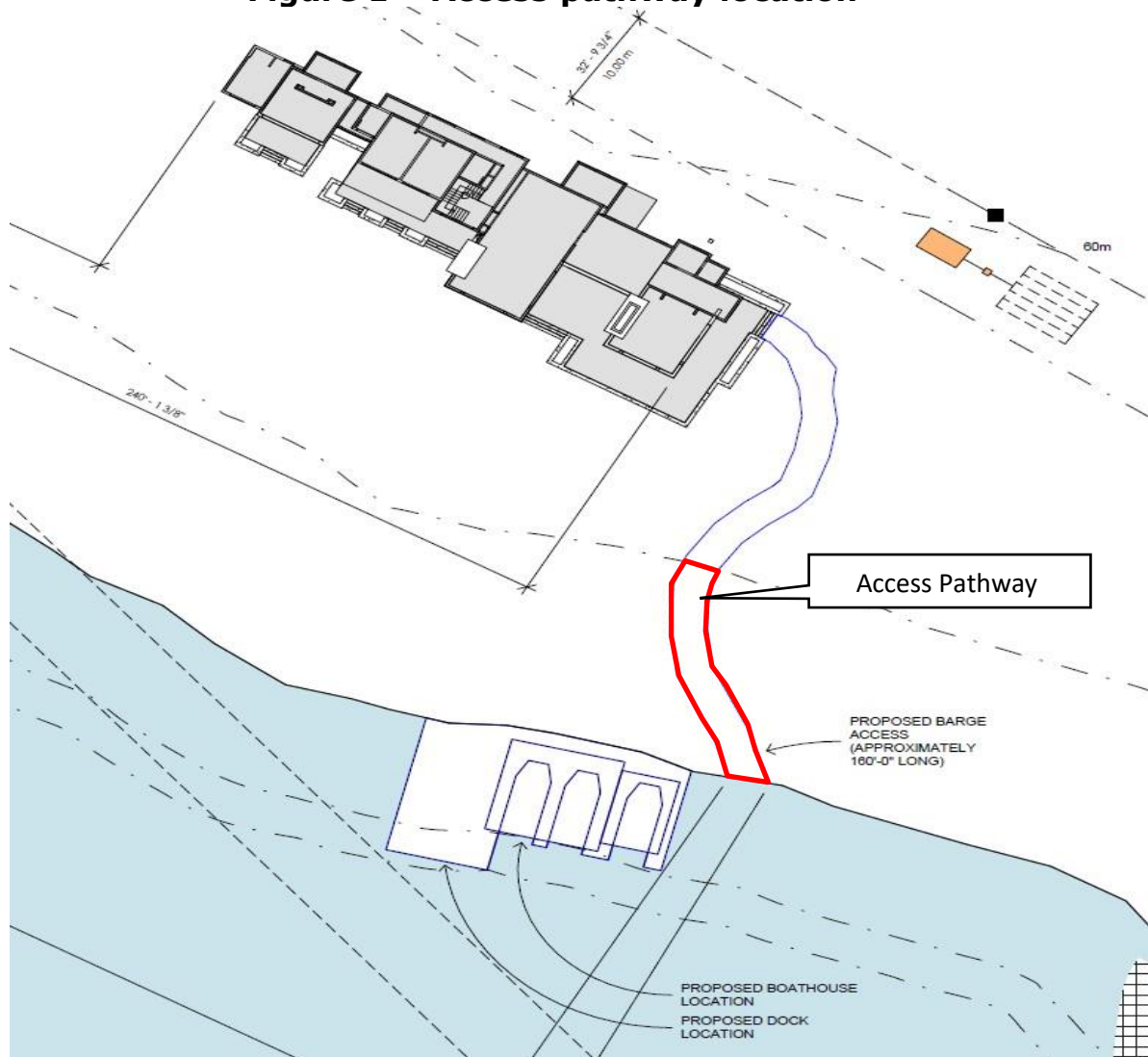


**Subject: New Pathway for Water Access Lot**

The applicant is seeking to install a construction equipment access pathway within the first 30-metres from the shoreline. The access path is 23 metres long (within the 30-metre front yard) and 3 metres wide, and enters at the center of the lot and runs northeast perpendicular to the shoreline. The access path is required to connect the shoreline landing area to the future cottage building site that is 30 metres back from the high-water mark of the lake. The access path would be constructed of 2" crushed granite in depth from 6" to 12" and would be top finished with cedar chips to reduce water flow. Upon completion of cottage construction, any disturbed areas along the path will be re-planted and rehabilitated. The resulting 3-metre-wide shoreline access path would then comply with the By-law which allows for minor tree removal activities (such as access pathways and selective tree cutting) within 30 metres of the shoreline.

**Figure 1 – Access pathway location**



**Picture 1 – Start of access pathway**



**Picture 2 – Access path looking northeast from shoreline**



For comparison, staff reviewed a similar By-law exemption request on the neighbouring lot. The access path constructed is similar to this proposal, albeit slightly wider (4 metres), and was completed by the same contractor as this application. The following images are of the pathway access which is currently being used for construction of a cottage, and will be rehabilitated once cottage construction is complete.

**Picture 3 – Start of access pathway on abutting lot**



**Picture 4 – Access pathway within 30 metre shoreline area on abutting lot**



The By-law applies to shoreline areas (30 metres inland from the high-water mark). The primary intent of this By-law is to preserve water quality by prohibiting the placing of fill in shoreline areas. The By-laws prohibit any work that could significantly alter the natural vegetation and grade that could potentially result in increases of runoff into abutting lakes.

The contractor is proposing to construct an access pathway that is 23 metres long within the 30-metre shoreline setback area and 3 metres wide that will require fill in some areas to level the terrain. No blasting is required. Based upon a site visit, staff noted that the route of the access pathway was fairly flat in the area that would parallel the shoreline. The pathway encounters steeper topography as it moves further inland and moves away from the shoreline. The vegetative buffering between the pathway and shoreline from the entrance to the steeper terrain consists of mature cedar and hemlocks that provide a year-round visual screen to the path. The contractor has also indicated that the pathway follows the more level portions of terrain to minimize the amount of fill required.

Once the cottage and septic have been constructed and heavy equipment has been removed from the site, the access road will be re-vegetated, and forthwith used by the owner as an access path to the shoreline and future boathouse.

Staff are of the opinion that the request for exemption is appropriate, as the construction access path will remain visually buffered by mature tree cover, and will be suitably remediated once construction is complete. The proposal is consistent with the intent of the By-law and with the County Official Plan with respect to protection of water quality, and preservation of the natural character of shorelines.

As part of the exemption request, staff recommends that the contractor implement the following mitigation and rehabilitation measures:

1. Use of siltation fences and straw wattles to prevent any erosion;
2. Tree removal between the access pathway and shoreline is not permitted; and,
3. Planting of native vegetation on the disturbed areas to retain the soils after the access pathway is no longer needed.