

D17.3 MULDREW LAKE

D17.3.1 The special character of the Muldrew Lakes (North, South and Middle) as a series of long, relatively narrow channels are recognized. This contributes to a natural visual appearance when looking down the lakes, with a shoreline predominated by trees and natural vegetation and modest- sized cottages with very few boathouses. The unique qualities of the Muldrew Lakes, environmental health, and water quality of the lakes is to be maintained and enhanced, while allowing for modest development and reasonable redevelopment, in keeping with the character of the lake.

D17.3.2 The creation of a new lot on Muldrew Lake is subject to the following policies:

- a) backlot development shall not be permitted on the peninsulas between parts of the lake;
- b) the minimum lot frontage shall be 120.0 metres;
- c) where the lot is abutting a narrow waterway, the minimum lot frontage shall be 150.0 metres;
- d) the creation of a new lot to divide existing residential dwellings may be permitted provided that each lot meets the requirements of Sections D5 and D14.

D17.3.3 Areas of Crown land on Muldrew Lake, including the Eagle Lakes and the interior areas of the peninsula, are expected to remain under public control and unavailable for development but open for public recreation purposes.

D17.3.4 The two existing commercial properties on Muldrew Lake have been serving the public interest for many years and are expected to continue to do so in their present form. However, any application to expand the trailer park on North Muldrew will require a Site Evaluation Report (as detailed in Section I6.30) and a careful consideration of the impact of the proposal on the existing lake population. An Amendment to the Zoning By-law will also be required. Any redevelopment to another form of land use will require an Official Plan Amendment.

The existing landing and car parking area on Middle Muldrew will also require a Site Evaluation Report (as outlined in Section I1.4.30) prior to any expansion or change in use because of its small size and close relation to adjacent residential development.

D17.3.5 The permitted uses for lands within the Muldrew Lake designation shall be limited to single detached dwellings, mainland waterfront landings for water access and existing commercial uses.

D17.3.6 Boathouses are subject to the following provisions:

- a) The property has a minimum lot frontage of 90.0 metres and is not located in a narrow waterway;
- b) The structure is one storey with no attic, dormers, or human habitation;
- c) The boathouse has a maximum width of 15% of the frontage of the lot or 10 metres, whichever is the lesser;
- d) The maximum height of a boathouse shall be 3.9 metres as measured from the high water mark to the roof ridge and the structure has a sloped roof; and
- e) There is a minimum side-yard setback of 6.0 metres.

D17.3.7 A maximum of one Sleeping Cabin shall be permitted for each property that contains a principal dwelling.