

TOWNSHIP OF LAKE OF BAYS
DEVELOPMENT PERMIT BY-LAW 04-180
CONSOLIDATION – MARCH 12, 2007

EXPLANATORY NOTE

This explanatory note does not comprise a formal part of this by-law, and is provided for information only.

ABOUT THE DEVELOPMENT PERMIT SYSTEM

The development Permit System is a new planning tool in Ontario that replaces the zoning, minor variance and site plan control processes. It requires a Development Permit By-law to clearly identify development rules and requirements, it facilitates flexibility and permits the regulation of site alteration and vegetation removal. Council decided to proceed with the design of a Development Permit System in Lake of Bays Township in order to better implement the policies of the Official Plan, including the protection of our shorelines, and to streamline the planning process.

Provincial regulation currently limits the use of the Development Permit System to the waterfront areas of the Township. As a result, the rural areas and communities in the Township are subject to the Comprehensive Zoning By-law.

HOW DOES THE DEVELOPMENT PERMIT BY-LAW DIFFER FROM A ZONING BY-LAW?

This Development Permit By-law is similar to traditional zoning by-laws in that it includes both general provisions which apply across the entire area to which the By-law applies, as well as specific provisions for each Development Permit Area (zone).

This by-law differs from a zoning by-law because it permits discretionary uses, ie. those uses which are permitted provided that certain conditions are met, in addition to permitted uses. It also allows variations from the standards, such as setback or lot coverage requirements, provided that the identified criteria are addressed.

The Development Permit By-law also regulates removal of vegetation and alteration of the landscape (grading, blasting, filling, etc.).

The Development Permit System allows Council to delegate approval authority, as it deems appropriate, to staff. Approvals that are delegated to staff are identified throughout this By-law. For these minor variations, notice to neighbours is not required and the process will be streamlined. Where the need for a Council approval is identified, notice to neighbours of a public meeting will be given. Appeals to the Ontario Municipal Board of a Council decision may only be made by an applicant, not third parties.

Lastly, this by-law may be amended by the same process by which a zoning by-law is amended.