

Frontenac Private Roads Study

Location:	County of Frontenac, Ontario
Client:	County of Frontenac
Duration:	August 2015 - June 2016
Services:	Planning Services GIS

Jp2g Consultants Inc. was retained by the County of Frontenac to undertake an assessment of the County's entire existing private lane network, totalling 981 private lanes.

The assessment included recommending a planning framework that can be used to best manage these lanes, promoting lane improvements, and providing planning policies for Township Official Plans to act as a guide for future development on private lanes.

The lands involved in the study include the Townships of North Frontenac, Central Frontenac, South Frontenac, and Frontenac Islands.

This Study is the first County-wide assessment of private roads (lanes) that has been prepared in order to address Provincial Policy Statement (2014) concerns about development on private roads. The biggest challenge was developing and implementing a methodology for analyzing large amounts of GIS information on land use and assessing complex social, economic, and legal issues to support a flexible, yet defensible policy approach for managing development on private roads (lanes).

Scope of work included:

Inventory

- Prepared a detailed inventory of existing private lanes
- Catalogued details for each private lane including name, associated lake name, lane length, land use, infilling, and extension potential

Inventory & Mapping

- Prepared an inventory and mapping of residential units, recreational dwelling units, and vacant lands land use on private lands in order to gain an understanding of the spatial distribution of seasonal and permanent residential development on private lanes

Constraint Mapping Analysis

- Involved a detailed analysis of the physical, legal, planning, and land use constraints to development on existing private lanes for the purpose of determining residential lot infilling and extension potential

Data Analysis

- Reviewed and analyzed supporting data associated with private lane development including population, demographic, economic, and MPAC assessment data, and an inventory of local consent and building permit data to gain an understanding of the social and economic drivers associated with conversion trends on private lane trends

