

WHAT THIS CHANGE MAY MEAN FOR YOUR PROPERTY

NOTE: We are not responsible for any omission in this summary or decisions you may make based on this summary. We strongly recommend that you read the full version of the Official Plan Amendment itself.

If your property is in the 'ORANGE Area' see Section 1.0

If your property is in the 'ORANGE Area with Red Stripes' see Section 2.0

If your property is in the 'YELLOW' Area see Section 3.0

If your property is in the 'DARK GREEN' Area see Section 4.0

If your property is in the 'LIGHT GREEN' Area see Section 5.0

If your property is in the 'BROWN' Area see Section 6.0

If your property has 'White Stripes' over it see Section 7.0

Section 1.0 'Orange – Shoreline Community'

All new lots created shall be on a municipally owned roadway.

You can still build on a lot an existing lot that is on a private roadway subject to the requirements of the Kincardine Zoning By-law.

All new lots that are created that have a property boundary along the lake shall have a waterfront strip, up to 60 metres wide measured from the 100 year lake level plus 15 metres measured inland given to the Municipality.

All new lots that are created that have a property boundary along the lake shall locate any buildings, septic systems, driveways, etc. on the front 25 metres of the lot as measured from the municipal street.

The average density [the number of housing units per hectare] for new plans of subdivision/condominium that will have 5 or more housing units shall be 15 housing units per gross developable hectare.

New lots may be serviced by municipal water and sewer OR private waste disposal and private water OR Partial servicing i.e., municipal water and your own private septic system.

If you want to create a new lot(s) to be serviced with private water or private waste disposal, the lot(s) shall be no less than 1.0 hectares in size (2.47 acres) unless you provide a groundwater study showing that the groundwater will not be polluted.

Section 2.0 'Orange with Red Stripes – Special Policy Area Shoreline Community'

All of the policies of Section 1.0 above apply to the property HOWEVER all new development must be hooked up to the municipal sewer system and the municipal water system.

Section 3.0 'Yellow – Shoreline Infill Residential'

New 'infill' lots can be created in this area subject to the size and dimension requirements of the Official Plan and the Kincardine Zoning By-law.

New lots can be serviced by private septic system and municipal water.

The amount of the lot that can be covered by buildings, driveway, sheds, swimming pools, walkways, decks etc. is limited to 30% of the lot area.

No less than 25% of the area of a new lot shall be devoted and maintained as a natural area with natural vegetation cover.

All new lots that are created that have a property boundary along the lake shall have a waterfront strip, up to 60 metres wide measured from the 100 year lake level plus 15 metres measured inland given to the Municipality.

All new lots that are created that have a property boundary along the lake shall locate any buildings, septic systems, driveways, etc. on the front 25 metres of the lot as measured from the municipal street.

A person can build a residential dwelling on an existing lot subject to the rules and setbacks of the Kincardine Zoning By-law.

Section 4.0 'Dark Green – Natural Heritage System'

No new lots can be created in this area.

One single detached residential dwelling on an existing lot is permitted provided it is situated on the lot where the least impact on the Natural Heritage System is created and is not within the Natural Environment Area.

Minor extensions or enlargements to existing buildings and structures are discouraged.

No new buildings can be built on lands designated 'Natural Environment Area' (see Section 7.0 below).

Section 5.0 'Light Green – Open Space'

These lands are primarily owned by the Municipality of Kincardine and other agencies such as the Conservation Authority and used as parkland and other recreational activities.

There are no proposed changes to the existing rules restricting development of these types of properties.

Section 6.0 'Brown – Industrial'

The existing Official Plan policies for development in the Industrial Area designation are not being changed.

Section 7.0 'White Stripes – Natural Environment Area'

The existing Official Plan policies for the Natural Environment Area designation are not being changed.

