

Lanark Highlands Shoreline Policies

Lanark County Official Plan

The County and constituent municipalities are obligated to consider the impact of development and land use on surface water in order to ensure the long-term viability of the resource.

Lanark Highlands Official Plan

3.1 Waterfront Communities

- When evaluating applications in proximity to a waterbody, the Site Evaluation Report in Section 8.4.5 must be completed.
- Council is responsible for protecting the visual qualities of lakes and rivers, ensuring shoreline development will not have adverse impacts on the quality of lake water and, where possible, rehabilitate & naturalize shoreline areas that are currently developed. Council is to promote the enhancement of native vegetation buffer areas in all shoreline areas.

General Policies

- All development subject to Waterfront policies is subject to Site Plan Control

Waterfront Development Criteria

- These policies apply to additions to existing lots, new & re-development of existing lands and buildings that increase the gross floor by 50%+ provided that expansions conform with the ZBL including the 30m setback from the water and preservation of vegetative buffer.

Preservation of Vegetation

- Development will be setback 30m from the high-water mark. Disturbances to vegetation within the 30m will be limited to low-impact, small scale structures.
- As a condition of (re)development, restoration of vegetation & shoreline characteristics may be required that replicate undisturbed shorelines.
- The ZBL will allow up to 25% (max. 9m) of the shoreline coverage to be cleared for access to the water and permitted shoreline structures (dock, boathouse, deck, etc.)

Existing Undersized Lots of Record

- Lots with an area less than 0.8 hectares (1.9 acres) are permitted provided it can be adequately serviced including for size, configuration, and soil structure provided in the ZBL. Relief may be granted through a Minor Variance or ZBLA.
- Lots less than 0.3 hectares (0.74 acre) requires a Site Evaluation Report that demonstrates that the site can be developed without significant altering of natural features, maintaining important shoreline vegetation or adversely impacting the natural environment.

Expansion/ Addition to Existing Development

- Additions are permitted where all zoning provisions are respected. Expansions which do not further encroach into/reduces the required shoreline vegetation (15m) or where a net increase in shoreline vegetation can be achieved through Site Plan Control or minor variance, development is generally permitted.
- Expansions within the 30m setback may be permitted by a CoA where it does not encroach closer to the waterbody than the existing structure & where deemed appropriate by a minor variance.
- Further encroachment into the 30m setback is discouraged and will only be considered when there is no other practical alternative.

Waterfront Servicing

- Private wastewater systems shall be located a min. 30m from the high water mark. On an existing undersized lot where the minimum setback cannot be met, a reduced setback may be permitted if approved by the Health Unit or other applicable authority, and will ensure the greatest possible setback with no negative impacts on the waterbody.



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Lake Stewardship

- Council will foster the concept of lake stewardship to encourage the protection of natural features and ecological functions, the rehabilitation and naturalization of waterfront lands, to improve the quality of source water and monitor changes to the lake.

Fish Habitat

- Extensions/enlargements of existing buildings/structures in the adjacent land to an identified Fish Habitat may be permitted provided it has been demonstrated, through an Environmental Impact Statement, that such work will have no negative impact on fish habitat.

Application of Site Plan Control

- All development applications on a lot within 150m of any waterbody is required to undergo evaluation as part of a complete development application. To properly assess whether the Waterfront Communities policies apply, pre-consultation with municipal staff prior to submission of a development application is required.

Zoning By-law

Accessory Building, Structures and Uses

- A dock may be located in the front yard where a lot abuts a waterway, provided the approval of any governmental authority having jurisdiction has been obtained, provided the dock is not closer than 3m to the nearest adjacent lot line and doesn't encroach on adjacent frontage when lot boundaries are extended into the water.

Environmental Design Requirements for Shoreline Properties

- A natural vegetation buffer is required as deep as reasonable along the shoreline, and no less than **15m** (30m on a lake trout lake, sensitive lake or undeveloped lake). Any vegetation removal is discouraged except to remove diseased/dead plants or establish 9m corridor to the water.
- Low impact structures (e.g., gazebo) are permitted within the setback but not the vegetation buffer.
- A dock is permitted as an accessory structure provided it is made with environmentally friendly materials and is either a cantilever, floating or post dock, and not a solid dock.
- Shoreline structures (e.g., retaining walls, sheet metal, riprap) are not permitted except where recommended by a professional in the environmental design field for erosion control or conservation purposes.
- Remediation or rehabilitation of shoreline features (e.g., slope, planting, cutting, etc.) to improve vegetation or fish habitat is permitted under the guidance of a professional or public body.

Non-Conforming & Non-Complying Uses

- Nothing in this by-law prevents the use of any land, building/structure for any purpose prohibited by this by-law if the use was lawfully used for such purpose on the day the by-law was passed and continues to be so used.

Special Setbacks, Minimum Distance Separation and Influence Areas

- Min. 30m setback from the shoreline for habitable structures (dwelling).
- Min. 30m setback from the shoreline for on-site sewage disposal systems.
- Min 15m shoreline vegetation buffer, in its natural state adjacent to any waterbody with a max. 9m wide access corridor.



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Zoning By-law Con't

Zone Requirements

- Min Lot Area... 1ha(2.47ac.)... In no case shall a lot be less than 0.5ha (1ac.)
- Min Lot Frontage... 50m
- Min Lot Depth... 80m

Minimum Yard Requirements- Main Building

- Front Yard with shoreline frontage 30m.
- Rear Yard 10m
- Interior Side Yard 7m

Minimum Yard Requirements- Accessory Building

- Front Yard (from centre line of road) 17m
- Rear Yard 3m
- Interior Side Yard 3m

Site Plan Control By-law

No development within the Township is permitted without approval by Council.

The following **does not** require site plan control approval:

- Dwellings with 5 or less units and accessory buildings
- Alterations or additions to the above mentioned structures (as long as there remains less than 6 units)
- Minor alterations or additions to a building or structure

The following **may** be subject to site plan control:

- Any development within 30m of a lake, waterbody, or natural heritage feature
- Any development within the Environmental Protection Area Designation of the Township's OP
- Any development where a review agency or department requires site plan approval by the municipality

Site plan agreements will be registered on title by the municipality.

