



Appendix F

Draft Development Guidelines 2018

DRAFT

NOTES TO THE DRAFT SHORELINE DEVELOPMENT GUIDELINES

1. For bluff areas where a calculation in the Development Guidelines Table results in a setback greater than the 100 year erosion line – as measured from Lakeshore Area 1, the proposed development need not be further landward than the greater of the 100 year erosion line or 6 metres (m) from Lakeshore Area 1.
2. Refer to text of Shoreline Management Plan for definitions of Lakeshore Area 1 and Lakeshore Area 2.
3. When determining the size of a major or minor addition, it is calculated based on the size of the existing structure as it existed at the time of the passing of the Development Guidelines Chart.
4. The following method is used to determine the size of permitted additions or replacement structures:

For additions:
 - the permitted addition size is calculated as a percentage of the building footprint of the livable area of the existing structure (not including garage, covered deck, 2 season sunroom etc.)
 - the size of the permitted addition is equal to the total floor area of the addition – not the footprint of the addition
 - basements with greater than 1.8 m of headroom are considered living space

E.g.: for a structure with a footprint of 100 square metres, a minor addition will have a total floor area of not more than 30 sq. m. – for a 2 storey building with crawlspace that would be 15 sq. m. on each floor – for a single storey building with basement that has headroom of greater than 1.8 m that would be 15 sq. m in the basement and 15 sq m on the first floor

For replacement structures:
 - the total livable area of the replacement structure shall be the same as the previous structure – basements with greater than 1.8 m of headroom are considered living space
5. Development refers to activities including but not limited to site alteration, grading, construction, additions, change of use, intensification of use, shoreline protection installation or repair, etc.
6. When considering a proposal all development guidelines are to be met.

Development Guidelines – Bluff Areas

Development Activity	Lakeshore Area 1		Lakeshore Area 2
	Flood Portion	Bluff Portion	Bluff Portion
Repairs / maintenance	Yes	Yes	Yes
Interior Alteration Where no change in use or increase in living space or occupancy - an increase in living space is considered an addition	Yes	Yes	Yes
Minor Additions (less than 30%) Multiple additions permitted up to a maximum of 30% of the initial building size. Beyond 30% is considered a major addition.	No	No	Yes, provided addition is no closer to the lake than the existing structure and has a minimum landward setback equal to the greater of: 1.) The 25 year erosion line as measured from Lakeshore Area 1 2.) 7.5m setback from Lakeshore Area 1
Major Additions (greater than 30% but less than 100% - greater than 100% shall be considered lot re-development) Multiple additions permitted up to a maximum of 100% of the initial building size. Beyond 100% is considered lot re-development	No	No	Yes, provided addition is no closer to the lake than the existing structure and has a landward setback equal to the greater of: 1.) The 50 year erosion line as measured from Lakeshore Area 1 2.) 15m landward setback from Lakeshore Area 1
Minor Structures (a portable building no greater than 10 sq. m.)	No	No	Yes, provided structure has a minimum landward setback of 5m from top of bank
Unattached garages / non habitable accessory structures greater than 10 sq m. in footprint	No	No	Yes, provided structure is no closer to the lake than the existing structure and has a minimum landward setback equal to the greater of: 1.) The 50 year erosion line as measured from Lakeshore Area 1 2.) 15m landward setback from Lakeshore Area 1
Habitable Accessory Structures	No	No	Yes, provided structure is no closer to the lake than the primary residential structure and has a minimum landward setback equal to the greater of: 1.) The 50 year erosion line as measured from Lakeshore Area 1 2.) 15m landward setback from Lakeshore Area 1
Rebuilding of dwelling destroyed by other than flooding and / or erosion Where no change in use or increase in living space or occupancy	Yes, Replacement structure shall be no larger than existing and it is moved as far landward as possible		Yes, Replacement structure shall be moved as far landward as possible
Rebuilding of dwelling destroyed by flooding and / or erosion	No	No	No
Relocation of structure away from shoreline – no new development	Optional on part of owner, however, recommended		Owner should consider this as a future option depending on severity of the hazard
Lot redevelopment – i.e. existing structures removed and replaced	No	No	Yes, provided proposed development has regard to the size and location of the available developable area and has a minimum landward setback equal to the greater of: 1.) The lakeward limit of the existing structure 2.) The landward limit of Lakeshore Area 2 - where insufficient room outside of Lakeshore Area 2 exists, encroachment into Lakeshore Area 2 is permitted, but the development must be as landward as possible and in no instance shall development be less than 15m to Lakeshore Area 1 3.) The 60 year erosion line as measured from Lakeshore Area 1
Existing Vacant Lots – new dwellings	No	No	Yes, provided that more than 50% of the ex. lots/parcels in the residential/cottage area are developed, that the proposed development has regard to the size and location of the available developable area and provided that: 1.) that the lots on either side of the subject property have been developed 2.) it is located landward of Lakeshore Area 2 - where insufficient room outside of Lakeshore Area 2 exists, encroachment into Lakeshore Area 2 is permitted, but the development must be as landward as possible and in no instance shall development be less than 15m landward from Lakeshore Area 1 3.) it is located landward of the 60 year erosion line as measured from Lakeshore Area 1
Swimming Pool	No	No	Yes, provided drainage is addressed and provided pool has a setback equal to the greater of: 1.) The 25 year erosion line as measured from Lakeshore Area 1 2.) A minimum landward setback of 7.5m from Lakeshore Area 1
New Septic Systems – when required for new development	No	No	Yes, to be landward of the greater of: 1.) primary dwelling 2.) it is located landward of the 25 year erosion line as measured from Lakeshore Area 1
Septic System – repair or replacement of existing septic system where no new development proposed	Permitted – systems must be moved as landward as possible. Alternative septic technologies are used where possible – e.g. tertiary system		
Decks – ‘like for like’ repair and maintenance of legally existing decks	Yes	Yes	Yes
Decks – new	No	Yes – no closer than 3m to top of bank and not connected to dwelling	Yes
Existing Vacant Lots – new Septic Systems	No	No	Yes, and to be landward of the primary dwelling
Creation of New Lot	No	No	No
Technical Severance	Yes	Yes	Yes
Lot consolidation	Yes	Yes	Yes
Land Use Designation / Zone Changes	Support changes to planning documents to Hazard, Natural Environment or Open Space designations		Support changes to planning documents to a lakeshore overlay designation
	Do not support proposed zoning, land use designation or official plan changes which further intensify land use, i.e. single family residential to multi-unit dwelling		

Development Guidelines – Dynamic Beach Areas

Development Activity	Lakeshore Area 1		Lakeshore Area 2
	Dune Portion	Flood Portion	Dune
Repairs / maintenance	Yes	Yes	Yes
Interior Alteration Where no change in use or increase in living space or occupancy - an increase in living space is considered an addition	Yes	Yes	Yes
Minor Additions (less than 30%) Multiple additions permitted up to a maximum of 30% of the initial building size. Beyond 30% is considered a major addition.	No	No	Yes, provided addition is no closer to the lake than the existing structure and has a minimum landward setback of 7.5m from Lakeshore Area 1
Major Additions (greater than 30% but less than 100% - greater than 100% shall be considered lot re-development) Multiple additions permitted up to a maximum of 100% of the initial building size. Beyond 100% is considered lot re-development	No	No	Yes – landward of the foredune Provided addition is no closer to the lake than the existing structure and has a minimum landward setback of 7.5m from Lakeshore Area 1
Minor Structures (a portable building no greater than 10 sq. m.)	No	No	Yes, provided dune restoration is implemented and no encroachment in LSA-1
Unattached garages / non habitable accessory structures greater than 10 sq m. in footprint	No	No	Yes – landward of the foredune Provided structure is no closer to the lake than the existing primary residential structure and has a minimum landward setback of 7.5m from Lakeshore Area 1
Habitable Accessory Structures	No	No	Yes – landward of the foredune Provided structure is no closer to the lake than the primary residential structure and has a minimum landward setback of 15m from Lakeshore Area 1
Rebuilding of dwelling destroyed by other than flooding and / or erosion Where no change in use or increase in living space or occupancy	Yes Replacement structure shall be no larger than existing and it is moved as far landward as possible	Yes Replacement structure shall be no larger than existing and it is moved as far landward as possible	Yes – if design minimizes impact to dune Replacement structure shall be moved as far landward as possible
Rebuilding of dwelling destroyed by flooding and / or erosion	No	No	No
Relocation of structure away from shoreline – no new development	Optional on part of owner, however, recommended		Owner should consider this as a future option depending on severity of the hazard
Lot redevelopment – i.e. existing structures removed and replaced	No	No	Yes, provided proposed development has regard to the size and location of the available developable area and has a minimum landward setback equal to the greater of: 1.) The lakeward limit of the existing structure 2.) The landward limit of Lakeshore Area 2 - where insufficient room outside of Lakeshore Area 2 exists, encroachment into Lakeshore Area 2 is permitted, but the development must be as landward as possible and in no instance shall development be less than 15 m to Lakeshore Area 1
Existing Vacant Lots – new dwellings	No	No	Yes, provided that more than 50% of the ex. lots/parcels in the residential / cottage area are developed, that the proposed development has regard to the size and location of the available developable area and provided that: 1.) that the lots on either side of the subject property have been developed 2.) it is located landward of Lakeshore Area 2 - where insufficient room outside of Lakeshore Area 2 exists, encroachment into Lakeshore Area 2 is permitted, but the development must be as landward as possible and in no instance shall development be less than 15m landward from Lakeshore Area 1
Swimming Pool	No	No	Yes, provided dune restoration is implemented and no encroachment in LSA-1 - and has a minimum landward setback of 7.5m from Lakeshore Area 1
New Septic Systems – when required for new development	No	No	Yes, and to be landward of the primary dwelling
Septic System – repair or replacement of existing septic system where no new development proposed	Permitted – systems must be moved as landward as possible. Alternative septic technologies are used where possible – e.g. tertiary system		
Decks – ‘like for like’ repair and maintenance of legally existing decks	Yes	Yes	Yes
Decks – new	No	No	Yes – if landward of foredune
Existing Vacant Lots – new Septic Systems	No	No	Yes, and to be landward of the primary dwelling
Creation of New Lot	No	No	No
Technical Severance	Yes	Yes	Yes
Lot consolidation	Yes	Yes	Yes
Land Use Designation / Zone Changes	Support changes to planning documents to Hazard, Natural Environment or Open Space designations		Support changes to planning documents to a lakeshore overlay designation
	Do not support proposed zoning, land use designation or official plan changes which further intensify land use, i.e. single family residential to multi-unit dwelling		

Development Guidelines – Shoreline Protection

	Dynamic Beach Area	Bluff Areas
Shore Protection - new	<p>Permitted to protect primary building. Must be landward of the location of the 100 year lake level plus 15m wave uprush allowance</p> <p>Protection works for non-essential structures and features, including but not limited to accessory structures (e.g., gazebos, sheds, bunkies, decks, stairs, etc.), lawns and/or other landscaping features are not permitted.</p> <p>Application shall include mandatory review / design by qualified Coastal Engineer which shows no negative impacts from the proposed protection works.</p>	<p>Permitted Must be landward of the greater of the following:</p> <ol style="list-style-type: none"> 1.) the location of the 100 year lake level or 2.) a line connecting the toe of the bluff and /or existing shore protection of the two abutting properties on either side of the subject property or 3.) the toe of existing bluff <p>Application shall include mandatory review / design by qualified Coastal Engineer which shows no negative impacts from the proposed protection works.</p>
Shore Protection - replacement	<p>Permitted to protect primary building. Must be landward of the greater of the following:</p> <ol style="list-style-type: none"> 1.) the location of the 100 year lake level plus 15m wave uprush allowance 2.) the existing shore protection being replaced <p>Protection works for non-essential structures and features, including but not limited to accessory structures (e.g., gazebos, sheds, bunkies, decks, stairs etc.), lawns and/or other landscaping features are not permitted.</p> <p>All previous shore protection must be removed from the site and disposed of. Review / design by qualified Coastal Engineer which shows no negative impacts from the proposed protection works may be required.</p>	<p>Permitted Must be landward of the greater of the following:</p> <ol style="list-style-type: none"> 1.) the existing shore protection being replaced 2.) the location of the 100 year lake level 3.) a line drawn between the toe of the bluff and /or existing shore protection of the two abutting properties on either side of the subject property 4.) the toe of the existing bluff <p>All previous shore protection must be removed from the site and disposed of. Review / design by qualified Coastal Engineer which shows no negative impacts from the proposed protection works may be required.</p>
Groynes	Not permitted	Not permitted