas within the community that have municipal water and sewer services. In the long term, the entire area within the community boundary is expected to be serviced. However, until that time, growth in unserved areas of Baysville will be limited."

6.6 **Section G: Baysville - Constraints and Environmental Protection policies are hereby amended by the addition of the following text immediately after renumbered Section G.91.**

"G.92 Schedule D2 generally identifies the portion of the Muskoka River leading from Lake of Bays to and through Baysville as a narrow waterbody, and this constraint will be considered and addressed as set out in Sections. E.17, E.18, G.108 and G.109." **Narrow Waterbody**

6.7 **Section G: Baysville – Water and Sewage Servicing policies are hereby amended by the deletion of existing Sections G.91, G.93 and G.94. Existing Section G.92 shall be renumbered to G.93, and the first paragraph shall be amended to read as follows:**

"The provision of municipal water and sewer services in Baysville will address the health and environmental issues and within serviced areas will also:"

6.8 **Section G: Baysville – Water and Sewage Servicing policies are hereby further amended by the addition of the following text immediately after renumbered Section G.93.**

- G.94 Within the municipal water and sewer service areas identified on Schedule A2-1, new development will proceed on the basis of these services. Development will not proceed until municipal water and sewer services are available. **Service Areas**
- G.95 Until such time as services are provided in the municipal water and sewer service areas, minor infill or expansions to existing development may be permitted provided that it is designed in such a manner that will facilitate future connection to municipal services.
- G.96 In extenuating circumstances, an exemption from the requirement to connect to municipal water or sewer services may be considered for a low density residential use on an existing lot of record or a minor expansion to an existing use, provided that municipal services are not reasonably available or are not expected to be available in the foreseeable future.
- G.97 Existing development within the municipal water and sewer service areas will be encouraged to connect to these services. **Connection to Services**
- G.98 In a future service area as identified by Schedule A2-1, growth will be limited to the development of existing lots or minor infill, where: **Future Service Areas**
- a) such development would constitute a low effluent producing use;
 - b) a potable water supply is confirmed and a suitable sewage disposal system can be accommodated on the property; and
 - c) it is designed in a manner that will facilitate future connection to municipal services.
- A hydrogeological report may be required to confirm that such development will be viable and sustainable, and as detailed in Section C.
- G.99 The extension of municipal water and sewer services beyond the community boundary will not be permitted, except to facilitate the installation of works by the authority having jurisdiction that have been determined to be in the public **Extension of Services**

interest or are necessary in order to remedy a health hazard or environmental concern.

G.100 The extension of municipal water and sewer services beyond the service boundaries identified in Schedule A2-1 will not confer, or be deemed to confer, development rights for abutting properties, except for those rights which are specifically permitted by this plan."

6.9 Existing Section G.95 will be renumbered to G.101.

6.10 Section G: Baysville – Growth and development policies are hereby amended by the deletion of existing Section G.101 and replacing it with the following text immediately after renumbered Section G.101. The subsequent sections shall be renumbered accordingly.

"G.102 The serviced areas of Baysville will provide a focus for growth in the Township."

6.11 Renumbered Section G. 105 is hereby amended by the addition of the following text immediately after the words "should be secured":

"in the Core Area."

6.12 Section G: Baysville – Community Design policies are hereby amended by the addition of the following text immediately after renumbered Section G.108. The subsequent sections shall be renumbered accordingly.

"G.109A boat impact assessment undertaken in accordance with Section J.15, may be required prior to the approval of application for an official plan or zoning by-law amendment, minor variance, or site plan approval, where the establishment of a significant boat docking or mooring facility is proposed. A boat impact assessment is intended to evaluate the suitability of the land-water interface of a site and the immediate area to accommodate a significant docking or mooring facility and its associated boat traffic. **Boat Impact Assessment**

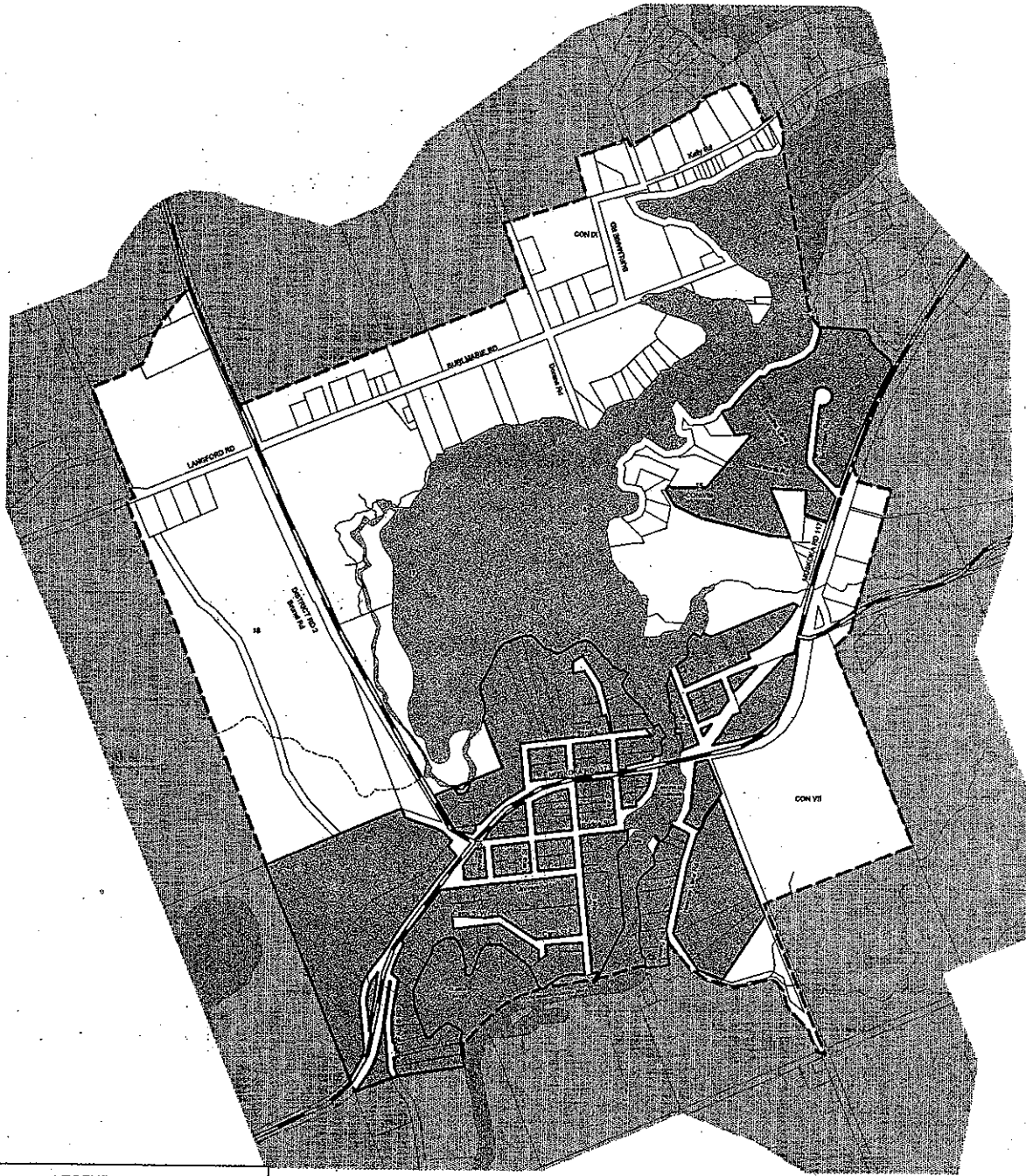
G.110 A significant boat docking facility includes:

- a) a facility or an addition to a facility which from the date of approval of this plan would cumulatively accommodate 15 or more boats; **Significant Docking Facility**
- b) a new or expanded facility associated with a commercial use on a narrow waterbody; and
- c) the establishment of a new marina, waterfront landing, or a boat livery, as defined by the Municipal Act."

6.13 Add "Schedule "A2-1: Baysville Servicing Schedule", to the Official Plan.



SCHEDULE A2-1: Community of Baysville - Water & Sewer Service Areas
Township of Lake of Bays Official Plan



LEGEND

- Municipal Water and Sewer Service Areas
- Future Service Areas
- Community Boundary
- District Roads

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metres

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