

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

SCHEDULE C – CRITERIA FOR VARIATIONS FROM STANDARDS

- C.1 Where a development permit for any variation is required, in addition to the other requirements of this by-law, the following provisions will be addressed to the satisfaction of the Township, prior to the issuance of a development permit:
- a) the natural waterfront will prevail with built form blending into the landscape and shoreline;
 - b) natural shorelines will be retained or restored;
 - c) disturbance on lots will be limited and minimized;
 - d) vegetation will be substantially maintained on skylines, ridge lines or adjacent to the top of rock cliffs;
 - e) native species will be used for buffers or where vegetation is being restored;
 - f) rock faces, steep slopes, vistas and panoramas will be preserved to the extent feasible; and
 - g) building envelopes and the associated activity area will be defined and the remainder of the property shall remain generally in its natural state.

STAFF VARIATIONS

- C.2 In addition to the other requirements of this by-law, the following criteria shall be used in the evaluation of a request for a "Staff Variation" from a standard in this by-law:

- a) The proposal is appropriate for the lands;
- b) The proposal would not have any off-site impacts;
- c) The proposal would maintain the general intent of this by-law; and
- d) The proposal would maintain the general intent of the Official Plan.

C.2.1 Septic Systems on Existing Lots

- a) A site evaluation may be required to the satisfaction of the Township which confirms that suitable soils exist and the reduced setback will not result in negative impacts on water quality.
- b) That a shoreline buffer of at least 15 metres in depth be maintained between the septic system and the lake.

COUNCIL VARIATIONS

C.3 In addition to the other requirements of this by-law, the following criteria shall be used in the evaluation of a request for a "Council Variation" from a standard in this by-law:

- a) The proposal is appropriate for the lands;
- b) Any potential off site impacts are mitigated;
- c) The proposal would maintain the general intent of this by-law; and
- d) The proposal would maintain the general intent of the Official Plan.