

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

1. INTRODUCTION

The development permit system is a new planning system in Ontario and is designed to combine and replace the zoning, site plan and minor variance processes into one streamlined process.

In order to avoid cross referencing to the Official Plan, key Official Plan policies and criteria for certain types of development are summarized in this by-law. However, interpretation of these policies will be based on the wording in the Official Plan itself, along with the context and accompanying background contained within the Official Plan.

The following guiding principles are taken from Section H.20 of the Official Plan and form the basis for the provisions in this by-law:

- *the natural waterfront will prevail with built form blending into the landscape and shoreline;*
- *natural shorelines will be retained or restored;*
- *disturbance on lots will be limited and minimized;*
- *vegetation will be substantially maintained on skylines, ridge lines or adjacent to the top of rock cliffs;*
- *native species will be used for buffers or where vegetation is being restored;*
- *rock faces, steep slopes, vistas and panoramas will be preserved to the extent feasible; and*
- *building envelopes and the associated activity area will be defined and the remainder of the property shall remain generally in its natural state.*

Title

- 1.1 This By-law shall be referred to as the "Township of Lake of Bays Development Permit By-law" and applies to all lands identified on the attached Schedules.

Scope

- 1.2 This By-law applies to lands falling within the Waterfront designation of the Township of Lake of Bays, as set forth in the Official Plan.