

**R**egulations under the Planning Act require that Conservation Authorities be circulated with planning applications. In reviewing and commenting we have particular concern for environmental implications including but not solely limited to impacts associated with flooding, unstable slopes or soils; natural heritage features (wetlands, fish habitat, significant valley lands and woodlands); water quality and quantity; and some servicing related issues.

Conservation Authorities are an advisory agency to the municipality. The municipality is the approval authority. The Planning Act allows for the appeal of decisions on certain types of planning applications to the Ontario Municipal Board.

### Factors Affecting Conservation Authorities Comments to the Municipality:

Conservation Authorities consider the following factors in the review of applications:

- Water quality information, watershed and lake capacity studies
- Setback for all development from lake, water-course, wetlands or habitat
- Size of proposed development
- Soil type and depth
- Vegetation cover and type
- Slope to water (degree and height)
- Proximity to fish habitat? Mitigation
- Health of shoreline (Natural or Altered)
- Risks or hazards from flooding, steep or unstable slopes, erosion etc.
- Options to mitigate adverse impacts

The Conservation Authorities recommend a **minimum 30 metre** development setback from the normal high water mark of a waterbody; site conditions may dictate a larger setback.

When it is not possible to maintain a distance of at least 30 metres from water we consider the following:

- Lot size (area, shape)
- Additions may not be closer to the water than existing development (i.e. an addition, if allowable at all, generally constructed to the rear of the existing cottage); a sunroom or deck is considered an addition.
- Build according to the terrain (incorporate natural landscape features).
- There should be no disruption of native soil or natural vegetation cover on the slope between any development and the water. This buffer is critical in preventing soil erosion, and maintaining habitat along the shoreline, as well as for protection of the surface water quality of your lake.
- Is there a net gain for the lake? (Improvement)

### Information Requirements:

To facilitate a response within the prescribed time lines the following information should be included in/with the forms provided by the Municipality:

- Property Owner and Address (including **911 #**, Lot, Concession & Ward).
- Directions to and description of property (include map if possible).
- Information concerning previous applications (if available) and the current zoning of the property.
- Processing Fee: our comments will not be released until the fee has been paid (see schedule).

A detailed development plan drawn to scale is required illustrating the setback from the water for any existing and new development. **A formal review of the application can not be completed without a satisfactory plan.**

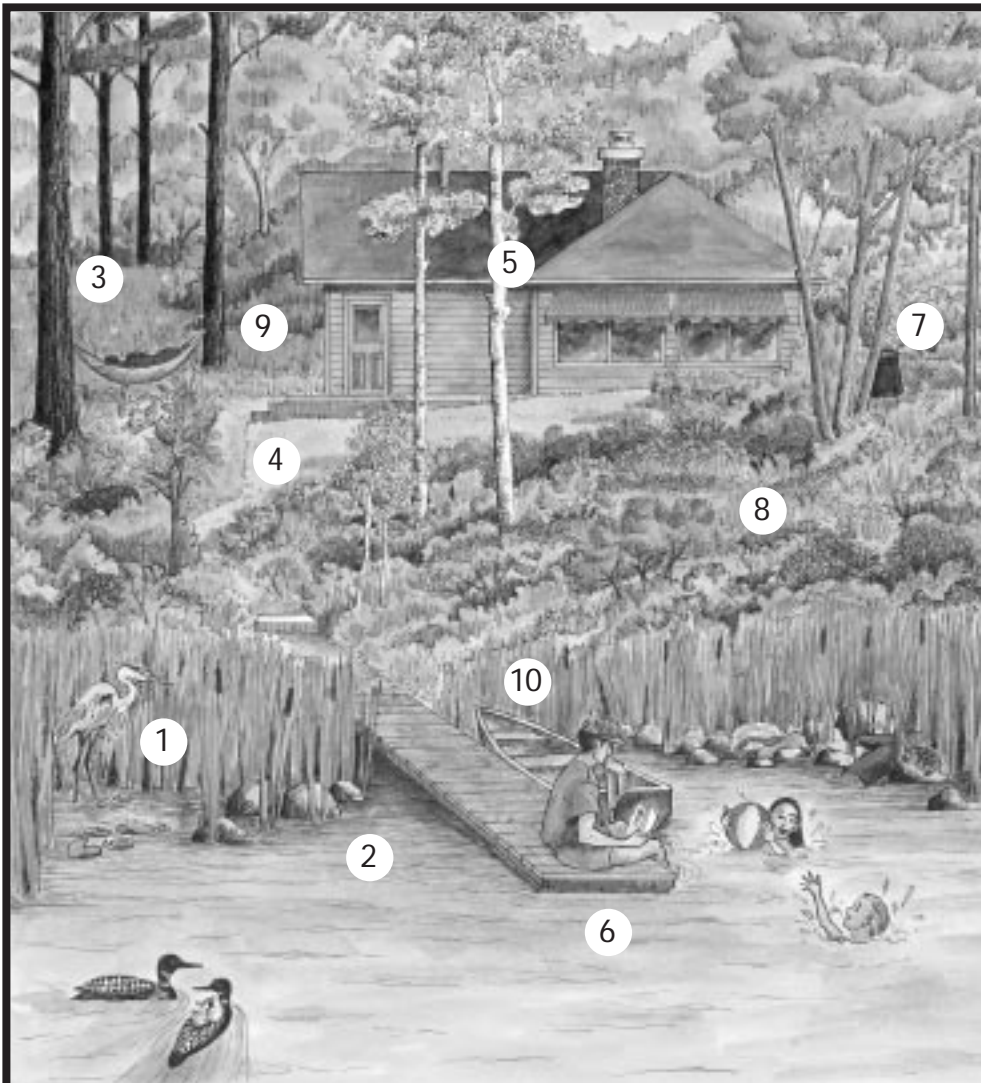
The application must clearly show where all the buildings and structures are on a property, including the residence, outbuildings, septic system, well, driveways and parking areas, retaining walls, hedgerows, large or small areas of tree cover, access routes to the water and water access structures (eg. dock). The information provided on the sketch is used in our environmental impact review of the proposed development

# Guidelines for Review of

# Lakefront Planning Applications

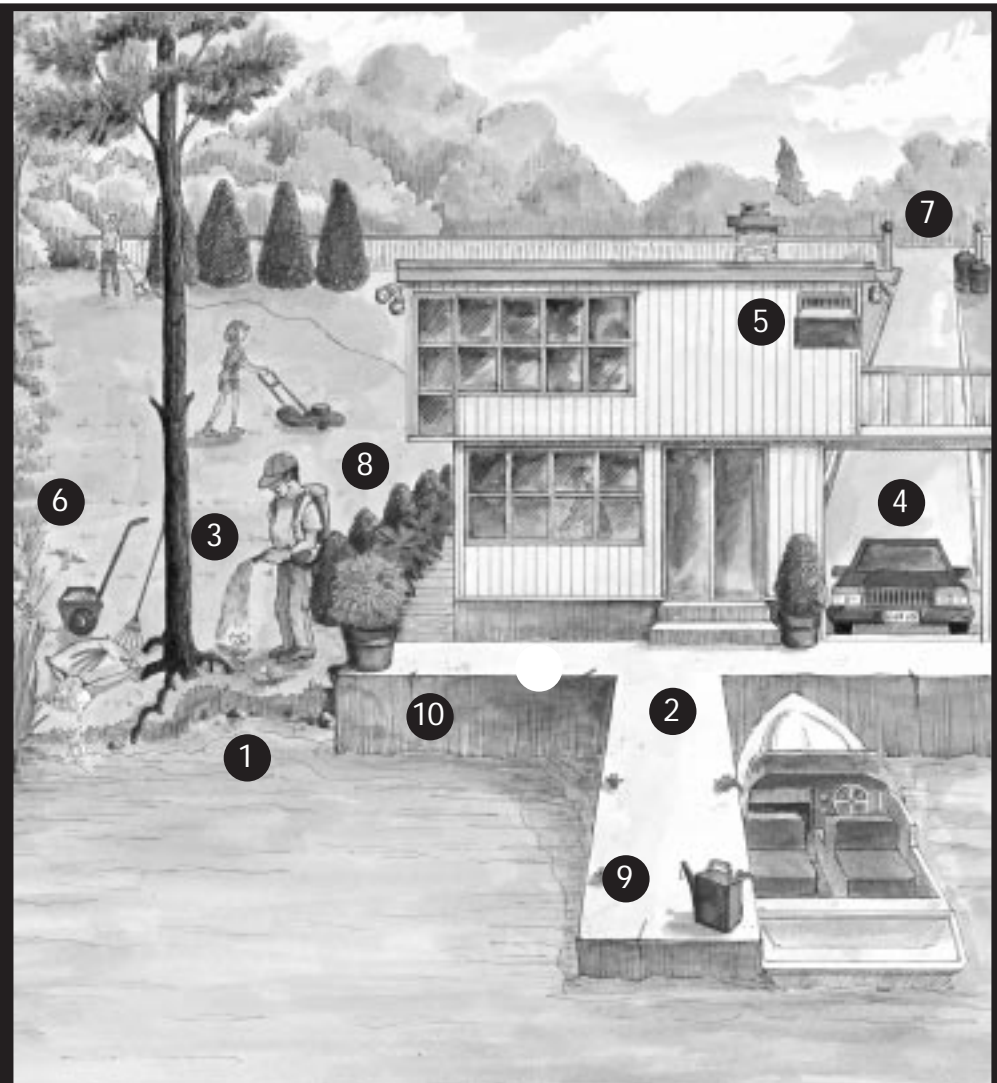
by Conservation Authorities





## Let's Enjoy

1. Natural shoreline — great wildlife habitat.
2. Small floating dock — low impact on "ribbon of life."
3. Septic system far from the shore — reduces water pollution.
4. Narrow, gravelled footpath — less chance of erosion.
5. Trimmed trees and adjustable awnings — natural air conditioning with view maintained.
6. Work less — relax more!
7. Kitchen compost — improves your soil's quality.
8. Low-maintenance native plants — provide shoreline buffer.
9. Building — set back from shore and in character with setting.
10. Well-maintained motor — electric, or modern 4-stroke outboard, operated with low wake near shore.



## Let's Talk

1. Bare shoreline — subject to erosion.
2. Solid dock — destroys wildlife habitat, alters currents, causes erosion elsewhere.
3. Fertilizer spills and chemical run-off from lawn — damage water quality.
4. Paved lane — pollution-laden runoff flows to water.
5. No shade trees — overworked air conditioner adds to electric bill.
6. Removal of natural vegetation — more work for you and more runoff.
7. Collecting lawn clippings — deprives soil of nutrients.
8. Ornamental shrubs — require chemicals and extra work.
9. Poor fuel management — spills are deadly.
10. Hardened shoreline — eliminates "natural filter," degrades water quality, and blocks wildlife access.