

PLANNING & DEVELOPMENT

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February 17, 2015

Township of Wollaston
Attn.: Clerk – J. Cohen
P.O. Box 99
#90 Wollaston Lake Rd.
Coe Hill, Ontario K0L 1P0
Canada
Dear B. Vader,

Re: Draft Zoning By-law Amendment for Bear Ridge Campground and Trailer Park

Thank you for providing for review by this office: a copy of the application for a zoning by-law amendment, draft zoning by-law amendment, draft site plan, encroachment agreement and Scoped Environmental Impact Statement dated July 18, 2014, and site plan report.

Many of the comments are minor in nature, while some relate to more noteworthy issues. Council may wish to defer the passing of the Zoning By-law amendment in order to provide the applicant an opportunity to review the remarks and make changes as Council considers preferable. Staff would be pleased to meet and discuss the attached comments.

If you have any questions or comments regarding the attached, please contact Mr. Paul Walsh, Planner at (613) 966-6712 ext. 4003.

Sincerely,

Paul B. Walsh MCIP, RPP
Planner
County of Hastings
Department of Planning and Development

Attachments:

#1: Planning Staff comments and associated attachments



HASTINGS COUNTY PLANNING STAFF COMMENTS –
Draft Zoning By-law Amendment for Bear Ridge Campground and Trailer Park

Applicants: MORRISON Jason & Traci
Civic Address: 563 THE RIDGE Road
Legal Description/Municipality: Part Lot 13 and Part Lot 14, Concession 6
Township of Wollaston

Official Plan Designation	Rural
Current Zoning	Recreational/Resort Commercial Zone, Rural Residential (RR) Zone, Environmental Protection (EP) Zone
Proposed Zoning	Special Recreational/Resort Commercial – Exception # (RRC) Zone (RRC - #) Zone, Environmental Protection (EP) Zone

Preliminary Staff Recommendations (without the benefit of public input):

Recommendation:

THAT the Zoning By-law Amendment application for lands located in Part of Lots 13 & 14, Concession 6, Township of Wollaston (Morrison) **BE DEFERRED** to provide the applicant an opportunity to review **Attachment #1** (recommendations flowing from Official Plan policies) & **Attachment #3** (Draft Zoning By-law Amendment) as recommended and other recommendations for consideration.

Planning Review and Comments:

Purpose/Description of Application:

The application proposes to amend the zoning by-law to a revised **Rural Commercial (RRC) Zone** in order to permit the expansion of the existing tent and trailer park located at #563 The Ridge Road, opposite Wollaston Lake. Wollaston Lake is accessed from a beach area of approximately 76 metres in length (measured from air photos) located on the Township shore road allowance. The existing tent and trailer operation has historically been permitted to use the shore road allowance of approximately 76 metres in length where one dock has been installed (approximately 26 metres in length).

Existing uses include approximately 28 sites, 4 tourist cabins, one residence with a store/eating establishment and one washrooms/showers building. Staff understanding is that the proposed uses involve the addition of tent and trailer sites up to a total of 100 sites, two additional tourist cabins, an additional washroom/shower building and a second septic bed.

A total of three parcels are to be utilized. The main parcel currently used for the operation, plus two smaller lots abutting the main parcel also owned the Applicants. The smaller lots are zoned the **Rural Residential (RR) Zone** and the **Environmental Protection (EP) Zone** and are understood to be subject to the zone amendment.

A sketch of the existing and proposed site layout has been submitted with the application for zone amendment. In addition, an Environmental Impact Statement completed by asiOtus natural heritage consultants, dated July 18, 2014 has been submitted in support of the application.

Provincial Policy Statement (PPS) Consistency:

The PPS supports rural commercial uses that are dependent on the natural resources. The historical use of the water front area and the proposed uses of added recreational opportunities of the open space acreage represent uses dependent on the natural resources and are therefore consistent with the PPS in this respect. However, given the scale of the expansion to the tent and trailer park, added recreational facilities and amenities on the parcel should be developed to a commensurate extent.

Official Plan Conformity:

Please see **Attachment #1** for recommendations related to Official Plan policies and **Attachment #2** for related excerpts.

Holding (-h) Symbol – Site plan Control

Section 7.2.6 b) of the Official Plan identifies areas that should be subject to site plan control which among other uses includes commercial uses. As the proposed development is a commercial use, the subject lands should be made subject to site plan control. In this regard the proposed zoning by-law amendment will also establish the subject lands as a site plan control area as per Section 41 of the Planning Act, which is consistent with the policies of the County of Hastings Official Plan. In addition, a Holding provision (- H) has been included in the draft zoning by-law which will not be removed until such time as the applicants have provided an adequate site plan and/or have entered into a site plan agreement with the Township to the satisfaction of the Township. Among other things the site plan should address:

- grading and storm water management,
- internal roads/access, fire routes, parking/loading, landscaping, design of entrances, traffic calming, pedestrian crossings, signage
- buffers and setback locations of all buildings, structures and fencing
- The site plan agreement will need to address what (if any) washroom facilities and/or potable water supply is necessary in consultation with the Ministry of Environment and Climate Change, Health Unit and Chief Building Official.

Zoning Compliance:

The lands are currently zoned the **RRC - Recreational/Resort Commercial Zone**, the **Rural Residential (RR) Zone**, and the **Environmental Protection (EP) Zone**. The **RRC Zone** permits the proposed use subject to several provisions but with the following noteworthy requirements (section 13.3 c)):

- A maximum of 50 sites is permitted
- 2 m of useable shoreline per site
- The creation of a new tent/trailer park or the expansion of the area and/or density of an existing park shall require an amendment to this by-law.

Approximately 76 m of the shoreline is occupied by users of the tent and trailer park. The shoreline is located within a shore road allowance. At the rate of 2 m per site, the zoning by-law would only permit approximately 36 sites. Added recreational amenities, such as a pool, courts, and trails are important to include on the parcel as the number of sites expands significantly.

In addition, a general provision requires a setback of a minimum of 30 metres from the high water mark of any waterfront. A small stream and ponds are located on the parcel with trailer sites placed more closely than 30 metres. The zoning by-law should acknowledge this setback. Therefore a zone amendment is required in order to address the required provisions above. Please see **Attachment #3** for a revised draft Zoning By-law.

Other Comments

Staff understand that the Crowe Valley Conservation Authority has provided supportive comments directly to the Applicant. The zone amendment and Environmental Impact Statement is recommended to be circulated to the Conservation Authority in order for the Township to receive formal comments. The zoning by-law amendment should contain provisions that reflect recommendations of the EIS as accepted by the CA, as appropriate.

A draft Encroachment Agreement has been reviewed. The agreement is recommended to be entered into in order to confirm the right-of-use of the shore road allowance that supports the tent and trailer park. Please see **Attachment #4** for recommendations related to the encroachment agreement.

Summary

The proposal represents a potentially good addition to the tourism facilities of the Township. Staff encourage further information to be brought forward, primarily to demonstrate the health and safety issues related to pedestrian crossings and traffic egress/ingress. In addition, added recreational facilities are an important consideration to ensure that crowding onto the waterfront is not a concern.

Respectfully Submitted by:



Paul Walsh, Planner

Date: February 17, 2015

Attachments:

- #1: Recommendations - Official Plan
- #2: Relevant Excerpts from the Official Plan
- #3: Recommendations - Draft Zoning By-law Amendment
- #4: Recommendations - Encroachment Agreement

Attachment #1: Recommendations - Official Plan

Policies of the Official Plan have been reviewed with following comments and recommendations offered:

1. Regarding 3.3.6 b)
 - Significant portions of the parcel are subject to an Environmental Protection (EP) Zone. Areas subject to the EP Zone should be avoided to ensure good drainage of facilities and integrity of concrete pads serving the trailer sites. In accordance with the EIS report, the EP Zone may be modified.
 - The site contains elevated lands along the east portion of the site plan. The site plan should identify the treed areas that will be retained to avoid 'visual intrusion into the landscape'.
2. Regarding 3.3.6 e):
 - The Ridge Road functions as a local collector road with a significant volume of traffic travelling at significant speeds. The Roads Manager may wish to ensure that proper cautionary signage is erected to control on-coming speeds, pavement markings are provided giving notice of a pedestrian crossing, etc.
 - A traffic impact report should be submitted and a Commercial Entrance design as per Ontario Provincial Stds.
- Regarding 3.3.6 g):
 - The areas to be rezoned as a Rural Residential (RR) Zone. The site plan should present an appropriate buffer (fencing, landscaping, berm, etc.) along the property line of residential uses or provide for ample setbacks or a combination of buffer facilities and setbacks
- Regarding 3.3.6 h):
 - Recommend as a condition to site plan approval that road widening to the extent of a minimum of 33' be conveyed to the Township and additional areas for proper legal description of the road, if applicable, and any turning lanes if required.
- Regarding 3.3.6 j):
 - A tent and trailer park exists by virtue of its recreational amenities, notably the extent of its access to a recreationally suitable shoreline, but other recreational facilities are often provided. Given that the number of campsites is exceeding the Official Plan maximum of 50, the Applicant is asked to demonstrate the recreational capacity of the beach (i.e. how many square feet per person? How many docks and boat slips will be provided?). If its capacity is limited resulting in potential overcrowding, the Applicant should provide additional recreational amenities, such as open space sport venues (volleyball/ basketball, swimming pool, etc.) internal to the site.

- Regarding 3.3.6 k):
 - Emphasis is made on the seasonal use of the park, as opposed to year-round accommodation. The site plan is recommended to include a locked gate during the off-season.
 - The Official Plan permits an accessory dwelling unit (of the owner-operator), convenience stores and eating establishments.
 - The Official Plan requires a zone amendment to be passed to permit an expanding tent and trailer park. (i) and (ii) speak to capacities of the site and overall densities. An Official Plan amendment is not required in order to permit the zone amendment for over 50 sites. However, as referenced above, additional recreational facilities are needed to support a large congregation of persons while avoiding overcrowding of the waterfront area.
 - 3.3.6 k) (viii): The Applicant is advised to submit a servicing plan to the Township's satisfaction as part of a site plan approval.
- Regarding 3.3.6 l)
 - 3.3.6 l) (ii): The application information indicates that four tourist cabins are currently on the site and that two more are proposed. The site plan is recommended to demonstrate a 1-acre area associated with each new tourist cabin.
 - 3.3.6 l) (v), (vi) and 3.3.6 m): An emphasis is made on:
 - the adequate provision of recreational amenities (re-enforced);
 - the provision of a detailed site plan to support the zone amendment;
 - and the approval of water and sewer works.
- Regarding 4.0 Servicing:
 - 4.1: a hydrogeological study may be required for large septic systems or water taking, subject to approval from the Ministry of the Environment and Climate Change.
 - 4.2: a drainage plan is advised to be submitted as part of site plan approval
- Regarding 7.2.6:
 - tent and trailer parks are subject to site plan control approval. A "Holding"; symbol is recommended to be placed on the RRC Zone (RRC-Holding). The Holding can be removed by way of an amendment to the zoning by-law once the site plan agreement is finalized addressing all matters (such as the layout of sites and laneways, landscape plan, recreational amenities, drainage, road widening, entrance design, servicing approvals, etc.) and is registered on title.
 - after Council is satisfied with traffic and entrance, servicing (well and septic), landscape plan, and recreational amenity plan.

#2: Relevant Excerpts from the Official Plan

3.3.6 Commercial

- a) Commercial development includes uses which are economically dependent on or associated with vehicular traffic, uses that cater to the rural and local economy and uses catering to the tourist industry.
- b) Commercial development should not take place on lands having environmental constraints and is discouraged in areas possessing important natural characteristics. Buildings should be set back far enough from the crest or toe of steep slopes to ensure structural stability and to avoid erosion hazards and visual intrusion into the landscape. Natural features should be altered as little as possible.
- c) Rural commercial uses shall be encouraged to locate in compact nodes at centralized areas, such as major road intersections and grouped in such a manner that the surrounding rural landscape and scenic views are retained.
- d) Access points to and from roads shall be limited to safe locations and restricted in number.
- e) Advertising signs, lighting fixtures and other site features shall be carefully located in keeping with good site design and highway safety practices in order to maintain a high level of safety and a pleasing appearance. Local municipalities are encouraged to adopt sign by-laws.
- f) Adequate off-street parking shall be provided relative to the needs of the individual uses.
- g) Where commercial uses abut residential uses, an adequate buffer shall be provided to protect the amenities of the residential uses.
- h) Tourist commercial uses shall be located so that, wherever possible, they are readily accessible to tourist traffic either by water or by public road without passing through residential areas in order to avoid disruption of the residential area. The standard of road shall be adequate for the proposed use or shall be upgraded at the applicant's expense.
- i) A residential dwelling may be permitted on commercial properties for use by either the owner or operator of such establishments.
- j) In reviewing applications for tourist commercial development, a local Council shall ensure that the area is suitable for recreation use and that the natural environment, open space character and scenic qualities of the area are protected.

Municipal File No.: N/A

- k) Tent and trailer parks include seasonally operated parks for tents and recreational vehicles and may include such facilities as an accessory dwelling, docks and convenience stores catering to the day-to-day needs of the visitors.

An amendment to the Zoning By-law shall be required to permit the establishment of any new tent and trailer park or the expansion of an existing one. The Council shall review how the proposed tent and trailer park is able to satisfy the following development criteria, in addition to the other relevant sections of the Official Plan, prior to adopting the Zoning By-law Amendment:

- (i) the minimum lot area shall be 4 hectares and the maximum number of campsites should be 50 in order to avoid excessive concentrations of development in Waterfront areas,
- (ii) campsites should have sufficient area and frontage along the internal park road to avoid overcrowding and to ensure minimal environmental impact, generally not less than 200 square metres for each site,
- (iii) no campsite, building or structure, except a marine facility for launching and/or servicing of boats, is permitted within 30 metres of the high water mark of any water body. All docking and boat launching structures/facilities shall require the approval of the appropriate federal, provincial or public agency,
- (iv) no tent and trailer park shall be permitted where the existing public roads leading to the site are not capable of safely handling the anticipated traffic,
- (v) adequate provision for recreational facilities shall be made in any new tent and trailer park or major expansion of an existing one.

These may be beaches, swimming pools, tennis courts, major open space areas or a combination of these and/or similar features. A tent and trailer park located in the Waterfront area shall provide a waterfront park adequate to meet the needs of the proposed number of campsites but shall generally provide not less than 2 metres of waterfront for each site. In considering the suitability of beach or open space areas, Council shall consult with its peer review agent,

- (vi) the design of any tent and trailer park shall exhibit sensitivity to existing neighbouring uses and adequate buffering shall be provided between the tent and trailer park and any adjacent residential areas,
- (vii) a professional site sketch shall be prepared by the applicant for Council's consideration at the time of application and a more detailed site plan shall be required before development proceeds,

Municipal File No.: N/A

- (viii) all tent and trailer sites, comfort stations, accessory buildings with water using fixtures or any facilities requiring a sewage disposal system shall require a Certificate of Approval from the Ministry of the Environment and/or its agents, or a permit under the Building Code Act from the municipality, as the case may be, for water taking, water works and sewage works approvals. The Ministry of the Environment requires responsibility agreements for large sewer and water works for year round trailer sites.
- l) Tourist establishments are motels, hotels, rental cabins or other roofed accommodation, including accessory facilities such as docks, eating establishments, and convenience stores. An amendment to the implementing Zoning By-law shall be required in order to permit any new tourist establishment or the expansion of an existing one. The Council shall review how the proposed tourist establishment is able to satisfy the following development criteria, in addition to the other relevant sections of the Official Plan, prior to adopting the Zoning By-law Amendment:
- (i) the minimum lot area shall be 2 hectares,
 - (ii) the preferred density should be one unit per .4 hectare (1 acre), provided the Ministry of the Environment or its agents approve of the sewage disposal systems which are used on a seasonal basis only,
 - (iii) The site design shall be sensitive to existing neighbouring uses and adequate buffering shall be provided between the tourist establishment and any adjacent residential uses,
 - (iv) No building, structure, septic tank or tile field, except a marine facility for the launching and/or servicing of boats shall be located closer than 30 metres to the high water mark of any water body. All docking and boat launching structures/facilities may require the approval of the appropriate federal, provincial or public agency.
 - (v) adequate provision shall be made for recreational amenities similar to those required in Section 3.3.6 k) (v),
 - (vi) a professional site sketch shall be prepared by the applicant for Council's consideration at the time of the application and a more detailed plan shall be required before development proceeds.
- m) Water and sewage works shall require approvals from the Ministry of the Environment or the County peer review agent, as the case may be.

- n) Commercial uses shall be zoned in separate classifications in the implementing zoning by-law.

4.0 SERVICING

4.1 Private And Communal Sewer And Water Servicing

4.1.3 Private sewage disposal systems or any development that involves a large septic system may require a detailed hydrogeological study to determine on-site soil and groundwater conditions, to determine if soils can suitably accommodate sewage systems and whether the proposed sewage systems and wells will have any negative impacts on surrounding uses.

4.2 Storm Water Management

The following storm water management policies shall apply when the County or local municipalities are considering development proposals.

- 4.2.1 Prior to approving any development proposal, the County and local municipality, in consultation with the appropriate authority where applicable, shall be satisfied that adequate storm water management and drainage to a suitable outlet is provided.

7.2.6 Proposed Site Plan Control Areas: Section 41

...

- b) Site Plan Control shall apply to the following land uses: residential development greater than nine units, mobile home parks, **tent and trailer parks**,

Attachment #3: Recommended Draft Zoning By-law

By –Law No. **-15

**The Corporation of the Township of Wollaston
A By-law to Amend
Comprehensive Zoning By-law No. 50-10, As Amended**

A By-Law to amend Comprehensive Zoning By-Law No. 50-10, being a by-Law to regulate the use of land height, bulk, location, spacing, character and the use of buildings.

WHEREAS an application to rezone lands constituting Part of Lots 13 and 14, Concession 6 Township of Wollaston has been received and considered by the Municipality for the purpose of expanding the existing seasonal tent and trailer park, commonly known as “Bear Ridge Campground and Trailer Park”;

AND WHEREAS, the Council of the Corporation of the Township of Wollaston deems it advisable to amend the Township’s Comprehensive Zoning By-Law No 50-10;

NOW, THEREFORE the Council of the Corporation of the Township of Wollaston enacts as follows:

1. THAT By-law No. 50-10, as amended, is hereby amended by the insertion of subsection 13.5.2 immediately following section 13.5.1, to read as follows:

“13.5.2 Recreational Resort Commercial - Special - Holding (RRC – 2 - H) Zone (Part Lots 13 and 14, Concession 6 (PIN 40120-0078) and Part Lot 14, Concession 6 (PIN 40120-0074 and 40120-0073) Township of Wollaston)

*Notwithstanding any provisions of this by-law to the contrary, on lands zoned **RRC-2 - H** as shown on the attached schedule, the following special provisions shall apply:*

1. *Permitted Uses shall be limited to limited seasonal occupation and activities for the following:*
 - a. *Existing uses of 28 tent and trailer sites, 4 tourist cabins, one residence with a store/eating establishment and one washrooms/showers building.*
 - b. *Tent and Trailer Park up to a total maximum of 100 tent and trailer sites and four tourist cabins.*
 - c. *Recreational assembly lodge*
 - d. *Passive outdoor recreation*
 - e. *Active outdoor recreation*
 - i. *Minimum Recreational Facilities:*
 - *One existing mooring dock located within 30 metres of the RRC-2 Zone, subject to an agreement with the Township*
 - *Volleyball, tennis or horseshoe courts*
 - *Pedestrian or recreational vehicle trails*

- One Swimming pool

- f. Accessory and ancillary uses and structures to the permitted uses above, including:
- a maximum of 1 home for the owner-operator
 - an existing convenience store
 - an existing eating establishment
 - a maximum of 2 buildings used for showers/washroom/laundry
2. Zone Provisions:
- For All Principle Buildings, Trailer Sites or Uses, Save and Except Tourist Cabins:
 - Minimum Lot Area: existing
 - Minimum Lot Frontage: existing
 - Minimum Interior Side Yards: existing
 - Minimum Setback from Wollaston Lake shoreline: 30 metres (98.4 ft.)
 - Minimum Setback from on-site streams or ponds: 15 metres (50 ft.)
 - For Tourist Cabins:
 - Site Area per Tourist Cabin (Minimum)
 - New cottage/cabin: 0.405 hectare
 - Existing cottage/cabin: existing site area
 - Maximum Number of tourist cabins: 6
 - Maximum Gross Floor Area per new Tourist Cabins: 55 sq. metres
 - For Tent and Trailer Park:
 - Maximum Number of Park Sites: 100 sites
 - Minimum Usable Waterfront: 76 m
 - Minimum required parking spaces for lands zoned the RRC-2 zone shall be in keeping with Section 5.23, except as follows:
 - 1 parking space per site or cabin, plus an additional parking space for every bedroom over two;
 - 9 spaces for the convenience store and eating establishment; and,
 - 2 parking spaces for the house of the owner-operator.
3. Servicing Provisions:
- All cabins and sites shall be serviced by a privately owned communal sanitary sewage treatment and disposal system and drinking water system approved by the Ministry of the Environment and Climate Change;
 - Accessory structures containing water fixtures for sanitary or drinking water purposes shall be serviced by a privately owned communal sanitary sewage treatment and disposal system and drinking water system approved by the Ministry of the Environment and Climate Change;
 - Maximum number of Septic Systems: 2
4. Setbacks From the Environmental Protection (EP) Zone
- Camping, trailer site line shall establish a minimum setback of 3 metres;
 - All other buildings and facilities shall setback in accordance with the provisions of By-law 2012-30, as amended.
5. "Holding (H)" Symbol Provisions
- Prior to Council's removal of the "Holding (H)" symbol from the **RRC-2-H Zone**, the following shall apply:

- i. Existing uses are permitted.*
 - ii. The following information shall be presented to the satisfaction of Council:*
 - 1. A site plan drawn to an accurate scale showing the location of all existing and future buildings, structures, uses, and facilities;*
 - 2. A traffic report that includes addressing safe ingress/egress, safe pedestrian crossings, entrance design, signage and traffic dampening features;*
 - 3. A survey of the right-of-way of The Ridge Road, including right-of-way widening as required;*
 - 4. Buffering and landscaping features:*
 - a. adjacent to off-site residential uses; and,*
 - b. naturalization of sites exposed to public view.*
 - 5. Drainage and grading plan for new laneways, trailer and cottage/cabin sites.*
 - 6. Servicing plan approved by the ministry of the Environment and Climate Change.*
 - 7. An encroachment agreement has been entered into with the Township of Wollaston for the use an area of shore road allowance.*
 - iii. The "H" Holding Symbol shall be removed by by-law after the owner has entered into a Site Plan Agreement with the Township of Wollaston , which agreement shall address all municipal requirements, financial or otherwise, in accordance with Section 41 of the Planning Act, as amended.*
- 6. The use of the subject lands shall be in conformity with all other provisions of the **Recreational Resort Commercial (RRC) Zone** and the **Environmental Protection (EP) Zone.**"**

2. THAT SCHEDULE 'C' to By-law No. 50-10, as amended, is hereby amended by changing the zone category thereon in accordance with SCHEDULE '1' attached hereto;
3. THAT SCHEDULE '1' attached hereto forms part of this By-law; and,
4. THAT This By-Law shall come into force and take effect on the twentieth day after the day that the giving of written notice was given, providing no notice of appeal is filed. In the event that an appeal is filed, this By-Law shall not come into force and take effect until finally disposed of by the Ontario Municipal Board.

Read a First, Second and Third time and finally passed this February __, 2015.

Graham Blair, Reeve

Jennifer Cohen, Clerk

SCHEDULE 'I'

**SCHEDULE 'I' TO BY-LAW NO. _____ AMENDING
COMPREHENSIVE ZONING BY-LAW 50-10, AS AMENDED, FOR THE
TOWNSHIP OF WOLLASTON**

PASSED THIS _____ DAY OF _____, 2015.





Graham Blair Reeve

Jennifer Cohen Clerk



LOCATION OF SUBJECT LANDS

LOCATION: Pt Lot 13 & Pt Lot 14, Concession 6
Wollaston Township
ADDRESS: 563 The Ridge Road

-  Subject Land
-  Lands to be rezoned from the Recreation Resort Commercial (RRC) Zone to the Recreation Resort Commercial-2-Holding (RRC-2-H) Zone
-  Lands to be rezoned from the Rural Residential (RR) Zone to the Recreation Resort Commercial-2-Holding (RRC-2-H) Zone
-  Environmental Protection (EP) Zone, as revised



Prepared For
Wollaston Township

Prepared By
County of Hastings Planning & Dept.
GIS Section

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#4: Recommendations - Encroachment Agreement

1. A map or survey showing the defined area of occupation is recommended to be added as a Schedule 'B'. Schedule 'B' should be referenced in the agreement as to the agreed upon area of occupation.
2. Council may wish to choose to administer an annual licensing fee for occupation of the shore road allowance.
3. Council may wish to require the Licensee to furnish proof of adequate insurance in favour of the Township.
4. The Township Solicitor is advised to review the draft encroachment agreement.