

To: Warden and Members of Council, MODY
Submitted by: Madelyn LeMay, LPP, MCIP
Date: March 25, 2026 Council Meeting
Subject: File # 259: LUB Map Amendment to Accommodate a Campground at PIDs 90233131 & PID90233149; and text amendment to the Recreation (Rec) Zone
Council Public Hearing and Second Reading Report

1.0 LEGISLATIVE AUTHORITY

Municipal Government Act Section 219 (2)..

2.0 POSSIBLE MOTION

... that Council:

(1) amends Schedule A, the Zoning Map of the Land Use By-law by amending the zoning of PID 90233131 & PID90233149 from the Lakeside Residential (LR) Zone to the Recreation (Rec) Zone to permit a campground, as shown in Figures 2 and 3 of the revised staff report to PAC dated February 25, 2026; and

(2) amends the text of the Land Use By-law to increase the required Watercourse Buffer from 12m to 15m throughout the Recreation (Rec) Zone as shown in Appendix G of the revised staff report to PAC dated February 25, 2026.

3.0 BACKGROUND

On February 17, 2026, staff presented a recommendation report to the Planning Advisory Committee (PAC) (Attachment A).

PAC considered the proposed amendments at its regular meeting on February 17, 2026, and recommended in favour of the proposed amendment provided positive comments were received from the Department of Transportation (DOT). Positive comments from DOT were received February 23, 2026.

Council considered the PAC recommendation on February 25, 2026 and a motion to hold a public hearing and second reading was approved.

The proposed amendments have been considered within the context of both the general and specific policies of the MODY Municipal Planning Strategy (MPS) and are consistent with the intent, objectives, and policies of the MODY MPS. As a

result, it is reasonable to amend both the Zoning Map of the Land Use By-law (LUB) and the text of the LUB.

The statutory requirements regarding amendment have been met.

4.0 NEXT STEPS



5.0 ATTACHMENTS

Attachment A Revised Staff Report February 25, 2026: LUB Map Amendment to Accommodate a Campground at PIDs 90233131 & PID90233149; and text amendment to the Recreation (Rec) Zone

Attachment B First Reading Report February 25, 2026

Report Prepared by Madelyn LeMay, LPP, MCIP

Report Approved by Victoria Brooks, CAO

To: Planning Advisory Committee (PAC)
Municipality of the District of Yarmouth (MODY)

Submitted by: Madelyn LeMay, LPP, MCIP

Date: February 17, 2026 PAC Meeting

Subject: PIDs 90233131 & PID90233149; LUB Map Amendment from Lakeside Residential (LR) Zone to the Recreation (Rec) Zone; and text amendment to the Recreation (Rec) Zone Recommendation Report to PAC

1.0 LEGISLATIVE AUTHORITY

Municipal Government Act Section 219 (2).

2.0 RECOMMENDATION

Should the Planning Advisory Committee (PAC) wish to forward a positive recommendation, the following motion would be in order:

... that Council give First Reading and hold a Public Hearing to consider:

- (1) amending Schedule A, the Zoning Map of the Land Use By-law to amend the zoning of PID 90233131 & PID90233149 from the Lakeside Residential (LR) Zone to the Recreation (Rec) Zone to permit a campground, as shown in Figures 2 and 3 of the staff report to PAC dated PAC dated February 17, 2026; and*
- (2) amending the text of the Land Use By-law to increase the required Watercourse Buffer from 12m to 15m throughout the Recreation (Rec) Zone as shown in Appendix G of the staff report to PAC dated February 25, 2026.*

3.0 BACKGROUND

3.1 Application

On December 5, 2025 Cynthia and Bradley Hogg (Hogg Holdings Ltd.), completed an application to amend the planning documents to permit the development of a resort on PID 90233131 & PID90233149.

The initial application was for a specific Land Use By-law amendment; following staff discussion the applicant was asked to consider changing this to a Municipal Planning Strategy amendment, and did so. However, following a thorough review of the request and planning documents, staff determined that a Land Use By-law map amendment was possible and would be the most effective change. As a result, the process for amending the Land Use By-law is being followed.

3.2 Proposed Use

The business plan accompanying the application sets out the following details

- a privately owned micro-resort development named Loon Haven Retreat Ltd.;
- modern, predominantly solar powered, lakeside cabins, walking trails and quiet spaces where first responders and others may decompress and reconnect with nature;
- use to be supported by a non-profit society which will provide accessibility, outreach and funding for prospective clients.

The physical properties are described as:

- Phase 1: five prefabricated cabin units (approximately 11.5 m x 3.3 m (around 38 m² floor area) constructed on engineered structural supports;
- cabins to be located along the waterfront with a communal firepit area and internal access road;
- Phases 2 and 3: additional cabins as demand grows. A central landscaped area will be reserved for housekeeping and maintenance buildings, septic field, parking and a small camp-retail shop;
- private wells and on-site septic systems will serve each cabin; and
- roads will be built to comply with municipal setbacks and environmental constraints.

3.3 Context: Surrounding Area

The subject PIDs 90233131 & 90233149 are located on Three Island Lake Road and front on Two Island Lake. Both are owned by Hogg Holdings Limited and are shown on a 1996 Plan of Subdivision (Figure 4).

PID 90233131 is 4.69 hectares in area; PID 90233149 is smaller, at 2.52 hectares in area.

Access to the lots is via a 66' wide deeded right-of-way shown on the 1966 Plan of Subdivision (Figure 4) on which the lots appear as lots # 5 & 6, as noted in the application. As shown on the plan, the right-of-way has access to Lake George Road.

There appear to be seasonal dwellings on the lots immediately to the north and south; Two Island Lake is located to the west of the lots. On the east the lots are bound by two (2) large lots; neither appears to have any structures. There is one (1) year-round residence located further to the south-west on Three Island Lake

Road.

4.0 DISCUSSION AND DOCUMENT REVIEW

4.1 Statements of Provincial Interest

The Province of Nova Scotia has six (6) Statements of Provincial Interests (SoPI) which form part of the Municipal Government Act and provide municipalities with guidance on specific aspects of development in the Province: drinking water, flood risk areas, agricultural land, infrastructure, housing and the development of the Nova Centre. This proposed LUB amendment does not have impact on and is not impacted by any of the matters discussed in the SoPI.

4.2 Municipal Climate Change Action Plan (MCCAP)

As noted in the MODY MCCAP, *“REMO’s Comprehensive Emergency Management Plan stated that, “An ever increasing number of residential areas are being developed where they are surrounded by forest. Hence the potential exists for a forest fire to threaten an area of human habitat. The majority of dwellings are of wood construction and fire constitutes a major hazard, particularly in areas of relatively high density. Forest fires present a very real hazard.”*

The proposed development lies within a forested area. The MCCAP notes that the risk of *“Displacement of Residents due to Property Damage/Threat is “Moderate”*. The wild fires and droughts in Nova Scotia which occurred over the past two years appear to indicate that the risk is quickly increasing. However, since the proposal is for a campground rather than year-round permanent housing, there would not be an increased risk of residents being displaced.

MCCAP Section 7.4 , Tourism, notes *“MODY would be well-served to promote its rural character, available land, affordable living and ‘openness to business’ in the context of being a beautiful coastal environment that is managed in a way that is climate wise and weather prepared.”*

Although the MCCAP does not suggest any specific actions related to individual developments, an awareness of wild fire risk is important when considering developments.

4.3 MPS: Designation and Specific Policies

The subject properties, PID 90233131 & 90233149 are both designated Lakeside Residential (Appendix A) on the Generalized Future Land Use Map (GFLUM) of the MPS (Figure 1) and zoned Lakeside Residential (LR) (Appendix B) (Figure 2). MPS s.5.10.1 *Lakeside Residential Designation* establishes the background of the designation. (Appendix A) Among other comments it notes: *“Council intends to protect the watercourses while retaining the usability of the land and supporting residential uses in the vicinity of the municipality’s lakes”. ...and “promoting an attractive environment for recreation and living on lakes that are not in serviced*

areas”

The MPS Background section regarding the Lakeside Residential Designation provides some insight into Council’s intentions for the designation. In short, the Lakeside Residential Designation is intended to:

- provide some extra protection along the edges of lakes; and
- promote an attractive environment for recreation and living on lakes which are not in serviced areas.

As a result, the uses contemplated for the Lakeside Residential (LR) Zone (Appendix B) include some of the uses permitted in the Recreation (Rec) Zone.

Policy 5-45 establishes the area designated Lakeshore Residential and policy 5-46 specifies that the Lakeside Residential (LR) Zone and Recreation (Rec) Zone (Appendix C) are each permitted with the designation.

The Lakeside Residential (LR) Zone gives priority to sustainable residential development.

The MPS “Recreation & Open Space” background notes that MODY supports a wide range of recreation facilities and that a mix of public and privately-owned options [exist] throughout the municipality.

MPS Policy 4-75 notes that campgrounds are permitted in a number of zones, including the Recreation (Rec) Zone.

4.4 **LUB: Present and Proposed Zones**

The present zone, Lakeside Residential (LR) allows a broad range of uses with an emphasis on lower density residential development.

The proposed zone, Recreation (Rec) is intended particularly for all recreational activities (Appendix C).

4.5 **Amendments**

The proposed use meets the definition of campground; campgrounds are permitted in the Recreation (Rec) Zone.

An amendment to Schedule A, the Zoning Map of the Land Use By-law from Lakeside Residential (LR) Zone to Recreation (Rec) (Appendix C) for PIDs is needed to respond to this application and allow a campground on PIDs 90233131 & PID90233149.

In addition, the Lakeshore Residential (LR) Zone requires a “Watercourse Buffer” of 15 metres (Appendix E). All other zones, including the Recreation (Rec) Zone require a buffer of only 12 metres.

To ensure that the protection of the shoreline of Two Island Lake is not reduced

due to the proposed amendment, the Watercourse Buffer required for the Recreation (Rec) Zone should be increased from 12m to 15m.

This potential amendment has been discussed with the Director of Recreation, Frank Grant. He has not expressed any concern regarding the increased buffer being applied to the entirety of the Recreation (Rec) Zone.

The actual amendment would be to add s.30.7.2 to the Recreation (Rec) Zone of the Land Use By-law (Appendix F & Appendix G) "Notwithstanding subsection 30.6.1 the *watercourse* buffer in the Recreation (Rec) Zone shall be 15.0 metres".

4.6 **MPS: Amendment Policies**

4.6.1 Development Agreement rather than Amendment??:

When considering a possible map amendment to the LUB, the first section of the MPS which must be considered is s.6.4.3 "*Development Agreements instead of Map Amendments*".

This opportunity to proceed by development agreement rather than LUB amendment is meant for circumstances when the proposed amendment is intended to "*permit a specific proposal that is a smaller scale or less intensive use than the full range of intensity and uses the proposed zone would allow*"

In this case, the proposed use as a campground is among the more intense uses permitted by the Recreation (Rec) Zone. As a result, an amendment to Schedule A, the Zoning Map of the LUB is the preferred method.

4.6.2 There are three (3) other primary policies which establish how Council will consider amendments to the LUB:

MPS Policy 6-12 is met since the proposed zone is enabled within the Lakeside designation.

The provisions of MPS Policy 6-11 and Policy 6-14 are met since there are no applicable zone placement criteria and the proposed zone and the uses it permits meets all of the general criteria set out in Policy 6-21 (Appendix D) with the possible exception of potential of concern from Department of Transportation regarding "*creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal*".

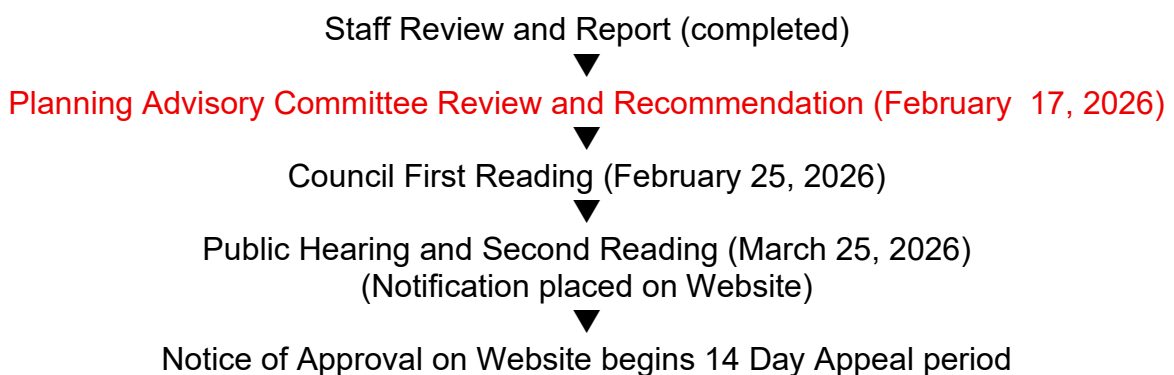
In summary:

- the proposal is not premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated;
- the Development Officer, area Fire Chief, Director of Recreation have not expressed any concern regarding the amendment; and
- Regional Manager of Department of Transportation has not yet had the opportunity to respond but will do so before PAC considers the matter on February 17, 2026.

5.0 Next Steps

As noted above, the proposed amendment has been considered within the context of both general and specific policies of the MPS and is consistent with the intent, objectives, policies and criteria of the MPS. As a result, it is reasonable to amend Schedule A, the Zoning Map of the LUB from Lakeside Residential (LR) Zone to Recreation (Rec) Zone to permit a campground on PID 90233131 & PID90233149 and to amend the text of the LUB to increase the Watercourse Buffer throughout the Recreation (rec) Zone to 15m.

The process to complete these proposed amendments is:



Note: dates are approximate and subject to change by Council

6.0 Financial Implications

There are no direct financial implications to the Municipality related to the proposed amendment.

7.0 Alternatives

In response to the application, PAC may recommend that Council:

- hold First Reading and authorize a Public Hearing followed by Second Reading, in order to approve the LUB amendments as proposed or as specifically revised by direction of PAC; or
- provide alternative direction such as requesting further information on a specific topic.

8.0 Attachments

Figure 1	GFLUM Extract
Figure 2	Current Zoning Map Extract
Figure 3	Proposed Zoning Map Extract
Figure 4	1996 Plan of Subdivision
Appendix A	MPS: Lakeside Residential Designation
Appendix B	Lakeside Residential (LR) Zone
Appendix C	Recreation (Rec) Zone

Appendix D General Criteria for Amendments
Appendix E Watercourse Buffer
Appendix F Draft text Amendments
Appendix G Draft test Amendments (formal)

Report Prepared by: Madelyn LeMay, LPP, MCIP

Report Reviewed by Victoria Brooks, CAO

Existing Future Land Use Map Lake George PIDs 90233131 and 90233149

Future Land Use
Lakeside Residential
Rural Development

Figure 1

Two
Island
Lake

243

Three Island Lake Rd

**SUBJECT
PROPERTIES
(7.21 hectares ±)**

Three Island-Lake-Fork-Rd

34



0 50 100 200
Meters

0 125 250 500
Feet

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Existing Zoning Map Lake George PIDs 90233131 and 90233149

Zoning
■ Lakeside Residential Zone
□ Rural Development Zone

Figure 2

*Two
Island
Lake*

243

Three Island Lake Rd

**SUBJECT
PROPERTIES
(7.21 hectares ±)**

34



0 50 100 200 Meters

0 125 250 500 Feet

Three Island-Lake-Fork-Rd

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F:\Map_ArcGIS_Pro\Projects\Yarmouth\Development\Rezoning\2026-01-14 - PIDs 90233131 and 90233149 - Three Island Lake Road-Lake George\Project\Project.aprx - Exported/Printed on: January 16, 2026

Proposed Zoning Map Lake George PIDs 90233131 and 90233149

- Proposed Zoning**
- Lakeside Residential Zone
 - Rural Development Zone
 - Recreation Zone

Figure 3

Two
Island
Lake

243

Three Island Lake Rd

**SUBJECT
PROPERTIES
(7.21 hectares ±)**

34



0 50 100 200 Meters

0 125 250 500 Feet

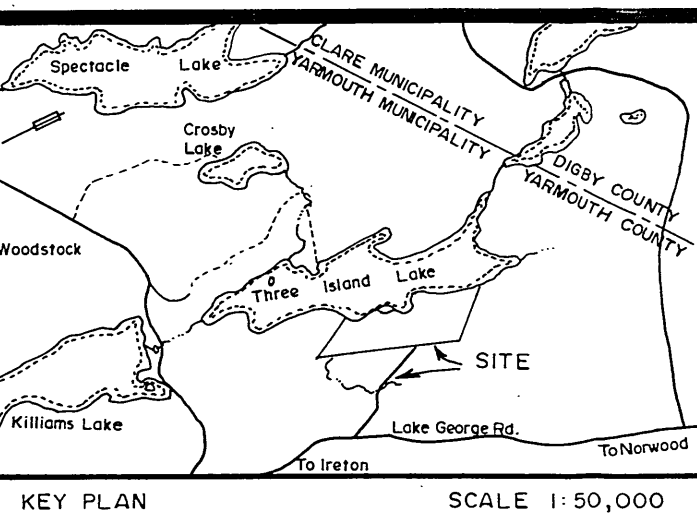
Three Island-Lake-Fork-Rd

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Figure 4

THREE ISLAND LAKE



LANDS OF
RAYMOND BURTON & JOYCE A. BURTON
(SA 424, pg 258)

LOT 3
LANDS OF
GROUP MARKETING CO-ORDINATES (1994) LIMITED
(SA NA, pg 771) et.
SEE PLAN NO. 400193
DATED DEC. 27, 1993
OWNED BY R. C. ODESSON

LANDS OF
MARK CHALLONER
(SA 526, pg 64)
SEE PLAN NO. 333294

LANDS OF
KENNETH B. KAREN GAVEL
(SA 405, pg 338)

LEGEND
THE DISTANCES AND BEARINGS ON THIS PLAN ARE MEASURED VALUES.
BEARINGS ARE GRID, DERIVED FROM THE NOVA SCOTIA COORDINATE SURVEY SYSTEM, CENTRAL MERIDIAN 64° 30' WEST, JAN. 1984 VALUES.

THE FOLLOWING ROADS ARE PUBLIC ROADS AND ARE NOT OWNED BY THE DEPARTMENT OF TRANSPORTATION OR THE MUNICIPALITY OF YARMOUTH AND ARE NOT ENTERED TO ANY MUNICIPAL OR MUNICIPAL SERVICES INCLUDING WATER, SEWER, GARBAGE PICKING, TRAVELING AND SCHOOL BUSES.
Three Island Lake Road
Three Island Lake Fork Road

THESE ARE THE PUBLIC ROADS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION AND COMMUNICATIONS OF THE PROVINCE OF NOVA SCOTIA.
SUBJECT TO THE CONDITIONS STATED OR REFERRED TO BELOW.

THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION AND COMMUNICATIONS OF THE PROVINCE OF NOVA SCOTIA.
Lake George Road

THESE ARE THE PUBLIC ROADS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION AND COMMUNICATIONS OF THE PROVINCE OF NOVA SCOTIA.
SUBJECT TO THE CONDITIONS STATED OR REFERRED TO BELOW.

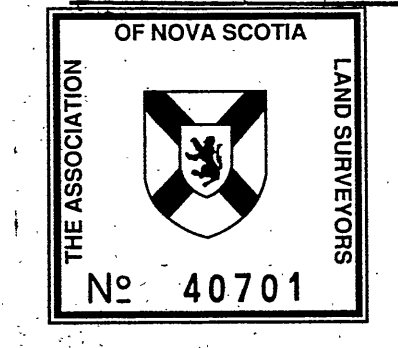
MUNICIPALITY OF YARMOUTH
SUBDIVISION
FILE NO.
F-10-96-Vc

MUNICIPALITY OF YARMOUTH
THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR LOTS NO. 1-10

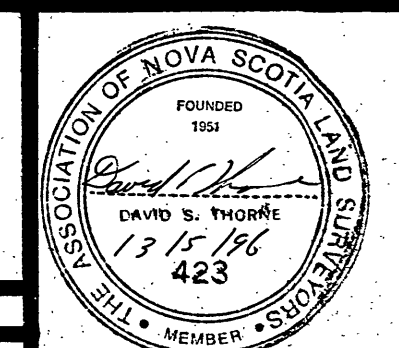
ENDORSED: [Signature]
MUNICIPAL DEVELOPMENT OFFICER
DATE: May 27 1996

FINAL PLAN OF SUBDIVISION
SHOWING
THREE ISLAND LAKE ROAD & THREE ISLAND LAKE FORK ROAD (66' PRIVATE ROAD) &
LOTS 1-10
SUBDIVISION OF LOT 2 LANDS OF
ANNAPOLIS LAND DEVELOPMENT LIMITED
AT
LAKE GEORGE (THREE ISLAND LAKE)
COUNTY OF YARMOUTH
PROVINCE OF NOVA SCOTIA

I, DAVID S. THORNE, Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision and that the survey and plan were made in accordance with the Nova Scotia Land Surveyors Act and the regulations made thereunder.
Dated this 27th day of May, 1996.
N.S.L.S.
THIS SURVEY WAS SET OUT DURING THE PERIOD OF FEB. 27, 29, MAR. 6, 7, 11, 12, 13, 14, 15, 19, 21, APR. 16, 17, 1995.
#3623 MAY 27 1996



D.S. THORNE
SURVEY ASSOCIATES
LIMITED
SHELburne
NOVA SCOTIA



DRAWN BY: B.C. DATE: MAY 26, 1996
SCALE: 1"=500' DWG. NO.: 13670796

Appendix A

MUNICIPAL PLANNING STRATEGY

Lakeside Residential Designation

Background:

The Municipality of the District of Yarmouth's lakes are a fundamental part of the municipality's community identity, and the lakes draw residents and visitors to their shores. There is strong development pressure for residential development, including dwelling and cottage uses, along the municipality's lakes, and recent years have seen an increase in the rate of lakeside residential development.

Lakeside residential development and its associated activities, including shoreline alteration, land clearing, and road building can impact the environment of lakes, as well as the aesthetic qualities that attract people to lakes in the first place. Council wishes to protect these watercourses while retaining the usability of the land and supporting residential uses in the vicinity of the municipality's lakes. The Lakeside Residential Designation is intended to provide this protection while promoting an attractive environment for recreation and living on lakes that are not in serviced areas (Lake Milo and Doctors Lake) or otherwise covered by other protective zoning, such as the Watershed Zone around Lake George.

Policy 5-45 Council shall, on Schedule 'A', the Future Land Use Map, designate as "Lakeside Residential" lands generally within 200 metres of major lakes, excluding Lake Milo and Doctor's Lake and lakes covered by other protective zoning, with adjustments to align with roads and property lines, to give priority to sustainable residential development.

Policy 5-46 Council shall, on the zoning map of the Land Use By-law, permit the following zones within the Lakeside Residential Designation:

- a)* Lakeside Residential Zone
- b)* Recreation Zone

5.10.2 Lakeside Residential Zone

Policy 5-47 Council shall, through the Land Use By-law, establish the Lakeside Residential Zone to apply to lands within the Lakeside Residential Designation, to give priority to sustainable residential development.

Boarding houses, dwellings with one or two units, small options homes, and special care homes shall be permitted only by site plan approval.

Policy 5-48 Council shall, through the Land Use By-law, prohibit development within 15 metres of watercourses within the Lakeside Residential Zone, with exceptions for structures such as boathouses and wharves, which must be located in close proximity to watercourses.

Policy 5-49 Council may, through the Land Use By-law, allow a reduction in other yard setbacks to accommodate development on existing lots that cannot meet the 15-metre watercourse setback.

Appendix B

Lakeside Residential (LR) Zone

25 LAKESIDE RESIDENTIAL ZONE (LR)

25.1 Intent

25.1.1 This *zone* is intended to give priority to sustainable residential *development* within approximately 200 metres of major lakes, excluding Lake George, Lake Milo, and Doctor's Lake.

25.2 Permitted Main Uses

25.2.1 The following uses shall be permitted as a main use in the Lakeside Residential (LR) Zone subject to the requirements of this By-law:

- (a) Airport Instrument Approach
- (b) Airport Navigational Systems
- (c) Community Centres and Community Clubs
- (d) Daycare Operations
- (e) Institutional Uses
- (f) Marinas
- (g) Places of Worship
- (h) Private Recreational Uses – Outdoor
- (i) Slipways
- (j) Wharves

25.3 Developments Permitted Subject to Other Requirements

25.3.1 The following *uses* are permitted as main uses in the Lakeside Residential Zone subject to all applicable requirements of this By-law, and to use-specific requirements found either in Chapter 7 of this By-law or the special *zone* requirements:

- (a) *Parks and Playgrounds* – Section 7.9
- (b) *Trails and Conservation Uses* – Section 7.13
- (c) *Utilities* – Section 7.14

25.4 Developments Permitted by Site Plan Approval

25.4.1 The following *uses* are permitted by *site plan approval* in the Lakeside Residential Zone subject to the *site plan approval* criteria of Chapter 31 of this By-law:

- (a) *Boarding / Rooming Houses*
- (b) *Dwellings – 1 or 2 dwelling units per lot*
- (c) Expansion of non-conforming uses
- (cA) Non-Primary Residence STRs (CHG-4-74A)**
- (d) Small options homes
- (e) *Special Care Homes*
- (f) *Small-scale Wind Turbine Generators*

25.5 Developments Permitted by Development Agreement

25.5.1 The following *uses* are permitted by *development agreement* in the Lakeside Residential Zone subject to the indicated *Municipal Planning Strategy* policy:

- (a) Adaptive re-use of former institutional buildings – MPS Policy 4-88
- (b) Adaptive re-use of registered heritage properties – MPS Policy 4-83
- (c) *Dwellings* with 3 or more units on a lot – MPS Policy 4-56

25.6 Zone Standards

25.6.1 In the Lakeside Residential Zone, no development permit shall be issued except in conformance with the following requirements:

Table 21: LR Zone Built Form Standards

Standard	All Permitted Main Uses
(a) Minimum Lot Area	5,000 m ² or Dept. of Env. requirement, whichever is larger
(b) Minimum Lot Frontage	30.0 m
(c) Minimum Front / Flankage Setback	7.6 m
(d) Minimum Side Setback	3.0 m
(e) Minimum Rear Setback	7.6 m
(f) Maximum Building Height	10.7 m

25.7 Special Zone Requirements

25.7.1 Notwithstanding Subsection 6.31.1, the *watercourse* buffer in the Lakeshore Residential Zone shall be 15.0 metres.

Appendix C
Recreation (Rec) Zone

30 RECREATION ZONE (REC)

This *zone* is intended to permit the development of parks and recreation *uses*.

30.1 Intent
30.2 Permitted Main Uses

30.2.1 The following uses shall be permitted as a main use in the Recreation (REC) Zone subject to the requirements of this By-law:

- (a) Campgrounds
- (b) Community Centres and Community Clubs
- (c) Equestrian Facilities
- (d) Institutional Uses
- (e) Interpretive Centres
- (f) Marinas
- (g) Places of Worship
- (h) Private Recreation Uses – Outdoor
- (i) Tour Operators

30.3 Developments Permitted Subject to Other Requirements

30.3.1 The following *uses* are permitted as main uses in the Recreation Zone subject to all applicable requirements of this By-law, and to use-specific requirements found either in Chapter 7 of this By-law or the special *zone* requirements:

- (a) *Cemeteries* – Section 7.3
- (b) *Parks and Playgrounds* – Section 7.9
- (c) *Trails and Conservation Uses* – Section 7.13
- (d) *Utilities* – Section 7.14

30.4 Developments Permitted by Site Plan Approval

30.4.1 The following *uses* are permitted by *site plan approval* in the Recreation Zone subject to the *site plan approval* criteria of Chapter 31 of this By-law:

- (a) Expansion of non-conforming uses
- (b) RV Parks

30.5 Developments Permitted by Development Agreement

30.5.1 The following *uses* are permitted by *development agreement* in the Recreation Zone subject to the indicated *Municipal Planning Strategy* policy:

- (a) Adaptive re-use of former institutional buildings – MPS Policy 4-88
- (b) Adaptive re-use of registered heritage properties – MPS Policy 4-83

30.6 Zone Standards

30.6.1 In the Recreation Zone, no development permit shall be issued except in conformance with the following requirements:

Table 22: REC Zone Built Form Standards

Standard	All Permitted Main Uses
(a) Minimum Front / Flankage Setback	7.6 m
(b) Minimum Side Setback	6.0 m
(c) Minimum Rear Setback	7.6 m
(d) Maximum Building Height	10.7 m

30.7 Special Zone Requirements

30.7.1 *Uses* accessory to *recreation* or *institutional uses* shall be permitted in the Recreation Zone, including but not limited to refreshment stands, canteens, and picnic areas.

**Appendix D
General Criteria for LUB Amendment**

6.6 MPS General Criteria

a) **Amending the Land Use By-law & Adopting Development Agreements**

Amendments to the Land Use By-law and the adoption of development agreements are processes that require careful thought. As such, Council has established a set of general criteria to consider when evaluating all Land Use By-law amendments and development agreement proposals.

Policy 6-21 *Council shall not amend the Land Use By-law or enter into a development agreement unless Council is satisfied the proposal:*

CRITERIA	COMMENT
<i>(a) is consistent with the intent of this Municipal Planning Strategy;</i>	
<i>(b) does not conflict with any Municipal or Provincial programs, bylaws, or regulations in effect in the municipality;</i>	
<i>(c) is not premature or inappropriate due to:</i>	
<i>i. the ability of the Municipality to absorb public costs related to the proposal;</i>	There are no anticipated costs to the Municipality related to this proposed LUB amendment.
<i>ii. impacts on existing drinking water supplies, both private and public;</i>	There are no anticipated impacts on existing private or public drinking water supplies related to this proposed LUB amendment.
<i>iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage</i>	Central sewer and water services are not available in this area. The applicant will apply for approval for private water and sewer services at the time of application for a development permit.
<i>iv the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i>	The Department of Transportation ha not yet had opportunity to respond, but will do so before February 17, 2026. A verbal report will be given to PAC then.

<p>v. <i>the adequacy of fire protection services and equipment;</i></p>	<p>The local Fire Chief, Scott Killam commented that his department has enough and appropriate equipment for fighting fires in this area. They are able to draw water from a 200' distance, so are able to draw from the lake. Chief Killam would appreciate the owners creating a path for access to the water. Chief Killam noted that:</p> <ul style="list-style-type: none"> - he feels upgrades are needed to the Lake George Road in any case. - the private road, Three Island Lake Road, would need to be in better condition for their equipment to use the road. - he noted a turning circle or cul-de-sac should be provided in order to turn fire trucks on the site. There are no land use or building regulations that would require a turning circle. <p>The applicant will be given the FireSmart Brochure and advised of the need for improvements to Three Island Lake Road and for fire trucks to turn around.</p> <p>The Fire Inspector stated that they have no concerns with this application with regard to fire safety.</p> <p>The Senior Building Official noted that the applicant will have to provide a full set of plans, a location plan and onsite septic information prior to receiving a building permits.</p>
<p>vi <i>the adequacy and proximity of schools, recreation facilities, and other community facilities;;</i></p>	<p>The Regional Centre for Education was not contacted to comment on the proposed LUB text amendment since no permanent dwellings are requested and the proposed zone does not permit any year-round residential development.</p> <p>The Recreation Director expressed no concerns regarding the amendment.</p>

<p>vii <i>the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses</i></p>	<p>There is no Sensitive Environment Zone or designation in the vicinity of the subject properties.</p>
<p>viii <i>site-specific climate change risks;</i></p>	<p>There are no known site-specific climate risks.</p>
<p>ix <i>the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas</i></p>	<p>As noted above, there is no Sensitive Environment Zone or designation in the vicinity of the subject properties, and there is no comment on this area within the Municipal Climate Change Action Plan (MCCAP).</p>
<p>x <i>impacts on known habitat for species at risk;</i></p>	<p>There will be no greater impact on any wild life in the Recreation (Rec) Zone than the Lakeshore Residential (LR) Zone.</p>
<p>xi <i>light pollution and impacts on dark sky views;</i></p>	<p>The LUB specifies that: <i>all exterior lighting must be of a full cutoff type and may not emit light above the horizontal or Dark Sky Approved.</i></p> <p>Since there will be more than five (5) cabins on the lots, outdoor lighting plans will be required prior to the development officer issuing a development permit (LUB 5.4.4).</p>
<p>xii <i>the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way</i></p>	<p>There are no evident concerns in terms of steepness of grade, soil or geological conditions. It is the responsibility of the property owner to ensure the site is suitable for the proposed uses.</p>
<p>xiii <i>the potential to create excessive noise or odour</i></p>	<p>There is no apparent potential to create excessive noise or odour.</p>

Appendix E
Land Use By-law: Watercourse Buffer

- 6.31.1 For development in any zone an undisturbed buffer of 12.0 metres shall be maintained between any structure or developed portion of the lot and the ordinary high water mark of all watercourses. For greater clarity, buffers greater than 12.0 metres may be required in some zones (check zone standards).
- 6.31.2 Infilling or removal of material shall not be permitted within the watercourse buffer except for minimal disturbance incidental to a permitted undertaking.
- 6.31.3 In the watercourse buffer area, the natural flora and fauna shall remain substantially undisturbed except for penetrations for developments permitted by Subsection 6.31.5, below. Good ecological practices designed to minimize disturbance of natural shoreline areas shall be encouraged for all activities and developments within the buffer and all developments on properties abutting watercourses in the Municipality.
- 6.31.4 On any lot subject to the requirements of Subsection 6.31.1, above, the required buffer supersedes any minimum setback requirement which may be less than the required buffer.
- 6.31.5 Notwithstanding Subsection 6.31.1, the following developments are permitted within the watercourse buffer area (subject to zone requirements for permitted uses):
- (a) boathouses, fishing gear, sheds, docks, wharves, piers, and slipways;
 - (b) boardwalks, walkways, and trails with a maximum width of 3.0 metres;
 - (c) pumphouses;
 - (d) scientific research structures;
 - (e) the removal of vegetation and alterations to grade necessary to erect erosion control and flood control measures above the ordinary high-water mark. Where excess vegetation has been removed within the watercourse buffer area, natural vegetation shall be restored;
 - (f) the removal of windblown, diseased, or dead trees deemed to be hazardous or unsafe;
 - (g) the limbing of tree branches for improved view plane and ventilation;
 - (h) safety fences that do not exceed a height of 1.9 metres;
 - (i) public streets and public infrastructure; and
 - (j) development in the Marine Industrial Zone and Watershed Zone.
- 6.31.6 Notwithstanding Subsection 6.31.1, existing buildings located within a watercourse buffer may be reconstructed, renovated, repaired, moved, or replaced provided that the work does not increase the building's footprint within the buffer or reduce the depth of the shoreline buffer and all other applicable requirements of this By-law are met.

Appendix F Land Use By-law Text Amendments

Note: coloured text and text with ~~strikeout~~ indicates a change from the present MPS and is provided only for the convenience of the reader.

Purpose: Text amendments to the Land Use By-law to ensure requirements for land bordering watercourses is the same in both the Lakeside Residential (LR) and Recreation (Rec) Zones

LAND USE BY-LAW

1. In Section 30.7, Special Zone Requirements, immediately following subsection 30.7.1, "*Uses accessory to recreation or institutional uses shall be permitted in the Recreation Zone, including but not limited to refreshment stands, canteens, and picnic areas.*"

Add a new subsection as follows:

30.7.2." Notwithstanding Subsection 30.6.1, the *watercourse* buffer in the Recreation (Rec) Zone shall be 15.0 metres.

Appendix G

Land Use By-law Text Amendments

Purpose: Text amendments to the Land Use By-law to ensure requirements for land bordering watercourses is the same in both the Lakeside Residential (LR) and Recreation (Rec) Zones

LAND USE BY-LAW

1. Immediately following subsection 30.7.1, "*Uses accessory to recreation or institutional uses* shall be permitted in the Recreation Zone, including but not limited to refreshment stands, canteens, and picnic areas."

Add a new section as follows:

Subsection 30.7.2." Notwithstanding Subsection 30.6.1, the *watercourse* buffer in the Recreation (Rec) Zone shall be 15.0 metres.

So that Section 30.7, Special Zone Requirements reads::

30.7.1 *Uses accessory to recreation or institutional uses* shall be permitted in the Recreation Zone, including but not limited to refreshment stands, canteens, and picnic areas."

30.7.2. Notwithstanding Subsection 30.6.1, the *watercourse* buffer in the Recreation (Rec) Zone shall be 15.0 metres.