

### **Lakes “At Capacity” as defined by Minden Hills Official Plan**

From <https://mindenhills.ca/wp-content/assets/Official-Plan1.pdf>

#### 3.2.3 General Development Policies

##### 3.2.3.1 Lake Capacity

Before approving any development proposal adjacent to a lake, Council must be assured that the proposed development will not exceed the capacity of the lake to accommodate development. The Plan recognizes three factors as limiting lake capacity: · water quality; · surface capacity for recreation; and, · shoreline development capacity.

##### 3.2.3.1.1 Water Quality

3.2.3.1.1.1 The Ministry of Natural Resources, in association with the Ministry of the Environment, has undertaken a sensitivity analysis of the development capacity of lake trout lakes throughout the Township of Minden Hills. A number of lakes have been identified as exhibiting a high or moderate sensitivity to new development.

3.2.3.1.1.2 Council recognizes the importance of cold water lakes and streams within the Township. Therefore, development shall only take place in a manner that does not adversely affect the habitat essential to the maintenance of a healthy cold water fishery.

##### 3.2.3.1.1.3

The lakes listed below have been identified by the Ministry of Environment and Ministry of Natural Resources as lakes with naturally reproducing lake trout populations. According to existing and modelled water quality conditions, these lakes are highly sensitive to further shoreline development, and considered to be at development capacity:

- Bob Lake
- Davis Lake
- Kashagawigamog Lake
- Little Bob Lake
- Little Boshkung Lake
- Moore Lake (including East Moore Lake)
- North Pigeon Lake
- Sheldon Lake
- Twelve Mile Lake
- South Anson Lake
- Mountain Lake

#### 3.2.3.1.1.4

Existing development rights are recognized on the above noted lakes. New development shall not be permitted unless unique or special circumstances allow the development to occur. Prior to the approval of the development proposal within 300 m of the highly sensitive lake trout lake, detailed studies will be required to demonstrate that the physical features, design and siting of the development will not have an adverse impact upon the quality of the lake and related lake trout habitat. The Ministry of the Environment and Ministry of Natural Resources shall be consulted in these circumstances.

#### 3.2.3.1.1.5

Council will not consider any application that involves the creation of a new lot, or new medium density, lifestyle or cluster residential units, or any non-residential development, on the shorelines of lakes listed in Section 3.2.3.1.1.3, unless at least one of the following applies.

- Each created and retained lot has an existing dwelling and septic tank tile field, and its use is and will remain residential. · If the proposed development is non-residential, includes appropriate stormwater management design and it does not involve or require any new individual on-site or communal sewage disposal systems, or expansion of existing systems.

- Tile fields on the lots created will be located such that:

the tile field is located more than 300 metres from the shoreline, or

the drainage flow to the lake from the tile field will be greater than 300 metres; or

the drainage flow from the tile field is toward a lake not listed in Section 3.2.3.1.1.3. ·

The proposed new use has a scale and density that is less than currently exists on site, and shall demonstrate a net reduction of the phosphorus loading on the lake. Prior to any redevelopment being approved, a Lake Impact Assessment shall be completed to the satisfaction of the County, local municipality, the Ministry of Natural Resources and the Ministry of the Environment. The Lake Impact Assessment shall among other things, provide recommendations on implementation tools related to hydrogeology, soils and vegetation matters on site.

The proposed development is to be serviced with full municipal sewage services and appropriate storm water management design is incorporated on site. · Where the local municipality has in place tools such as a site alteration bylaw, site plan control and a tree cutting by-law under the Municipal Act, and where a site-specific soils investigation, prepared by a qualified professional, demonstrates that phosphorus can be retained in deep, native, acidic soils on-site, to the satisfaction of the Ministry of the Environment. A tree cutting by-law in place at the County of Haliburton will be considered as sufficient to meet the local requirement for a tree cutting by-law. However, in the absence of a tree cutting by-law at the County, a by-law must be in place at the local municipality.