

LWMP Implementation

Surface Water Zoning

WHY?

In the same way as zoning of land provides certainty to land use, the zoning of the surface of the water will provide certainty to area residents and property owners. The lake has a very limited supply of on water boat storage and access to boat slips based on the number of potential recreational users. Lake Windermere has been fortunate to not experience a significant problem with the placement of mooring buoys to date. The character of the lake may change in the absence of local government regulation to identify when and where mooring buoys may be placed.

Surface water zoning will not regulate boating (speed, engine size, restrictions, etc.) as this is a federal responsibility. While the RDEK already has three surface water zones in place for Columbia Lake it is anticipated that new zones will be prepared for Lake Windermere. The zones will be tailored to reflect the existing moorage on Lake Windermere, Provincial and Federal requirements and consideration of the desired management of future moorage as outlined within the Lake Windermere Management Plan (LWMP).

Uses that may be regulated by surface water zoning:

- Boat launches / ramps
- Swimming platforms
- Docks (fixed / floating)
- Moorage buoys
- Fueling stations
- Marinas
- Groynes
- Boat lifts
- Retaining walls

New Zoning Regulations may include regulations related to:

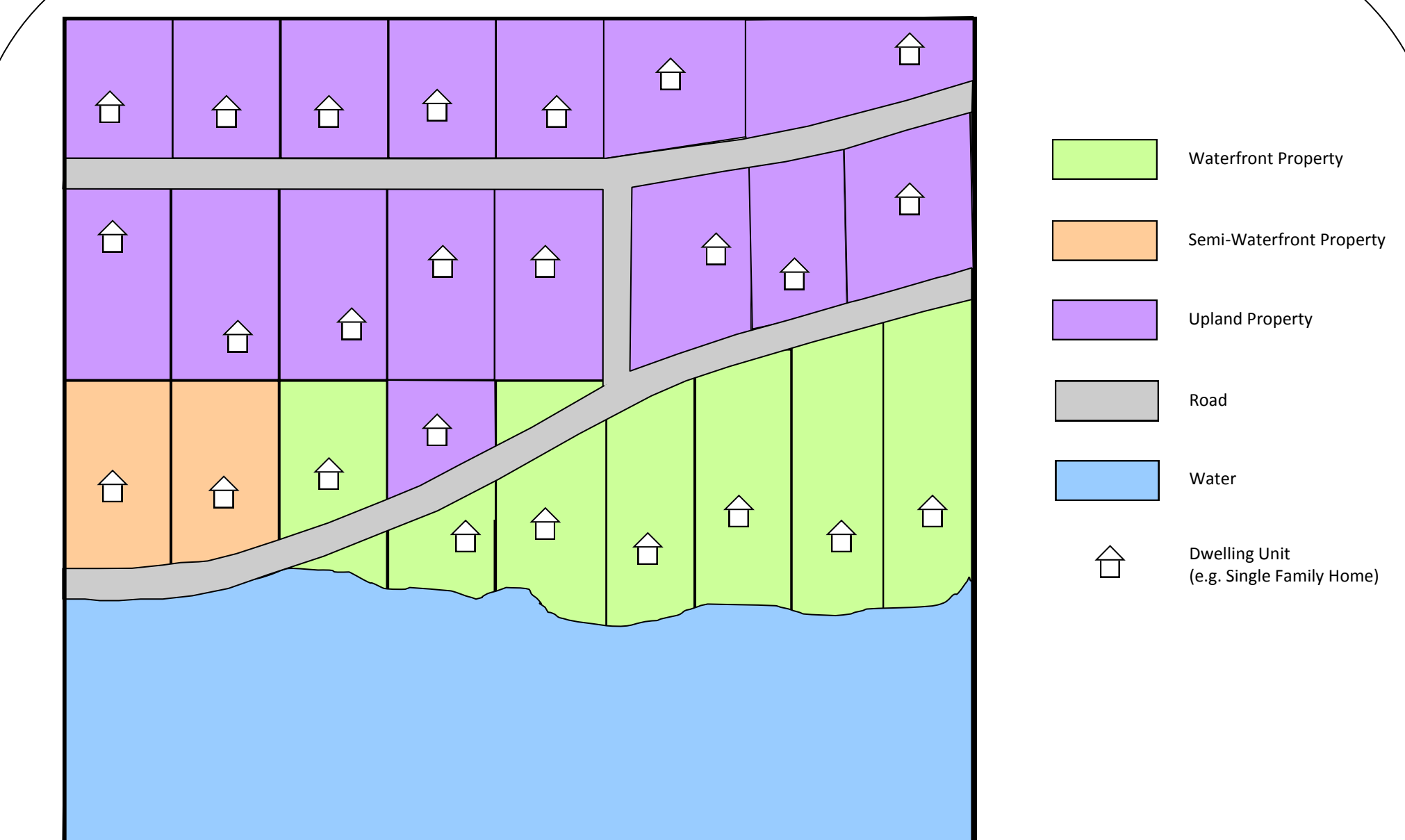
- Number of permitted structures (e.g. docks, swimming platforms)
- Placement of mooring buoys
- Siting of structures / buoys
- Limits to size of structures
- Changes to regulations related to upland land uses and structures (e.g. boathouses, decks, etc.)

The following are anticipated permitted uses in all water zones:

- Recreational boating
- Passive Recreation
- Swimming platforms
- Public utilities (e.g. water intake)
- Parks

Anticipated types of water zones:

- Residential - Single family
- Residential - Multi-family
e.g. Akiskinook, Terravista, Bayshore
- Commercial / Recreation - e.g. Shadybrook
- Commercial - e.g. Pete's Marina
- Recreation - e.g. Windermere Regional Park, Kinsman Beach
- Conservation - For example areas designated in the EKILMP Shoreline Guidelines



Waterfront Property

- At least one parcel boundary abuts the lake

Semi-waterfront Property

- Parcel is separated from the lake by a road, dedicated Ministry of Transportation and Infrastructure right-of-way or a rail line.

Upland Property

- No parcel boundary abuts the lake and other properties and/or accesses are between the parcel and the lake.

POTENTIAL MOORAGE OPTIONS UNDER WATER ZONING

You would be permitted to place the following moorage:

If you own a:	Single Family Residential Parcel that is:	LWMP Recommendation		
		Less Restrictive Option	Most Restrictive Option	Permitted Dock + Buoy
Waterfront	1 + TBD*	1 + 1	1 + 0	Permitted Dock + Buoy
Semi-Waterfront	0 + TBD*	0 + TBD*	0 + 0	Permitted Dock + Buoy
Upland	0 + TBD*	0 + TBD*	0 + 0	Permitted Dock + Buoy

* The recommended number of buoys per parcel were not identified. However, the LWMP recommends the placement of a single dock instead of mooring buoys.

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