

## Section 6.1 - Recommendations for Official Plan Policies

Defined Shoreline Values and Issues	Discussion	Recommendations
<b>NATURAL HERITAGE AREAS AND FEATURES</b>		
<p>The PPS defines Natural Heritage Areas and Features to mean features and areas such as:</p> <ul style="list-style-type: none"> <li>· Significant wetlands</li> <li>· Fish habitat</li> <li>· Significant woodlands south and east of the shield</li> <li>· Significant Valleylands south and east of the shield</li> <li>· Significant portions of the habitat of endangered and threatened species</li> <li>· Significant wildlife habitat</li> <li>· Significant ANSIs</li> </ul>	<p>PPS Policy 2.3.1                      “Natural heritage features and areas will be protected from incompatible development.”</p>	<ol style="list-style-type: none"> <li>1) <i>Although the PPS only requires protection of features and areas that are of “Provincial Significance”, the municipality should attempt to ensure that the locally and regionally important natural heritage features are incorporated in the Official Plan.</i></li> <li>2) <i>Consider the inclusion of goal and objective statements that protect and enhance Natural Heritage Areas and Features, such as:</i> <ol style="list-style-type: none"> <li>a. <i>The conservation of the natural environment will take precedence over the development when the two are in conflict</i></li> <li>b. <i>To maintain a high level of diversity by protecting natural areas and the connections between them</i></li> <li>c. <i>To enhance and protect the quality of the environment</i></li> <li>d. <i>To encourage development in areas that are not sensitive</i></li> <li>e. <i>Considers that local and regionally significant areas are as important as provincially significant areas</i></li> <li>f. <i>Encourages the review of development impacts in adjacent areas</i></li> </ol> </li> </ol>
<b>Wetlands</b>		
<p>The PPS defines wetlands as “lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface....”</p>	<p>The PPS provides different policies for on-shield and off-shield Provincially Significant Wetlands. Provincially significant wetlands are identified by MNR using evaluation procedures established by the province. See Figure 2 and Table 2.</p>	<ol style="list-style-type: none"> <li>3) <i>Identify all evaluated and cartographic wetland areas on a schedule and place in a “wetland designation”. In addition, reference should be made to the specific mapping (which should be made available in the Municipal office) for the exact boundary delineation.</i></li> <li>4) <i>Include a general policy recognizing the importance of wetlands in general, and supporting their protection in the municipality. Such a statement should be included in the overall goals of the official plan as well as in a specific section that deals with wetland policy.</i></li> <li>5) <i>Adjacent lands - Include a policy that requires the assessment of negative impacts by a qualified person before approval is given for the development of adjacent lands surrounding any existing or potentially local or provincial significant wetland. The Natural Heritage Reference Manual recommends that the adjacent lands should be a</i></li> </ol>

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		<p><i>width of 120 m (394 ft) surrounding the wetland unless further evaluation proves that an alternate width would be appropriate. In this area, there should be a mechanism that requires the consideration of impacts before development is permitted.</i></p> <p>6) <i>The City should consider including all wetlands in a designation that would protect them from incompatible development. In some cases wetlands will be placed in the same designation that deals with flood hazards or development constraints.</i></p>
<b>Provincially Significant Wetland</b>		
<u>Off Shield</u>	PPS Policy 2.3.1 a) "Development and site alteration will not be permitted in significant wetlands south and east of the Canadian Shield."	<p>7) <i>Consider treating significant wetlands on and off the shield equally.</i></p> <p>8) <i>The PSWs should have a specific designation and associated policy recognizing that these complexes of wetlands have been evaluated as provincially significant.</i></p> <ul style="list-style-type: none"> <li>· <i>No development or site alteration shall be permitted.</i></li> </ul> <p>9) <i>Development may be permitted in adjacent lands (120 m) (394 ft) if it is demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified. EIS requirements are given in Section 4.3.5</i></p>
<u>On Shield</u>	PPS Policy 2.3.1 b) "Development and site alteration may be permitted in ... significant wetlands on Shield, if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for, which the area is identified."	<p>10) <i>Consider treating significant wetlands on and off the shield equally and apply the following:</i></p> <ul style="list-style-type: none"> <li>· <i>No development or site alteration shall be permitted.</i></li> </ul> <p style="text-align: center;">OR</p> <p>11) <i>As an option it is possible to allow development in wetlands on the Canadian Shield. In this case the policy should state:</i></p> <ol style="list-style-type: none"> <li>a. <i>No development or site alteration should be permitted within the wetland or their adjacent lands unless it can be demonstrated that no negative impacts will occur through completion of an EIS.</i></li> <li>b. <i>Limited development, compatible with wetland areas, may be permitted where the integrity of the wetland resource can be preserved and the suitability of the development is confirmed by a site evaluation report.</i></li> <li>c. <i>The following uses may be permitted if no negative impact:</i> <ul style="list-style-type: none"> <li>· <i>Open space and recreational uses that will not result in landform alteration or substantial removal of vegetation</i></li> <li>· <i>Uses that assist in conserving or managing water supplies, wildlife or other natural features or functions</i></li> <li>· <i>Uses that use the area for education or scientific purposes.</i></li> </ul> </li> </ol> <p>12) <i>Peat extraction is not permitted</i></p> <p>13) <i>Development may be permitted on the adjacent lands within 120 m (394 ft) of the PSW if it is demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.</i></p>

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<p><b>Locally Significant Wetland</b></p>	<p>No specific policy applies to these wetlands; however, they may contain features that are protected by other policy such as fish and significant wildlife habitat.</p> <p>Locally Significant Wetlands that have been identified on Table 2 and Figure 2 – “Shoreline and Environmental Features” should have similar no development objectives as Provincially Significant wetlands</p>	<p>14) <i>Consider treating locally significant wetlands on and off the shield equally and apply the following:</i></p> <p style="margin-left: 20px;">a. <i>No development or site alteration shall be permitted.</i></p> <p style="margin-left: 40px;">OR</p> <p>15) <i>As an option it is possible to</i></p> <p style="margin-left: 20px;">a. <i>Allow non- intrusive uses such as :</i></p> <ul style="list-style-type: none"> <li>· <i>Open space and recreational uses that will not result in landform alteration or substantial removal of vegetation</i></li> <li>· <i>Uses that assist in conserving or managing water supplies, wildlife or other natural features or functions</i></li> <li>· <i>Uses that use the area for education or scientific purposes.</i></li> </ul> <p style="margin-left: 40px;">AND</p> <p style="margin-left: 20px;">b. <i>It is also possible to allow development in locally significant wetlands. In this case the following should be detailed in policy:</i></p> <ul style="list-style-type: none"> <li>· <i>No development or site alteration should be permitted within the wetland unless it can be demonstrated by completion of an EIS, that no negative impacts will occur.</i></li> <li>· <i>Limited development, compatible with wetland areas, may be permitted where the integrity of the wetland resource can be preserved and the suitability of the development is confirmed by a site evaluation report or EIS.</i></li> </ul> <p>16) <i>Peat extraction would be permitted where no impacts occur on associated or downstream waterbodies or adjacent properties.</i></p> <p>17) <i>Development may be permitted on the adjacent lands (120 m) (394 ft) of a wetland if it is demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.</i></p>
<p>Unevaluated Wetland</p>	<p>No reference</p>	<p>18) <i>New sites and areas should be identified during development applications, inventories or evaluations.</i></p> <p style="margin-left: 20px;">a. <i>Additional wetlands may be identified at any time through a development process. However, the policy will only apply after the wetland is recognized and it’s status has been evaluated in accordance with MNR’s “Wetlands Evaluation Manual”.</i></p> <p style="margin-left: 20px;">b. <i>If wetlands are identified as Provincially or Locally Significant through an evaluation, the appropriate policies apply.</i></p>

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<b>Fish Habitat</b>	<p>PPS Policy 2.3.1 b)                      “Development and site alteration may be permitted in: ... fish habitat ... if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified.”</p>	<p>19) <i>Identify all “critical” spawning habitats for fish on a schedule and place in a special designation to recognize the limited use, or include the location of fish habitat on a resource information map appended to the Official Plan to be addressed when considering new development. See Figure 2, which designates muskellunge and walleye spawning habitat as critical.</i></p> <p>20) <i>Include a general policy that indicates Council’s support for the management and protection of fisheries resources. Such a statement should be included in the overall goals of the official plan as well as in a specific section that deals with fish habitat. Other concepts to be addressed include:</i></p> <ul style="list-style-type: none"> <li>a. <i>To protect fish habitat from harmful alteration, disruption or destruction (HADD).</i></li> <li>b. <i>To encourage restoration, enhancement or creation of fish habitat</i></li> </ul> <p>21) <i>Include a specific policy that applies to critical “spawning” habitat that indicates:</i></p> <ul style="list-style-type: none"> <li>a. <i>New development will only be permitted where it can be carried out without negative impact on fish habitat.</i></li> <li>b. <i>No new lots permitted where entire shoreline abuts spawning habitat</i></li> <li>c. <i>Building setback of 30 m (98 ft)</i></li> <li>d. <i>15 m natural vegetative buffer is maintained adjacent shoreline</i></li> <li>e. <i>Floating or post docks or other structures authorized by appropriate authority</i></li> <li>f. <i>Stormwater and construction mitigation required</i></li> <li>g. <i>Where a portion of the lot is in spawning habitat, shoreline activity areas must be outside fish habitat.</i></li> <li>h. <i>No boathouses are allowed</i></li> </ul> <p>22) <i>Consider the requirement for studies which demonstrate that there will be no negative impacts of new development or site alteration when it is proposed in or adjacent to “critical spawning” areas for muskellunge and walleye, as identified on Figure 2. At a minimum, adjacent lands are those within 50 metres (164 ft) of spawning habitat.</i></p> <p>23) <i>Include a policy requiring setbacks for new development along watercourses to protect fish habitat. We would recommend a minimum 15 metre setback for warm water streams and a minimum 30 metre setback for cool or cold water streams.</i></p> <p>24) <i>Requires consideration of planning tools such as:</i></p> <ul style="list-style-type: none"> <li>a. <i>Increased lot sizes and setbacks,</i></li> <li>b. <i>Site plan control and other agreements for the retention of vegetation.</i></li> </ul>

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<u>Unevaluated fish habitat</u>		<p>25) <i>Additional areas may be identified at any time through the development process. However, the policy will only apply after it is recognized and confirmed by the appropriate authority</i></p>
<b>Woodlands</b>		
<p>The PPS defines Woodland to mean “treed areas that provide environmental and economic benefits such as erosion, water retention, provision of habitat, recreation and the sustainable harvest of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance.”</p>	<p>Only applies to areas south and east of the Canadian Shield.</p> <p>PPS Policy 2.3.1 b) “Development and site alteration may be permitted in... significant woodlands south and east of the shield... if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified. “</p> <p>Significant is defined as areas that are “ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.”</p>	<p><i>The woodlands and valleylands policy may apply in COKL, but generally they do not fall within the scope of our study. The policies that apply to shoreline areas would likely protect the same features found within woodlands and valleylands. The following recommendations are made to address woodlands.</i></p> <p>26) <i>Significant woodlands south and east of the Canadian Shield have not been mapped and should be identified using the criteria in MNR’s Natural Heritage Reference Manual. The intent of the woodland designation is to identify and protect significant woodlands in areas of significant loss. A large portion (about 75%) of the COKL is located south of the Canadian Shield, however most shorelines in this area are forested. The application of shoreline vegetation buffers will help to accomplish the same intent as the woodland policy, to ensure the retention of woodlands.</i></p> <p>27) <i>Include a general policy about the protection of significant woodlands such as:</i></p> <ul style="list-style-type: none"> <li>· <i>Development may be permitted if it is demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.</i></li> </ul> <p>28) <i>Include specific policies such as:</i></p> <ol style="list-style-type: none"> <li>a. <i>The municipality, MNR and CA shall inventory important woodlands and develop polices for stewardship and protection.</i></li> <li>b. <i>Development that is inconsistent with good forestry practices should not be permitted in these areas.</i></li> </ol>

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<b>Valleylands</b>		
<p>The PPS defines valleylands to mean “a natural area that occurs in a valley or other land form depression that has water flowing through or standing for some period of the years.”</p>	<p>PPS Policy 2.3.1 b)                      “Development and site alteration may be permitted in ... significant valleylands south and east of the shield... if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified.”</p> <p>Significant is defined as areas that are “ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.”</p>	<p><i>The woodlands and valleylands policy may apply in COKL, but generally they do not fall within the scope of our study. The policies that apply to shoreline areas would likely protect the same features found within woodlands and valleylands. The following recommendations are made to address valleylands.</i></p> <p>29) <i>Significant valleylands south and east of the Canadian Shield have not been mapped and should eventually be identified using the criteria in MNR’s Natural Heritage Reference Manual. The intent of the valleyland designation is to identify and protect significant valleylands from incompatible development. A large portion (about 75%) of the COKL is located south of the Canadian Shield. The application of shoreline vegetation buffers will help to accomplish the same intent as the valleyland policy, to ensure the retention of valleylands.</i></p> <p>30) <i>Valleylands may also be identified as those lands that are subject to “cut and fill” areas identified by local Conservation Authorities.</i></p> <p>31) <i>Include a general policy about the protection of significant valleylands, such as:</i></p> <ul style="list-style-type: none"> <li>· <i>Development may be permitted if it is demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.</i></li> </ul> <p>32) <i>Include specific policies such as:</i></p> <ul style="list-style-type: none"> <li>· <i>The municipality, MNR and CA shall inventory important valleylands and develop policies for stewardship and protection.</i></li> </ul> <p>33) <i>May be identified as an environmentally sensitive area during the development process, site inspection, evaluation or assessment.</i></p> <p>34) <i>Development may only be permitted in the adjacent area (120 m) if it is demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified through completion of an EIS.</i></p>

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<b>Habitat of Endangered and Threatened Species</b>		
<p>The PPS defines endangered species “as those listed in the Regulations under the Endangered Species Act...”</p> <p>Threatened species are “any native species that is at risk of becoming endangered...”</p>	<p>PPS Policy 2.3.1 a) “Development and site alteration will not be permitted in the ... significant portions of the habitat of endangered and threatened species.”</p>	<p>35) <i>Include a general policy that indicates Council’s support for the protection of endangered and threatened species. Such a statement should be included in the overall goals of the Official Plan as well as in a specific section that deals with endangered and threatened species.</i></p> <p>36) <i>Include a specific policy indicating that new development will not be permitted in the significant portions of the habitat of endangered and threatened species. This policy should also apply when new habitats are identified.</i></p> <ul style="list-style-type: none"> <li>· <i>Development will not be permitted within significant portions of the habitat of endangered or threatened species</i></li> </ul> <p>37) <i>Include a specific policy requiring a site assessment for potential habitat of endangered and threatened species. The site assessment should provide an up to date inventory of current habitat conditions as well as an indication of mitigation measures, if appropriate. EIS recommendations are provided in Section 4.3.5.</i></p> <p>38) <i>Development may only be permitted in the adjacent area (120 m) if it is demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified through completion of an EIS.</i></p>
<b>Significant Wildlife Habitat</b>		
<p>The PPS defines wildlife habitat to mean, “areas where plants, animals and other organisms live and find adequate amounts of food, water, shelter and space needed to sustain their populations.”</p> <p>Significant is defined as areas that are “ecologically important in terms of</p>	<p>PPS Policy 2.3.1 b) “Development and site alteration may be permitted in ... significant wildlife habitat, if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified.”</p>	<p>39) <i>Identify significant wildlife habitat areas on a resource map (appended to OP) as a polygon or a symbol (see Figure 2).</i></p> <p>40) <i>Include a general policy recognizing the value of wildlife and supporting the protection of significant wildlife habitat. Such a statement should be included in the overall goals of the official plan as well as a specific section that deals with significant wildlife habitat. Other concepts to be considered include:</i></p> <ul style="list-style-type: none"> <li>· <i>Significant Wildlife Habitat will be preserved and protected from incompatible development.</i></li> </ul>

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<p>features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.”</p>		<p>41) <i>Provide a definition of Significant Wildlife habitat, such as provided by the PPS to ensure that sites are protected as they are identified. Such definition should include a broad enough scope to include:</i></p> <ul style="list-style-type: none"> <li>a. <i>Seasonal concentrations of animals (deer wintering areas, heronries, ,tern colonies, waterfowl concentration areas, snake and bat hibernacula)</i></li> <li>b. <i>Specialized habitats and centres of diversity</i></li> <li>c. <i>Habitats of vulnerable species and species of conservation concern (provincially rare or vulnerable plants, reptiles, amphibians, mammals and birds, as well as nests of osprey, least bittern, tern and spring and fall waterfowl concentrations)</i></li> </ul> <p><i>Some definitions are provided in Section 4.3.4.</i></p> <p>42) <i>Include specific policy that indicates that development may be permitted subject to an Environmental Impact Statement to demonstrate no negative impact on the features or functions. EIS requirements are given in Section 4.3.5.</i></p> <p>43) <i>Additional significant wildlife habitat may be identified as additional information becomes available or upon site inspection.</i></p> <p>44) <i>Development may only be permitted in the adjacent area (120 m) if it is demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified through completion of an EIS.</i></p> <p>45) <i>May consider application of site plan control to deal with site alteration and the removal of natural vegetation.</i></p>
<p>Deer Wintering Areas</p>	<p>Included as significant wildlife habitat.</p> <p>Adjacent lands can be considered as a part of identified habitat.</p>	<p>46) <i>Identify winter deer habitat on a schedule or a resource map or by designation and recognize it as a constraint to development.</i></p> <p>47) <i>Include specific policy such as</i></p> <ul style="list-style-type: none"> <li>· <i>A wildlife habitat assessment may be required to properly locate new development and site alteration (buildings, driveways) to ensure that no negative impacts occur.</i></li> <li>· <i>A site evaluation is not required if new lot creation in deer habitat areas constitute a minimum lot size of 90 m (295 ft) wide by 90 m (295 ft) deep. Where deer wintering habitat is restricted to a narrow fringe along the lakeshore, a minimum of 120 m (394 ft) frontage be required for new shoreline lots. In both of these areas the removal of vegetation should be minimized.</i></li> </ul>

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		<ul style="list-style-type: none"> <li>· <i>Other controls to consider include the following:</i> <ul style="list-style-type: none"> <li>i. <i>Alternate lot sizes may be permitted pending an evaluation prepared by a qualified specialist indicating that winter deer habitat does not exist.</i></li> <li>ii. <i>Development should be located in such a manner that coniferous vegetation is substantially retained.</i></li> </ul> </li> </ul> <p>48) <i>Include a mechanism (such as site plan control or a subdivider's agreement) to minimize and control the removal of vegetation for buildings, site alteration or accessory activities such as landscaping in winter deer habitat.</i></p>
Nesting Habitat for Shoreline wildlife species (ducks, loon, osprey spotted turtle)	<p>Included as significant wildlife habitat.</p> <p>However, other natural heritage features and areas such as provincial and locally significant wetlands likely protect most of these features.</p>	<p>49) <i>Identify the general location of known habitat of vulnerable species and species of conservation concern on a resource map.</i></p> <p>50) <i>Include a policy requiring the protection of existing nest sites with a 150 metre reserve and appropriate seasonal limitations on activities (i.e. no construction activity or site alteration is permitted between March 1 and July 31, as determined through consultation with MNR) Such a requirement could be implemented through development agreements or education opportunities.</i></p> <p>51) <i>Additional significant wildlife habitat may be identified as additional information becomes available or upon site inspection. Include a general policy that requires assessment of potential significant wildlife habitat values before new planning approvals are given and the consideration and protection of new sites when identified.</i></p> <p>52) <i>An EIS may be required for development within or immediately adjacent to significant wildlife habitat to demonstrate that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified. EIS requirements are given in Section 4.3.5.</i></p>

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<b>Areas of Natural and Scientific Interest</b>		
<p>Defined to mean areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education</p> <p>Significant means areas identified as provincially significant by MNR using evaluation procedures established by the province</p>	<p>PPS Policy 2.3.1 b) "Development and site alteration may be permitted in ... significant ANSI's ...if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified."</p>	<p>53) <i>Identify all ANSIs on a schedule and place in a special designation (see Figure 2).</i></p> <p>54) <i>Include a general policy recognizing the value of ANSIs and supporting their protection. Such a statement should be included in the overall goals of the official plan as well as in a specific section that deals with environmental policies.</i></p> <p>55) <i>Include specific policy that indicates</i></p> <ul style="list-style-type: none"> <li>· <i>That all ANSIs (provincial and regional) are considered equal and require the same level of protection.</i></li> <li>· <i>Development and site alteration is permitted in ANSI's and areas adjacent to (50 m) if it is demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified through completion of an EIS (Section 4.3.5).</i></li> <li>· <i>May be subject to site plan control</i></li> </ul>
<b>WATER QUANTITY AND QUALITY</b>		
<p>Water quality and quantity are measured by indicators such as minimum base flow, oxygen levels, suspended solids, temperature, bacteria, nutrients, hazardous contaminants; and hydrologic regime</p>	<p>PPS Policy 2.4.1 – "The quality and quantity of ground water and surface water and the function of sensitive groundwater recharge/discharge areas, aquifers and headwaters will be protected and enhanced."</p>	<p>56) <i>Include a general policy recognizing the value of ground and surface water quality and supporting its protection. Such a statement should be included in the overall goals of the Official Plan as well as in a specific section that deals with water quality or environmental policies. Other concepts to consider include:</i></p> <ul style="list-style-type: none"> <li>a. <i>No degradation of water quality</i></li> <li>b. <i>Recognized as an environmental feature which may impose a limit to development</i></li> <li>c. <i>Encouraging cooperative development of lake-specific management plans which address water quality and environmental and social concerns in an integrated manner</i></li> <li>d. <i>Encourage development to be sensitive to the protection of water quality through natural shorelines, increased setbacks, and implementation of abatement technology</i></li> <li>e. <i>Encourage shoreline stewardship</i></li> <li>f. <i>Encourage septic inspection program and communal treatment of effluent</i></li> <li>g. <i>Discourage direct discharge</i></li> <li>h. <i>Implement a program to monitor recreational water quality</i></li> </ul> <p>57) <i>Include specific policy for all lakes:</i></p> <ul style="list-style-type: none"> <li>a. <i>30 m (98 ft) building setback</i></li> <li>b. <i>Retention of vegetation</i></li> <li>c. <i>Location and construction of tree cover and pathways</i></li> <li>d. <i>Implementation of storm water and construction mitigation plans.</i></li> </ul>

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Water Quantity	PPS Policy 2.4.1 - Same as above.	<p>58) <i>Quality and quantity of groundwater resources will be preserved. Sensitive features that are identified will be protected from incompatible development and site alteration. Figure 3 identifies areas and groundwater sensitivity based on soil characteristics and depth to groundwater.</i></p> <p>59) <i>A Hydrogeological assessment may be required to support a development approval for:</i></p> <ul style="list-style-type: none"> <li>· <i>5 or more lots with private groundwater and sewage,</i></li> <li>· <i>Commercial or industrial use with effluent flow greater than 5,000 L a day</i></li> </ul> <p><i>Where more than 5 shoreline lots, which drain away from the shoreline are proposed, a sewage impact assessment may be required to address no negative impact on groundwater.</i></p> <p>60) <i>Development will not be permitted where it would have a significant detrimental effect on groundwater.</i></p> <p>61) <i>Additional important groundwater recharge areas should be identified during development applications, site inspections, inventories or evaluations.</i></p>

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<b>SOCIAL HERITAGE</b>		
<b>Cultural values and sites</b>		
<p>Cultural heritage landscapes means a defined geographical area of heritage significance, which has been modified by human activities, Such an area is valued by the community and is of significance to the understanding of the history of a people or place.</p>	<p>PPS Policy 2.5.1 “Significant ... cultural heritage landscapes will be conserved.”</p>	<p>62) <i>Identify Cultural values and sites on a schedule, a resource map or list in an appendix to the Official Plan. Important scenic sites, as well as the scenic character of road, pedestrian, river and boating routes should be preserved and development should occur in a manner that maintains those scenic values.</i></p> <p>63) <i>Include a general policy recognizing the value of cultural values and sites and supporting their protection. Such a statement should be included in the overall goals of the Official Plan as well as a specific section that deals with social or cultural heritage. Other concepts to consider include:</i></p> <ul style="list-style-type: none"> <li>· <i>Encourage the preservation of properties and structures of historic, architectural, archaeological and scenic interest</i></li> <li>· <i>To preserve and protect the cultural and historic heritage of the City</i></li> </ul> <p>64) <i>Provide criteria in an appendix for the identification of other significant heritage areas.</i></p> <p>65) <i>Conservation and enhancement will be encouraged through public and private stewardship.</i></p>
<b>Historic sites</b>		
<p>Significant built heritage resources means one or more buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history, and identified as being important to a community.</p>	<p>PPS Policy 2.5.1 “Significant built heritage resources ... will be conserved.”</p>	<p>66) <i>Identify Historic sites on a schedule, a resource map or list in an appendix to the Official Plan.</i></p> <p>67) <i>Archaeological resources will be identified at the time development is proposed.</i></p> <p>68) <i>Archaeological impact assessments, conducted in accordance with provincial requirements, may be required as a condition of development where areas of moderate to very high archaeological potential occur.</i></p> <p>69) <i>The City may exercise any powers pursuant to the Ontario Heritage Act to recognize and protect historically significant buildings, structures or areas</i></p>

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Defined Shoreline Values and Issues	Discussion	Recommendations
<b>Natural Landscape and Aesthetics</b>		
<p>Natural landscapes include shorelines, tree lines, steep cliffs, waterfalls and rapids.</p>	<p>Natural landscapes provide scenic views, and help to define the general character of the area. Indiscriminate development will primarily result in visual impacts when built form is contrary to the feature.</p>	<p>70) <i>Consider including general goals and objectives, such as</i></p> <ul style="list-style-type: none"> <li>a. <i>To preserve and encourage public use of scenic views and of scenic land and water routes from or on public lands.</i></li> <li>b. <i>Natural landscape features such as watercourses, significant heights of land, rock faces or cliffs, waterfalls, rapids, beaches, vistas and panoramas and landmarks should be conserved.</i></li> </ul> <p>71) <i>Development shall be located and designed so as to protect the character and prominence of public views and features including such areas as rock cliffs, waterfalls, rapids and landmarks. Where development is proposed in these areas, encourage the dedication or acquisition of such lands (conservation, public access, trails or portages).</i></p> <p>72) <i>Development will be sympathetic with the natural landscape and will be designed to maintain, fit into and use the natural characteristics and features of individual sites. The following principles guide lot design, road design and construction:</i></p> <ul style="list-style-type: none"> <li>a. <i>Built form should not dominate the landscape</i></li> <li>b. <i>Minimize visual impact</i></li> <li>c. <i>Maintain as much natural vegetation as possible</i></li> <li>d. <i>Preserve natural landform and contours</i></li> <li>e. <i>Protect ridge lines and skylines</i></li> </ul>

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Defined Shoreline Values and Issues	Discussion	Recommendations
<b>Shoreline Community Character</b>		
<p>The character of shoreline areas is defined by its natural and built form. Natural elements can include vegetation, terrain and existence of sensitive environmental features. Built form also provides a specific character by architecture criteria, height, bulk and density of development. Shoreline communities are usually focused a central natural feature such as a bay or reach of the river, or an historical settlement.</p>	<p>The existing character of shoreline areas is threatened when new development is not sympathetic to existing form or natural elements.</p>	<p>73) <i>Consider policies regarding the protection of shoreline character, such as:</i></p> <ul style="list-style-type: none"> <li>a. <i>Waterfront character is linked to the natural and built form.</i></li> <li>b. <i>The natural form should dominate the character of the waterfront. Natural shorelines visually screen development.</i></li> <li>c. <i>Development shall be encouraged to have regard to the historic connections to the waterfront and complement the natural and built form.</i></li> <li>d. <i>The character of specific lakes shall be identified and conserved.</i></li> <li>e. <i>The following design principles should be implemented:</i> <ul style="list-style-type: none"> <li>· <i>Natural waterfront landscape shall prevail, with built form blending in with natural</i></li> <li>· <i>Natural shorelines retained or restored</i></li> <li>· <i>Lot sizes will respond to the natural landscape, shoreline interface and the character of the lake or river</i></li> <li>· <i>Vegetation maintained on shorelines, skylines and ridges</i></li> </ul> </li> </ul>
<b>Recreational Opportunities</b>		
<p>Recreational opportunities are related to water based activities such as swimming, boating, water-skiing, and fishing.</p>		<p>74) <i>Include a general goal and objective such as</i></p> <ul style="list-style-type: none"> <li>· <i>To optimize recreational opportunities while maintaining a high level of environmental quality, safety and user satisfaction</i></li> </ul>

## Section 6.1 - Recommendations for Official Plan Policies

Defined Shoreline Values and Issues	Discussion	Recommendations
<b>PHYSICAL HERITAGE</b>		
<b>Steep slopes</b>		
<p>Steep slopes are generally considered to be lands that have a slope greater than 25%. This means that for every 4 ft of horizontal distance, the height of land rises 1 ft.</p>	<p>Development on steep slopes can cause the following impacts :</p> <ul style="list-style-type: none"> <li>· Visual attractiveness</li> <li>· Building instability</li> <li>· Slope instability</li> </ul>	<p>75) Consider the inclusion of policy regarding development on steep slopes, such as:</p> <ol style="list-style-type: none"> <li>a. Identify steep slopes as “Building Hazard Areas” that relate to water quality, protection of fish and wildlife habitat, and managing character and visual attractiveness of the landscape. Identify on schedule or resource map.</li> <li>b. Create two categories:                             <ul style="list-style-type: none"> <li><u>Category 1</u> -&lt; 25% slope                                     <ul style="list-style-type: none"> <li>· Substantially retain vegetation, especially on shorelines, ridgelines or skylines</li> <li>· Development should blend in</li> <li>· Not permitted where erosion may occur</li> <li>· Preserve scenic areas</li> <li>· Minimize visual impact</li> </ul> </li> <li><u>Category 2</u> - &gt;25%                                     <ul style="list-style-type: none"> <li>· All the above and will require a site evaluation report</li> </ul> </li> </ul> </li> </ol> <p>76) Development should be set back 15 m (49 ft) from the top of a defined bank.</p>
<b>Narrow Waterbodies</b>		
<p>Narrow waterbodies are portions of lakes and rivers where opposite shorelines are relatively close.</p>	<p>Development can cause problems related to increased congestion from docks, boathouses and shoreline development that results in decreased aesthetic beauty and navigation.</p>	<p>77) Consider the inclusion of policy regarding development on narrow waterbodies:</p> <ol style="list-style-type: none"> <li>a. Narrow waterbodies are defined to mean:                             <ul style="list-style-type: none"> <li>○ The distance from shore to shore of 150 m (492 ft)</li> <li>○ In the case of a bay, the length will be greater than 100 m (328 ft)</li> <li>○ The mouth of an enclosed bay would be considered a narrow waterbody, and the majority of the bay is less than 300 m (984 ft) from shore to shore</li> </ul> </li> <li>b. Identified on a schedule. Additional narrow waterbodies may be identified, as further information is available.</li> <li>c. Lot frontage requirements                             <ul style="list-style-type: none"> <li>○ if waterbody &gt; 90 m (295’) wide, then minimum of 90 m (300 ft) frontage</li> <li>○ if waterbody &lt; 90 m wide, then minimum of 120 m (393 ft) frontage</li> </ul> </li> <li>d. New marinas, waterfront landings or other docking facilities should not be located in a narrow bay that is predominantly residential.</li> <li>e. A site evaluation may be required.</li> </ol>

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Defined Shoreline Values and Issues	Discussion	Recommendations
<b>Small Islands</b>		
<p>Small Islands are usually defined to mean 2 acres or less.</p>	<p>Development on small islands may have increased impacts related to water quality, retention of vegetation and aesthetics</p>	<p>78) Consider the inclusion of policy regarding development on small islands:</p> <ul style="list-style-type: none"> <li>a. Islands less than 0.8 ha (2 acres) shall not be developed, and use limited to a picnic shelter and a dock. OR</li> <li>b. Residential development will only be permitted on islands, which are less than 0.8 ha (2 acres) in area, where                             <ul style="list-style-type: none"> <li>· The island is greater than 0.2 ha in area</li> <li>· It is demonstrated that the island is suitable for development</li> <li>· Setback requirements and design principles are satisfied</li> <li>· Not on a narrow waterbody</li> <li>· Visual impact minimized by natural vegetation</li> </ul> </li> <li>c. New residential shoreline lots located on an island less than 4 ha. (10 acres) will have a min. lot area of 0.8 ha (2 acres)</li> </ul>
<b>Soils</b>		
<p>Constraints are identified by nature of soil permeability and depth to the water table.</p>	<p>Development on poor soils may prevent on-site sewage treatment threaten groundwater quality</p>	<p>79) Soil constraints have been identified on Figure 3 and in Section 4.2 to highlight:</p> <ul style="list-style-type: none"> <li>a. areas of high susceptibility, defined by shallow soil dispersed over bedrock</li> <li>b. areas of moderate susceptibility, defined by coarse textured or highly permeable soils</li> <li>c. areas of low susceptibility, as defined by silts clays of low permeability. These areas may not provide adequate infiltration of sewage</li> <li>d. areas of high groundwater table including wetlands and organic soils</li> <li>e. steep slopes &gt;25% which may impose physical development limitations.</li> </ul> <p style="text-align: center; margin-top: 20px;"><i>OP policies should specify the need for on-site evaluations of soils and slope as a prerequisite to building. These requirements are already present in the Environmental Protection Act. and the Ontario Building Code.</i></p>

## Section 6.1 - Recommendations for Official Plan Policies

Defined Shoreline Values and Issues	Discussion	Recommendations
<b>OTHER SHORELINE ISSUES</b>		
<p><b>Conversion of cottages to permanent homes</b>                      The conversion of residential buildings refers to the use of a building changing from seasonal to year round.</p>	<p>The land use impact associated with seasonal conversions is related to an increased demand for municipal services such as road, garbage, school busing and emergency services. The other major impact is an increased use of septic systems and input of phosphorus into adjacent waterbodies.</p>	<p>80) <i>Apply a limited services concept as identified in the Victoria County OP which restricts City responsibilities for road maintenance, busing etc.</i></p>
<p><b>General Land Use Designation – Settlement Areas</b>                      A land use designation is planning term used to identify a large geographical area for which specific policy applies.</p>	<p>In many municipalities, shoreline areas are identified as the “waterfront” or “shoreline” areas. Communities located on shorelines have separate community designations with special policies to protect the character of shorelines. Rural areas (which include agricultural land uses) are usually in a separate designation and do not abut shoreline areas.</p>	<p>81) <i>Apply a waterfront or shoreline designation to all lands fronting on a waterbody greater than 8 ha (20 acres). Excluded communities and urban areas may apply their own policies while having consideration for the character of the waterfront.</i></p> <p>82) <i>Define waterfront lands as being those that “physically or functionally” relate to any standing waterbody greater than 8 ha (20 acres). These lands are generally 150 m (500 ft) from the shoreline and includes the beds of any waterbody</i></p> <p>83) <i>Identify the Waterfront designation:</i></p> <ul style="list-style-type: none"> <li>a. <i>On a Schedule as a line exactly 300 metres from the shoreline</i></li> <li>OR</li> <li>b. <i>Describe the location and scope of the waterfront textually, and require the identification of the waterfront line. This approach recognizes that the waterfront lands are not a static or equal numerical value and it recognizes that the waterfront/rural interface does not occur at the water’s edge. (See further description in next section (shoreline/rural interface))</i></li> </ul>

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Defined Shoreline Values and Issues	Discussion	Recommendations
<p><b>Shoreline - Rural Interface</b></p> <p>The shoreline rural interface is the line that separates the shoreline designation from the rural designation.</p>	<p>The purpose of identifying this line is to ensure that rural uses, that may be incompatible with shoreline development and activities, are not allowed on the shoreline area. Existing rural uses may continue to exist.</p>	<p>84) <i>Provide text that defines the waterfront/rural interface, such as, “waterfront includes those lands beyond a community designation which generally extend inland 150 m (492 ft) from any lake greater than 8 ha in area or to the Scugog River”. Specifically:</i></p> <ul style="list-style-type: none"> <li>a. <i>Land that physically and functionally relates to the waterfront, even though it is more than 150 m from a waterbody:</i></li> <li>b. <i>Includes all islands and land which form the bed of any lake or identified river</i></li> <li>c. <i>Does not include land that does not physically or functionally relate to the waterfront, even though it is closer than 150 m from a waterbody. The interface may be greater than 150 m to encompass a significant natural or built feature, or resort backlands.</i></li> <li>d. <i>Where a road is within 150 m of the shoreline it shall form the boundary</i></li> <li>e. <i>Small remnants of rural area surrounded by water front shall be in waterfront</i></li> <li>f. <i>The boundary shall be 150 m for farms, open space and golf courses</i></li> </ul> <p>85) <i>Additional guidelines can be provided to determine which lands physically and functionally relate.</i></p> <p>86) <i>The precise limits of the waterfront will be identified in the Zoning By-law.</i></p>
<p><b>Public Access to the Shoreline</b></p> <p>Public access properties are owned and operated by public authorities and include parks, government docks, and road allowances that lead to water.</p>	<p>There are limited public access points to waterfront areas and they serve a wide public demand. These areas should be protected and enhanced, while address impacts to adjacent properties.</p>	<p>87) <i>Consider the inclusion of policy such as:</i></p> <ul style="list-style-type: none"> <li>a. <i>Public access to the waterfront and the development of water parks is a primary objective</i></li> <li>b. <i>Public land leading to, or at the water should be retained, enhanced or encouraged in accordance with the following:</i> <ul style="list-style-type: none"> <li>· <i>Only public land in area</i></li> <li>· <i>Property is large enough and appropriate for public use</i></li> <li>· <i>Conflicts with abutting properties can be mitigated</i></li> <li>· <i>No negative impact on water quality or natural area</i></li> </ul> </li> <li>c. <i>Water corridors, routes and associated portages should be preserved.</i></li> <li>d. <i>Retain all road allowances leading to water, unless there is no possible future use or access due to physical or terrain constraints.</i></li> </ul>

## Section 6.1 - Recommendations for Official Plan Policies

Defined Shoreline Values and Issues	Discussion	Recommendations
<p><b><i>Commercial Development and Intensification</i></b></p> <p>Commercial development refers to new development or the redevelopment of traditional waterfront commercial uses such as resorts, tent and trailer parks and private camps.</p>	<p>New commercial development will likely result from the intensification of existing resort properties. While the impacts of this form of development must be addressed, it is also important to recognize that existing properties must be protected from downzoning to non-commercial uses. Once a commercial property is lost, it will likely not be replaced.</p>	<p>88) <i>Consider policy such as</i></p> <ol style="list-style-type: none"> <li>a. <i>The continued and enhanced viability of resorts, other commercial uses and residential uses are recognized elements in the local economy. Appropriate development/redevelopment needs to be recognized and encouraged through policy.</i></li> <li>b. <i>Rezoning resorts from commercial to residential is discouraged. A report may be required to demonstrate that the property is not suitable for commercial use</i></li> <li>c. <i>Traditional and new concepts related to the form or ownership of resort commercial establishments will be supported provided the intent, principles and policies of the plan will be satisfied. Residential condominiums are not permitted.</i></li> <li>d. <i>Permit limited expansion within the approved limits of the zoning by-law. Provide criteria for the definition of approved limits.</i></li> <li>e. <i>New commercial development requires an amendment to the official plan, zoning and site plan control.</i></li> <li>f. <i>Commercial use of shoreline resort accommodation units must remain commercial, regardless of tenure. Criteria are provided to ensure the commercial nature of the resort is maintained, such as</i> <ul style="list-style-type: none"> <li>· <i>50% of accommodation units will be owned by the resort</i></li> <li>· <i>All resort accommodation units will be available for rental by the traveling public</i></li> </ul> </li> <li>g. <i>Provide a list of requirements for resort development or redevelopment, such as:</i> <ul style="list-style-type: none"> <li>· <i>150 m (500 ft) frontage</i></li> <li>· <i>2 ha (5 acres)</i></li> <li>· <i>Not on a island</i></li> <li>· <i>10% maximum coverage</i></li> <li>· <i>maximum height of 14 m (45 ft)</i></li> </ul> </li> <li>h. <i>Provide requirements for new marina developments, such as:</i> <ul style="list-style-type: none"> <li>· <i>75 m (250 ft) frontage</i></li> <li>· <i>0.8 ha area</i></li> <li>· <i>Increased setbacks for on land storage facilities</i></li> </ul> </li> </ol>

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Defined Shoreline Values and Issues	Discussion	Recommendations
		<ul style="list-style-type: none"> <li><i>i. Provide requirements for waterfront contractors</i></li> <li><i>j. New commercial uses shall have access by a public road.</i></li> </ul> <p>89) <i>Consider a special policy for specific nodes of recreational activity or communities.</i></p> <p>90) <i>Establish appropriate limits for upgrading, expansion or redevelopment of each existing waterfront commercial use in zoning for each site. This should address location, size, characteristics, density and capacity of the property, servicing requirements, compatibility with surrounding properties and phasing of redevelopment.</i></p> <p>91) <i>Consider separate policies for serviced and unserviced properties</i></p>
<p><b>Cluster Development</b></p> <p>Cluster development is a form of shoreline residential development that has a higher density than traditional shoreline linear residential development.</p>	<p>Higher densities are permitted if the shoreline is kept in a natural open space category and the residential units front on an internal road network.</p>	<p>92) <i>Consider separate policies for serviced and unserviced properties</i></p> <p>93) <i>Consider including policy such as, Cluster development consists of a group of single detached dwellings each located on an individual lot, which are set back from the shoreline with the shoreline being maintained as communal open space and is subject to the following:</i></p> <ul style="list-style-type: none"> <li><i>a. Max of 25 lots in one cluster and each cluster is separated from another by at least two concession lots (2.5 km).</i></li> <li><i>b. Gross density is not greater than 25 lots in 40 ha (25 lots in 100 acres) or there is a ratio of 1 lot for every 1.6 ha of area.</i></li> <li><i>c. 15 m (492 ft) of water frontage per dwelling unit, min. total water frontage of 120 m (394 ft)</i></li> <li><i>d. Single detached dwellings on individual lots only.</i></li> <li><i>e. Shoreline open space block maintained in natural state.</i></li> <li><i>f. Average lot size is at least 1.2 ha. (3 acres) and the min road frontage is 90 m (295 ft).</i></li> <li><i>g. Minimum lot size is 0.4 ha and the minimum road frontage is 60 m (197 ft).</i></li> <li><i>h. Requires a zoning amendment.</i></li> </ul>

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Defined Shoreline Values and Issues	Discussion	Recommendations
<p><b>Backlot Development</b>                      Backlot development consists of single-family development within the waterfront designation that is physically separated from the shore.</p>	<p>Issues related to backlot development are primarily related to the intensity of use on a shoreline. Potential concerns to be addressed include visual impacts, water quality (additional phosphorus loadings from a second tier of development) and access to the water. Many of these impacts can be mitigated through the provision of increased lot sizes on publicly maintained roads.</p>	<p>94) Consider policy such as:</p> <ul style="list-style-type: none"> <li>a. Backlot consists of individual dwellings within the waterfront designation, separated from the waterbody by a legally separate development parcel. Generally defined as the second tier of development adjacent to the first tier of shoreline lots.                             <ul style="list-style-type: none"> <li>· Frontage – 200 m (656 ft) on a public road</li> <li>· Area – 2 ha</li> </ul> </li> <li>b. Only a single tier of development is permitted between the shoreline and the public road (where it passes through the Waterfront).</li> <li>c. Access to waterway by right of way is not permitted for backlot development.</li> </ul> <p><i>Backlot development should also be considered in the development of any lake-specific management plans.</i></p> <p><i>Backlot development policies should distinguish serviced and unserviced properties</i></p>
<p><b>Density and Massing</b></p> <p><u>Lot Area and Frontage</u>- Lot frontage refers to the amount of shoreline a lot has. Lot area is the total area with all lot lines</p>	<p>Lot frontage is the best control for regulating the number of lots on lake. Varied lot frontages where there are steep slopes or natural features ensure the density of development is appropriate for the situation.</p>	<p>Shoreline development has had a limited effect on water quality in the COKL. This can be maintained through controls on density which on their own, limit development effects on water quality. Density limits are primarily included to maintain acceptable social qualities. Density should distinguish serviced and unserviced properties</p> <p>95) Consider policy such as:</p> <ul style="list-style-type: none"> <li>a. Minimum residential lot                             <ul style="list-style-type: none"> <li>· 0.4 ha (1 acre)</li> <li>· 60 m (200 ft) frontage</li> </ul> </li> <li>b. In special situations                             <ul style="list-style-type: none"> <li>· 0.8 ha (2 acre)</li> <li>· 90 m (300 ft) frontage</li> </ul> </li> <li>c. Water Access Properties                             <ul style="list-style-type: none"> <li>· 0.8 ha (2 acre)</li> <li>· 90 m (300 ft) frontage</li> </ul> </li> </ul>

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Defined Shoreline Values and Issues	Discussion	Recommendations
<p><u>Height</u> - The height of buildings and structures is usually measured from the finished grade to the peak of the roof.</p>	<p>Buildings that protrude above the treeline are more prominent and interrupt the natural landscape. Usually, the greatest visual impact is on the lakeside lot and the height of buildings should be determined from the shoreline side.</p>	<p>96) Consider policy such as:</p> <ul style="list-style-type: none"> <li>· <i>The height of shoreline buildings and structures should generally be low profile in nature, and should not exceed the height of the tree canopy or break the skyline horizon.</i></li> </ul>
<p><u>Monster Cottages and lot coverage</u> - Lot coverage refers to the maximum area of the lot that can be covered by buildings and structures.</p> <p>This type of development, similar to the monster homes in urban areas, refers to oversized buildings on minimum sized lots.</p>	<p>As new lots become scarce, and property values increase, the redevelopment of existing lots with larger more luxurious homes is expected. The size of shoreline buildings must be related to shoreline frontage and the buildable area of land immediately adjacent to the shoreline.</p> <p>Lot coverage is one of the best ways to ensure the size of structures relates to the size of the lot. However, lots with small lot frontages and large lot areas can build large structures on the shoreline that is not compatible in size and layout of adjoining properties.</p>	<p>97) Consider policy that requires lot coverage of buildings adjacent to the shoreline to relate to the area of the lot immediately adjacent to the shoreline, such as:</p> <ul style="list-style-type: none"> <li>· <i>For buildings and structures constructed within 60 m of the shoreline, a lot coverage of 10% is permitted, based on the portion of the lot area within 60 m of the shoreline of that lot.</i></li> </ul>

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Defined Shoreline Values and Issues	Discussion	Recommendations
<b>Lighting</b>		
<p>Shoreline lighting applies to all lighting facilities located on docks, boathouses, shoreline residences and accessory structures.</p>	<p>Shoreline lighting has huge impacts on the natural landscape on lakes and rivers. Uncontrolled lighting turns waterfront areas into urban environments.</p>	<p>98) Consider policy such as:</p> <ol style="list-style-type: none"> <li>a. <i>Subdued exterior lighting is requested so as not to interfere with the night vision of those using the waterways, the habitat of nocturnal animals and privacy.</i></li> <li>b. <i>Sensitive lighting, which is oriented downward, is low wattage, energy efficient, and minimizes glare will be encouraged, particularly in waterfront and rural areas.</i></li> </ol>
<b>Lake Capacities</b>		
<p>The capacity of a lake refers to the amount of development and human activity that a lake can withstand before the features and values of a lake are diminished.</p>	<p>A lake’s capacity has traditionally been measured by one factor, phosphorus loadings and water quality. However, there are a number of other elements that contribute to the quality of shoreline living that must also be considered: natural, social and physical.</p> <p>While land use regulation is one approach to addressing lake capacity, measures should be taken to ensure that stewardship programs are put in place to encourage shoreline residents to voluntarily nurture healthy shoreline living.</p>	<p>99) Consider policy that provides a framework for the City and lake associations to undertake a community based planning process to identify important values and put in place land use regulations and stewardship programs, such as:</p> <ol style="list-style-type: none"> <li>a. <i>To encourage optimal growth within the carrying capacity of the City’s lakes and rivers.</i></li> <li>b. <i>Limits to development on lakes may be based on social, physical, water quality, biological and other measures of capacity.</i></li> <li>c. <i>Specific lake plans should be prepared for individual lakes to identify, reflect and respond to the character and physical capabilities.</i></li> <li>d. <i>Specific lake plans will identify the recreational water quality objectives of a lake.</i></li> <li>e. <i>Lake Plans should address matters such as:</i> <ul style="list-style-type: none"> <li>· <i>Location and access</i></li> <li>· <i>Relation to watershed</i></li> <li>· <i>Drainage basin and related watercourses</i></li> <li>· <i>Size and shape of lake</i></li> <li>· <i>Distinct areas or neighbourhoods</i></li> <li>· <i>Islands and narrow waterbodies</i></li> <li>· <i>Shoreline constraints</i></li> <li>· <i>Boating capacity</i></li> </ul> </li> </ol>

## Section 6.1 - Recommendations for Official Plan Policies

Defined Shoreline Values and Issues	Discussion	Recommendations
<p><b>Shoreline Structures</b>                      Docking facilities include residential docks, boathouses and commercial facilities</p>	<p>The development of new large scale docking facilities can cause impacts related to:</p> <ul style="list-style-type: none"> <li>· Navigation</li> <li>· Congestion</li> <li>· Visual attractiveness</li> <li>· Density</li> <li>· Incompatibility with adjacent properties</li> </ul>	<p>100) Consider policy such as:</p> <ol style="list-style-type: none"> <li>a. A boat impact assessment may be required prior to the approval of an application for an official plan or zoning amendment. The assessment will evaluate the suitability of the land/ water interface of a site and the immediate area to accommodate a significant boat docking facility and its associated boat traffic.</li> <li>b. A significant boat docking facility includes:                             <ul style="list-style-type: none"> <li>· A facility that would cumulatively accommodate 15 or more boats</li> <li>· A new or expanded facility associated with a commercial use on a narrow water body</li> <li>· A new marina, waterfront landing or boat livery as defined in the Municipal Act</li> </ul> </li> <li>c. Include a checklist of matters to be considered in an Assessment:                             <ul style="list-style-type: none"> <li>· Proposed docking and mooring facilities</li> <li>· Adjacent docking and mooring</li> <li>· Frequency and distribution of marine traffic</li> <li>· Constraints and influences to navigation and safety</li> <li>· Analysis of project impact</li> </ul> </li> </ol>
<p><u>Visual Impact</u> - Visual impact is related to the increased scale, bulk and massing of shoreline buildings and structures on the perception of view.</p>	<p>The two most significant waterfront features to be considered are the shoreline and the treeline or horizon. When viewing from the opposite side of the lake, our eyes are immediately drawn to these two lines and anything that stands out on these lines can greatly impact the natural landscape.</p> <p>Another important element is the impact of constructing boathouses on the view from adjacent lands.</p>	<p>101) Consider policy such as:</p> <ul style="list-style-type: none"> <li>· Shoreline structures shall not impede the immediate view of surrounding properties, as defined by the extension of property lines onto the water</li> </ul>

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<p><u>Size and Shape of Shoreline Structures</u> - The size and shape of docks and boathouses built on the shoreline.</p>	<p>Uncontrolled dock and boathouse development will:</p> <ul style="list-style-type: none"> <li>· Impact natural settings</li> <li>· Cause a built shoreline environment</li> <li>· Impact fish and wildlife habitat</li> <li>· Cause impacts on adjacent views</li> </ul>	<p>102) Consider policy that restricts the size and location of docks and boathouses, such as:</p> <ol style="list-style-type: none"> <li>a. A shoreline activity area is the portion or cumulative portions of developed shoreline frontage (docks, boathouses, pump houses and other structures).</li> <li>b. To maintain the appropriate balance between natural and built form, the extent of shoreline activity areas shall be based on the following targets:                             <ul style="list-style-type: none"> <li>· 25% of the shoreline frontage or up to 23 m, whichever is less</li> <li>· 25% of the shoreline frontage of the open space block or up to 30 m, whichever is lesser for residential cluster development</li> <li>· 33% of the shoreline frontage for resort commercial and waterfront landings</li> <li>· 50% of shoreline frontage for marinas</li> </ul> </li> <li>c. The remaining shoreline frontage will be retained or restored as a natural vegetative buffer, at least 15 m in depth.</li> <li>d. Location must have regard for fish and wildlife habitat, natural flow of water, flood and ice heaving, privacy and other policies.</li> <li>e. If two storey boathouses are to be allowed, consider a minimum lot frontage of 60 m, not on a narrow waterbody of significant fish habitat, second floor area limited, and must have an increased setback from the projected lot line. If it contains a sleeping cabin, it is the only one on the lot.</li> <li>f. Single Storey boathouses must have 30 m (100 ft) frontage, not in critical fish habitat and have an increased setback where a roof is a sundeck.</li> </ol>
<p><u>Minimum water setback</u></p> <p>This is the distance measured between the shoreline and closest part of any building or structure.</p>	<p>Water setbacks are one of the main controls to help ensure the retention of natural shorelines. Increased setbacks help to lessen:</p> <ul style="list-style-type: none"> <li>· Visual impacts</li> <li>· Phosphorus loading</li> <li>· Sediment transfer</li> </ul> <p>Historically, development has been constructed too close the shoreline.</p>	<p>103) Consider policy for increased setbacks, such as:</p> <ol style="list-style-type: none"> <li>a. 30 m for most residential development including septic systems.</li> <li>b. 50 m for sensitive features such as fish habitat</li> <li>c. 30 m for commercial uses, except marinas</li> <li>d. Increased setbacks may also be required to address additional matters</li> <li>e. 30 m for leaching beds</li> </ol>

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<b><i>Natural Shoreline Buffer</i></b>		
<p>Natural Shoreline buffers refers to the vegetated undisturbed areas immediately upland from the shoreline</p>	<p>Natural shoreline buffers are one of the best approaches to ensure the health of littoral and riparian areas. While the requirements for these buffers can be stated in an Official Plan, it is important to recognize and encourage the private stewardship of these areas.</p>	<p>104) <i>Consider policy regarding the protection and restoration of natural shoreline buffers such as:</i></p> <ul style="list-style-type: none"> <li>a. <i>To maintain or restore the majority of all developed and undeveloped shorelines in their natural state and promote stewardship of their biological benefits.</i></li> <li>b. <i>To encourage the provision of a natural vegetative buffer and its importance in protecting lakes from man made impacts.</i></li> <li>c. <i>Where a vegetative buffer is required, the removal of vegetation, including ground, shrub and or canopy layers, or the disruption of the natural landform or soil mantle will be restricted.</i></li> <li>d. <i>Encourage tree cover and vegetation to be retained to uphold the visual and environmental integrity of the Waterfront.</i></li> <li>e. <i>A natural undisturbed buffer is recommended at the water's edge to meet a minimum target of 8 m (25 ft) in depth for 75% of the lot's water frontage</i></li> </ul>
<b>Crown or Federal Land</b>		
<p>Crown or Federal lands are lands that are owned by the province of the federal government.</p>	<p>Crown or Federal Lands have their own separate regulations and are not directly subject to municipal policy. However it is important to note that activities that occur on these lands can greatly impact a municipalities land use objectives.</p>	<p>105) <i>Consider policy such as:</i></p> <ul style="list-style-type: none"> <li>a. <i>Although the policies of the official plan and zoning by-law are not binding on Crown land activities, the use of Crown lands will be determined by the Province with regard for the established planning policies of the municipality.</i></li> <li>b. <i>Crown lands may be shown as either a separate land use category or placed within a suitable broader land use designation that recognizes the traditional range of crown land management activities.</i></li> <li>c. <i>The release of Crown lands for private development will be discouraged.</i></li> </ul>