

BASIS FOR PROPOSED CHANGES

Proposed changes described above were based on the following considerations:

1. The Ministry of Natural Resources has indicated that they oppose the construction of new cottages in areas which are presently undeveloped (except where they will be infilling). This concern is because of the swampy nature of the areas, the fluctuating water table and in some instances the hazardous nature of the area because of storm damage.
2. The Regional Health Unit considers the major undeveloped areas and the hazardous areas of Long Point as undesirable for suitable septic systems.
3. There are no Official Plan policies to guide development on Long Point. This is so as the designation and policies which were intended for this area were deleted by the Minister of Housing at the time of the approval of the Plan (March, 1974). The Planning Department feels that new policies to guide development on Long Point should be developed and approved prior to any major pre-zoning of the Point. (Such policies are presently being developed by the Regional Planning Department and should be presented to Regional Planning Committee in the near future).

TOWNSHIP COUNCIL'S REVIEW

A draft of the attached by-law was presented to the Council for the Township of Norfolk in January, 1978. Council was concerned with the provisions of this by-law which restrict re-development of non-conforming uses in the "Environmental Protection (EP) Zone" or more specifically, along Hastings Drive. After much discussion Norfolk Council agreed such a provision was necessary and recommended approval of the provision.

As part of their review, Council met with representatives of the Long Point (Norfolk) Ratepayers Association. This Association was concerned with the re-zoning of Hastings Drive to "Environmental Protection (EP) Zone" as this zoning would not only restrict new cottage development but also the re-construction of cottages which have been destroyed by wave action or fire. A copy of this Association's letter of objection is attached to this report.

A second issue discussed by Norfolk Council was the provision introducing a "boathouse" as a permitted use in the "Environmental Protection (EP) Zone". Council was concerned this clause would permit boathouses all over the non-developed area of Long Point, a thing they felt was undesirable. Because of this concern, the boathouse provision was deleted from the by-law.