

About the Development Permit System

The Development Permit By-law (By-law 04-180) came into effect on January 1, 2006. The Development Permit System (DPS) is a new planning system in Ontario and is designed to combine and replace zoning, site plan and minor variance applications in one streamlined process. The DPS also contains provisions to regulate site alteration and vegetation removal, particularly along shorelines.



The community, together with Township Council, is committed to the protection of shorelines and streamlining the planning process. Discussions will be continued with the public to ensure that the By-law is fulfilling the underlying community principles on which the DPS is founded.

Unsure about how your potential project will be affected by the Development Permit System?

Please Contact Us!

The Planning & Building Services Department will evaluate your proposal and let you know. Please be patient and allow us a few weeks to review your proposal, and submit the following to assist us:

- brief letter describing proposal
- survey sketch showing all structures on property to scale (a hand drawn sketch is acceptable but must be to scale), as well as natural versus cleared areas within 50 ft of shore
- a list of all structures with their square footage identified
- photos of shoreline (preferably taken in the summer)



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Township of Lake of Bays

The Development Permit System

What waterfront property owners need to know before altering their shoreline or removing vegetation



Helping to keep shorelines natural

Its about keeping shorelines natural...

Perhaps the most important area of our waterways is the shoreline. Almost all aquatic life is born, raised and fed in the area where land and water meet. To keep this interface healthy, and to buffer the impact of development, the preservation of vegetation is critical. In addition, most waterfront landowners and visitors want to experience nature, and seeing shorelines where trees and rocks screen buildings helps them do this. The Development Permit System (DPS) ensures this by containing provisions that limit the amount of shoreline development and vegetation removal that landowners can do.



The following guidelines should be kept in mind when planning projects on a waterfront property:

- ▲ the natural waterfront will prevail with buildings & structures blending into the landscape
- ▲ 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
- ▲ building envelopes and the associated activity area will be defined and the remainder of the property should generally remain in a natural state

General Rules to Follow:

- **Removal of any vegetation within 66 ft or 100 ft of the water's edge requires a Development Permit, depending upon the lake your property is on**
- **A Shoreline Activity Area (SAA) is the area where shoreline structures & human activity (including cleared areas) may be located. A property may have two of these, & cumulatively not exceed 25% of the shoreline, or 76 feet, whichever is the lesser**
- **Depending upon the lake your property is on, the setback for structures from the water's edge may be either 66 ft or 100 ft**
- **A Development Permit may be required prior to site alteration or removing vegetation within wetlands, steep slopes, or identified natural heritage areas**

These guidelines are a very small excerpt of the entire by-law. Please refer to the by-law itself for further information. A copy of the by-law, as well as the application & a handbook to assist you, is available at www.lakeofbays.on.ca.



Should your project not meet all the requirements of the development permit area your property is located in, a Development Permit or by-law amendment is required. Depending upon the extent of the variation, the permit can be approved by either staff or Council. As a condition of the permit, there may be a requirement to replant portions of your shoreline with native species to create a vegetative buffer that reflects a more natural shoreline and smaller shoreline activity area.



Closures of Original Shore Road Allowances & the DPS

If an Original Shore Road Allowance (OSRA) exists along the shoreline of your property, at some point you may wish to apply to either purchase or lease it from the Township. Should the cleared area of your shoreline exceed 25% of the lot frontage, it may be a condition of the sale / lease that portions of the shoreline be re-vegetated to restore a natural buffer.



Need ideas for what native species would be suitable for your lot?

The **Muskoka Heritage Foundation** provides information and assistance to private landowners on ways to conserve and enhance the natural amenities of their property. Contact them at **705-645-7393** or by email at info@muskokaheritage.org, or visit their website at www.muskokaheritage.org.