

About the Community Planning Permit System (CPPS)

The Community Planning By-law (By-law 2021-111) came into force and effect on April 18, 2024. By-law 2021-111 applies Township-wide, and consolidated and replaced the Township's two previous zoning by-laws (Development Permit By-law 04-180 & Comprehensive Zoning By-law 04-181).

The Community Planning Permit System (CPPS) is designed to combine and replace zoning, site plan and minor variance applications in one streamlined process, making it a quicker and simpler process than other standard Planning Applications in Ontario, and 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.

Unsure about how your project will be affected by the CPPS?

Contact us!

The Planning Services Department will evaluate your proposal and let you know next steps!

Please submit the following to assist in our review, and be patient as it may take us a few weeks to review your proposal:

- brief description of your proposal
- detailed site plan showing all buildings & structures on property to scale (a hand drawn sketch is acceptable but must use a ruler and be **to scale**), and show natural versus cleared areas within 50 ft. of the shoreline
- list of all existing and proposed structures with footprints
- photos of your shoreline (preferably taken in the spring/summer)



CONTACT US:



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**Township
of Lake of
Bays**



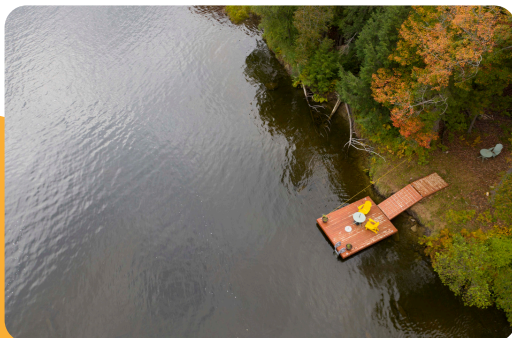
The Community Planning Permit System

What waterfront residential property owners should know before altering their shorelines or removing vegetation

The most important area of our waterways is the shoreline. Almost all aquatic life is born, raised and fed in the shoreline. To keep this ecosystem healthy, and to buffer impact of development along our shorelines, the preservation of vegetation is vital. The Community Planning Permit System (CPPS) ensures landowners and visitors can work together to maintain the integrity of our shorelines by outlining provisions (ie. Rules) that limit shoreline development and vegetation removal.

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

- The natural waterfront will prevail with buildings and structures blending into the landscape
- Natural shorelines will be retained and 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 & associated activity area will be defined and remainder of the property should remain in a natural state



General Waterfront Residential Provisions

- Removal of any vegetation within the first 30 metres of the water's edge may require a Planning Permit, depending on the location of your property or proposed development.
- Depending on the lake your property is on, the setback for structures from the water's edge may be either 20 metres or 30 metres.
- A Planning Permit may be required before conducting site alteration or removing vegetation within wetlands, steep slopes, or identified natural heritage areas.
- All dwellings are restricted to: a max. gross floor area (GFA) of 700 sq.m., and max. width of 75% of the width of your property measured from the min. side yard setbacks, or 50 metres, whichever is less.

Shoreline Activity Area

- A Shoreline Activity Area (SAA) is the area where shoreline structures & human activity (including cleared areas and beaches) may be located, extending 20 metres on land and 20 metres over the water. Think of it like a 'window of development'.
- SAA Frontage: generally, a property may have an SAA up to **25% of the shoreline frontage, or 23 metres**, whichever is the lesser, located no closer than 4.5 metres to the side lot line or straight-line projection thereof from the shoreline.
- A min. of **75% of the shoreline must be left in a natural vegetated state**, to a min of 15 metres deep.
- SAA Coverage: includes the footprint of all buildings and structures within 20 metres of the shoreline, generally to a **max. 40% of the SAA**, excluding stairs, landings, legal non-complying dwellings and sleeping cabins.

Permitted Shoreline Structures

Section 3.23.1 of By-law 2021-111 outlines permitted buildings and structures in a SAA (i.e. dock, boathouse/boat port, marine storage shed, patio, etc.), including specific provisions.

It's about keeping shorelines natural...

Lot Coverage:

- Generally, the maximum lot coverage is 10%, including the footprint of all buildings and structures both on land and over water.

Legal Non-complying Properties:

- For buildings or structures constructed prior to November 26, 1996, which do not meet one or more of the standards in By-law 2021-111, see Section 3.14 of the By-law.
- Requests to recognize, expand or add to a legal non-complying building or structure are limited and may require planning approval.

These guidelines are a very small summarized snippet of the entire By-law. Please refer to the By-law itself for further information. A copy of the By-law, and planning applications are available at www.lakeofbays.on.ca.

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

Here are some websites with helpful resources!

Love Your Lake:

- www.loveyourlake.ca

Muskoka Conservancy:

- www.muskokaconservancy.org

Muskoka Watershed - Natural Edge Program:

- www.muskokawatershed.org

Muskoka WaterWeb

- www.muskokawaterweb.ca