

**The Corporation of the Township of Wollaston**  
**By -Law No. 10-15**

**Being a By-law to Amend**  
**Comprehensive Zoning By-law No. 50-10, As Amended**

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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 for tent and trailer parks over 50 sites
  - f. Accessory and ancillary uses and structures to the permitted uses above, including:
    - i. a maximum of 1 home for the owner-operator
    - ii. an existing convenience store
    - iii. an existing eating establishment
    - iv. a maximum of 2 buildings used for showers/washroom/laundry
2. Zone Provisions:
  - a. For All Principle Buildings, Trailer Sites or Uses, Save and Except Tourist Cabins:
    - i. Minimum Lot Area: existing
    - ii. Minimum Lot Frontage: existing
    - iii. Minimum Interior Side Yards: existing
    - iv. Minimum Setback from Wollaston Lake shoreline: 30 metres (98.4 ft.)
    - v. Minimum Setback from on-site streams or ponds: 15 metres (50 ft.)
  - b. For Tourist Cabins:
    - i. Site Area per Tourist Cabin (Minimum)
      1. New cottage/cabin: 0.405 hectare
      2. Existing cottage/cabin: existing site area
    - ii. Maximum Number of tourist cabins: 6
    - iii. Maximum Gross Floor Area per new Tourist Cabins: 55 sq. metres

c. For Tent and Trailer Park:

- i. Maximum Number of Park Sites: 100 sites
- ii. Minimum Usable Waterfront: 76 m
- iii. Minimum required parking spaces for lands zoned the RRC-2 zone shall be in keeping with Section 5.23, except as follows:
  - a. 1 parking space per site or cabin, plus an additional parking space for every bedroom over two;
  - b. 9 spaces for the convenience store and eating establishment; and,
  - c. 2 parking spaces for the house of the owner-operator.

3. Servicing Provisions:

- a. 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;
- b. 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;
- c. Maximum number of Septic Systems: 2

4. Setbacks From the Environmental Protection (EP) Zone

- a. Camping, trailer site line shall establish a minimum setback of 3 metres;
- b. All other buildings and facilities shall setback in accordance with the provisions of By-law 50-10, as amended.

5. "Holding (H)" Symbol Provisions

- a. 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 plan for a safe pedestrian crossing to the waterfront;
    3. Buffering and landscaping features:
      - a. adjacent to off-site residential uses; and,
      - b. naturalization of sites exposed to public view.
    4. Servicing plan approved by the ministry of the Environment and Climate Change.
    5. A land use agreement has been entered into with the Township of Wollaston for the use of 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 10<sup>th</sup> day of March, 2015.

  
Graham Blair, Reeve

  
Verna Brundage, Deputy Clerk

SCHEDULE '1'

SCHEDULE '1' TO BY-LAW NO. 10-15 AMENDING  
COMPREHENSIVE ZONING BY-LAW 50-10, AS AMENDED, FOR THE  
TOWNSHIP OF WOLLASTON

PASSED THIS 10<sup>th</sup> DAY OF March, 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 & Devel.  
GIS Section

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