

Municipal Policy Tools for Vegetated Shorelines

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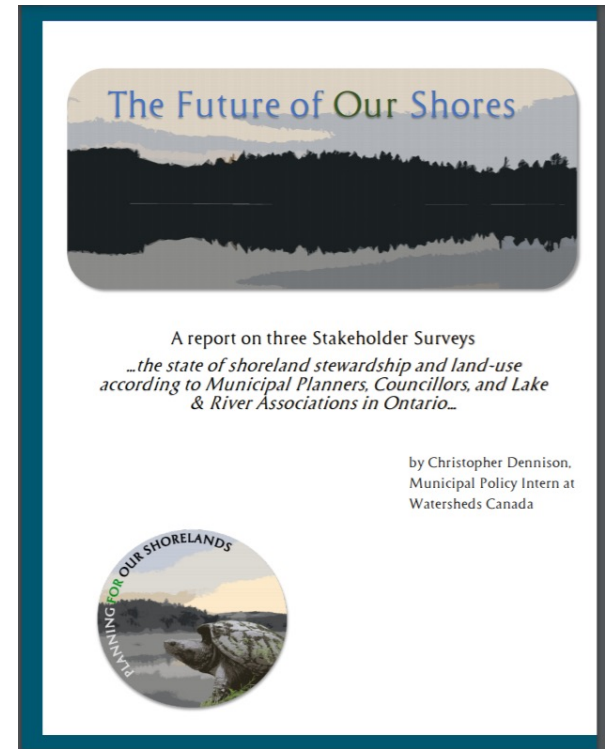
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Planning For Our Shorelands

- 200 Municipal Councillors, Planners & L&R Associations have said:
 - OPs & ZBL are inadequate
 - Science of Buffers & Municipal Tools are not well understood

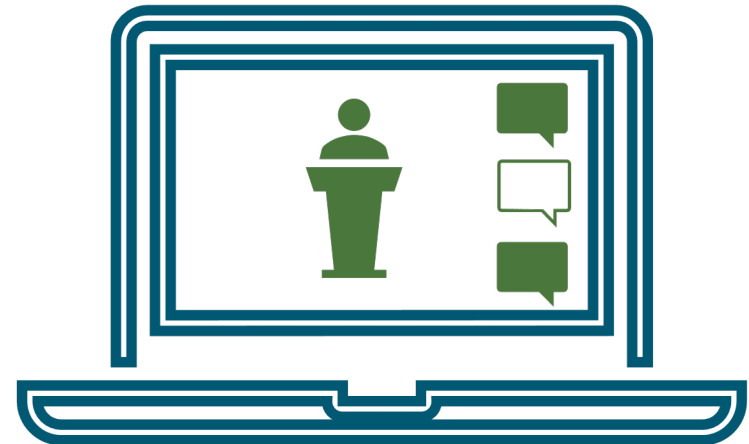


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Planning For Our Shorelands



- Surveyed By-laws in 50+ Ontario municipalities

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Mary Rae

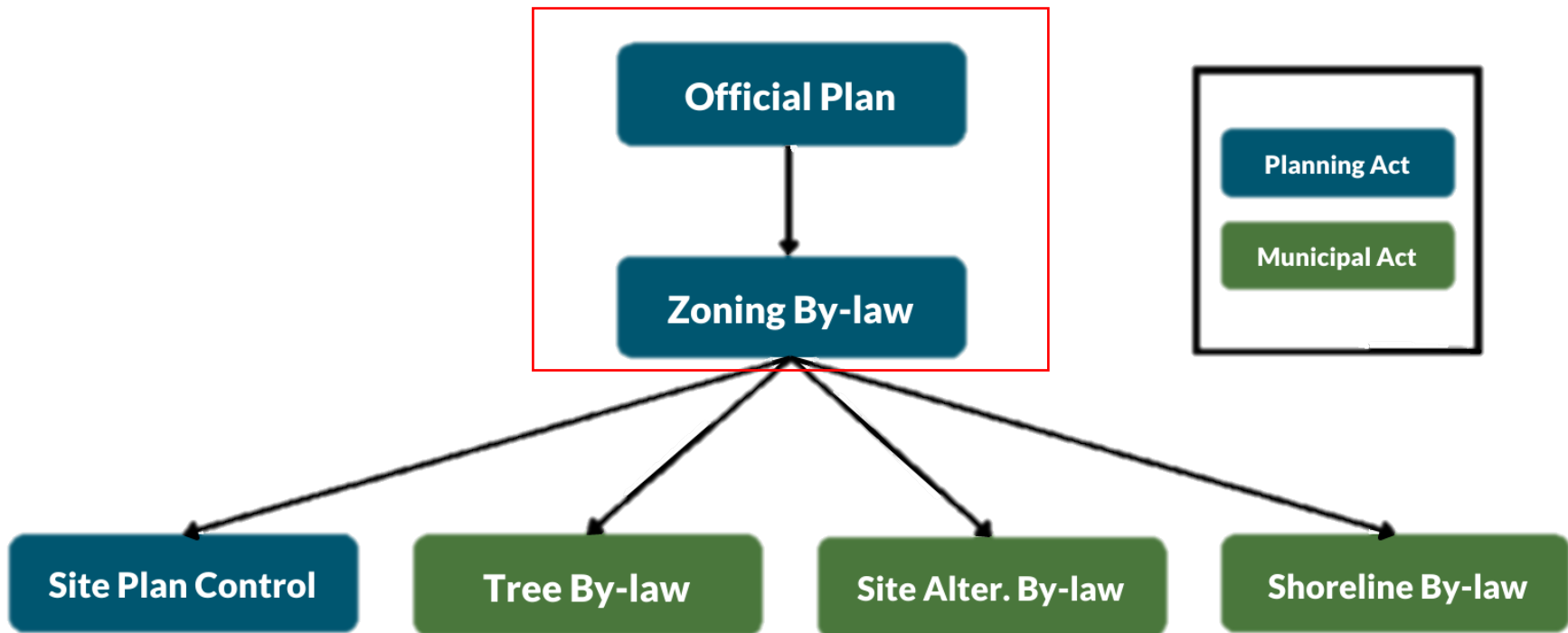
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Municipal Policies



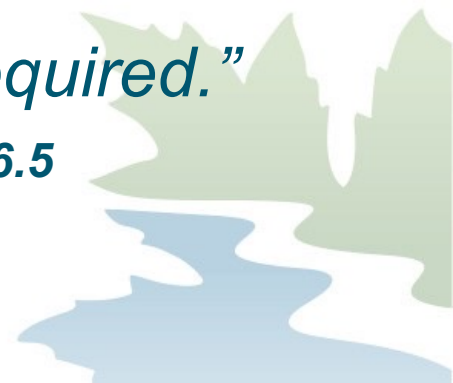
Official Plan Language

*“The role of **natural vegetated shorelines** in buffering waterbodies from erosion, siltation and nutrient migration adjacent to the sensitive littoral zone is **critical** to the protection of water quality.*

*Preservation and restoration, where appropriate, of shoreline buffers is therefore **required**. The frontage of a lot will be maintained in a natural state to a target depth of **15 metres** (50 feet) from the shoreline where **new lots** are being created and where vacant lots are being developed.*

*Where lots are already developed and further development or **redevelopment** is proposed, these targets should be achieved to the extent feasible. Where these targets cannot be met, a **net improvement** over the existing situation is required.”*

- Township of Muskoka Lakes, Official Plan, 2013, s. 6.5



Environmental Net Gain

An approach used to ensure that development of any kind leaves the natural environment in a measurably improved state compared to prior conditions.

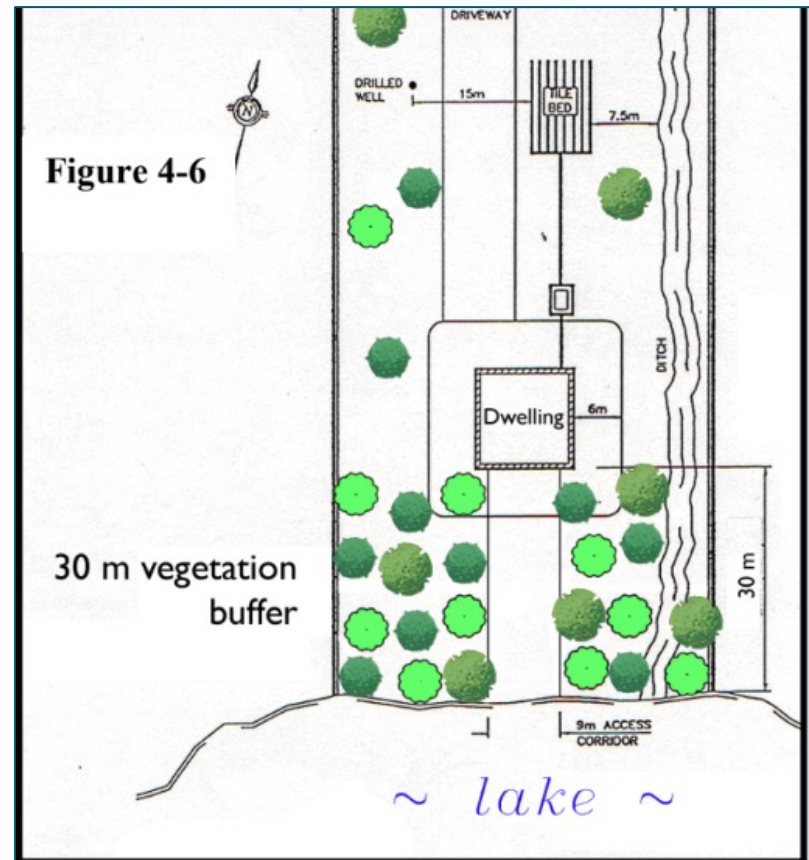


Environmental Net Gain



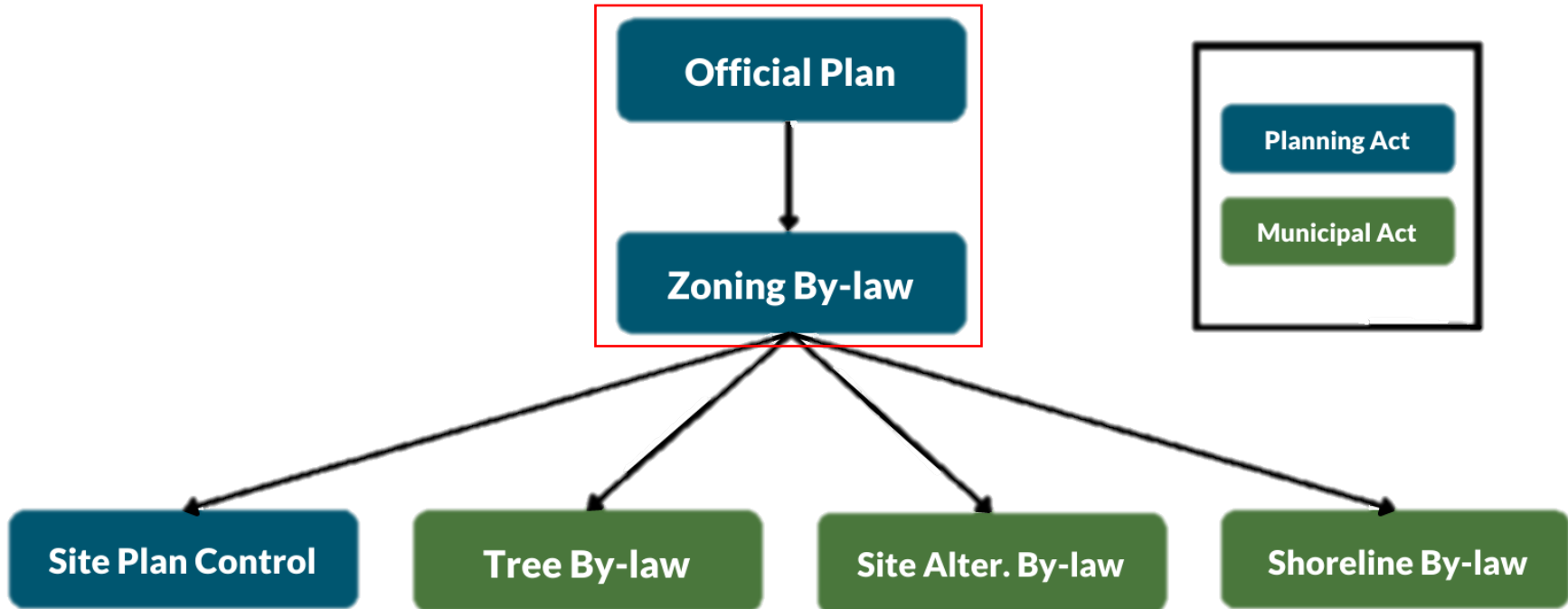
Shoreline Activity Area

- ✓ Area of Frontage
- ✓ Depth
- ✓ Density/ Coverage
- ✓ Permitted Uses
- ✓ Restrictions



Central Frontenac Zoning By-law, 2011

Municipal Policies

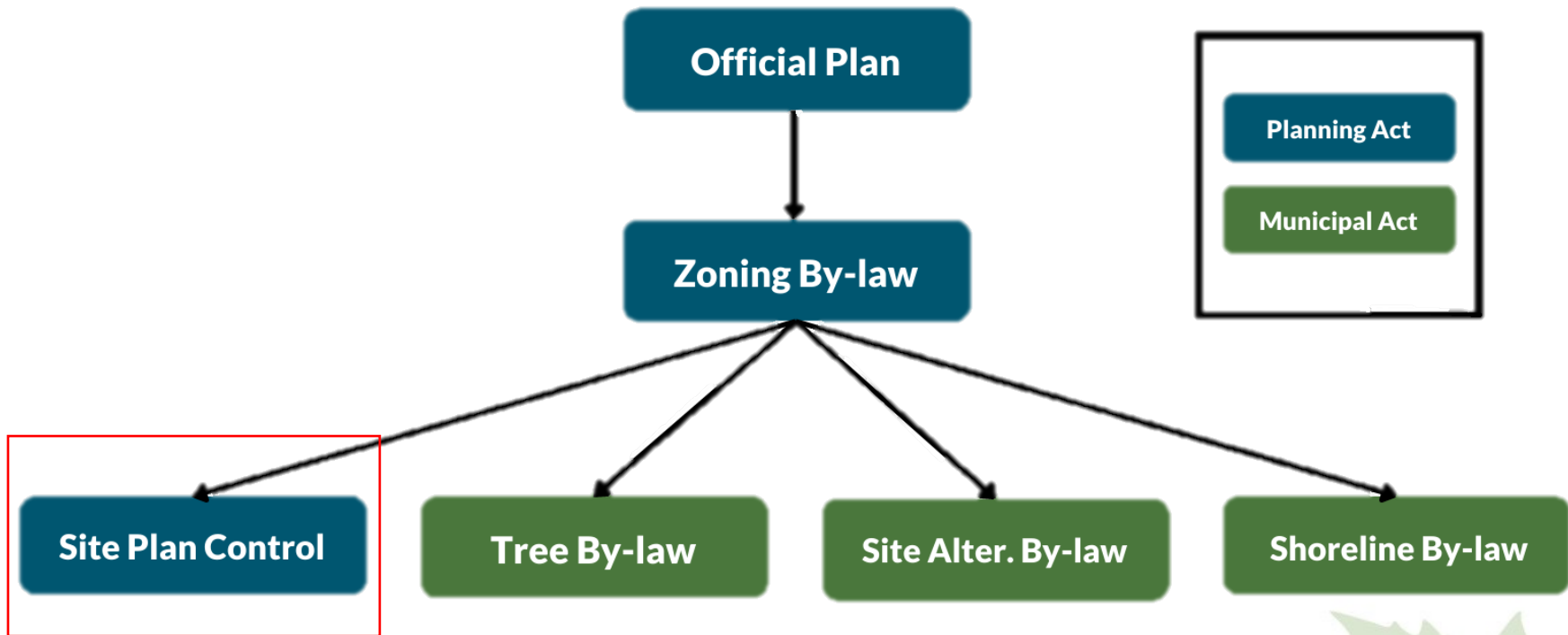


Planning Act, S41- Site Plan Control

- *(7) As a condition to the approval of the plans and drawings... a municipality may require the [landowner] to,*
 - *(a) provide...*
 - *6. ...hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands.*
- *(5) ...[council] may require the drawings...for a building to be used for residential purposes...*



Municipal Policies



Municipal Act s135: Tree By-laws

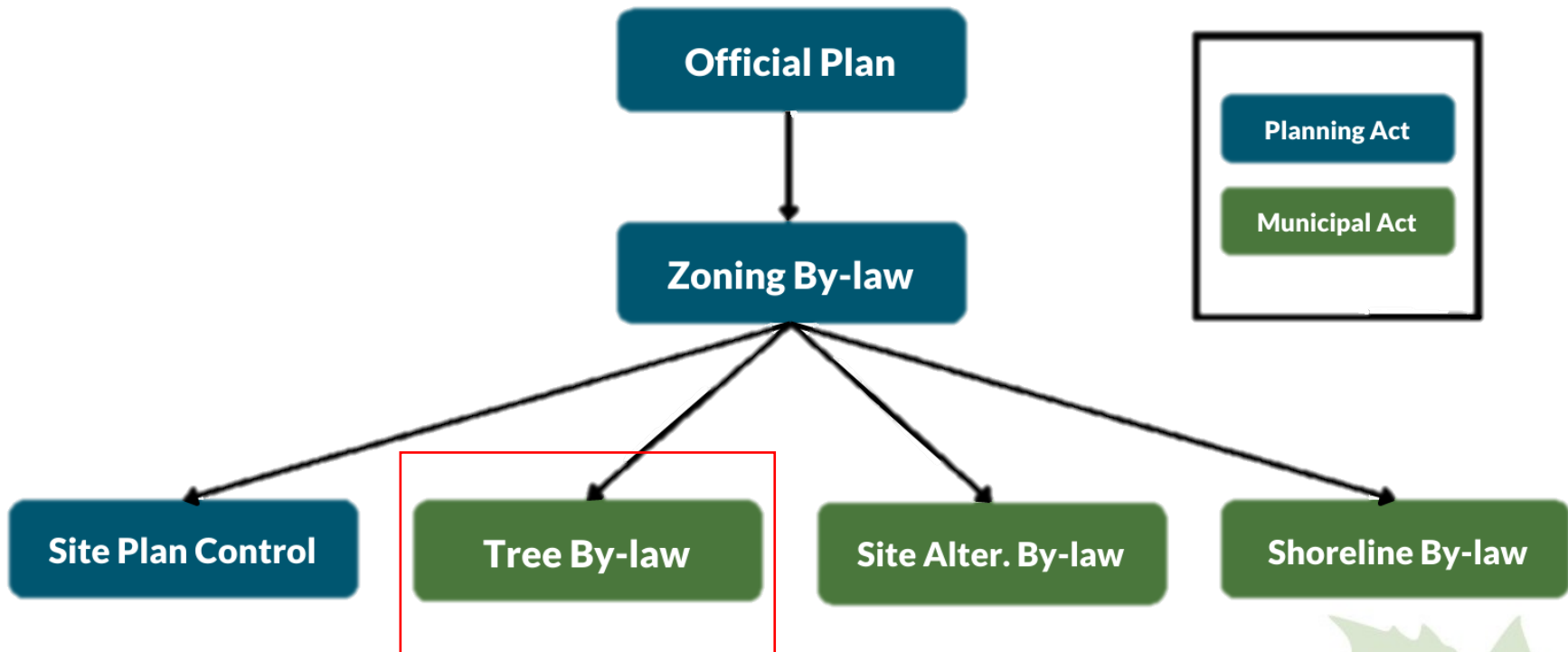
1. Identify the Scope
2. Prohibitions
3. Exemptions
4. Permit Conditions

Muskoka Lakes Tree Preservation By-law (No. 2008-55)

Haliburton County Shoreline Tree Preservation By-law (No.3505)



Municipal Policies



Municipal Act s142: Site Alteration By-laws

Prohibits the Dumping or Placing of Fill, Removal of Topsoil, or Altering the Grade of the Land

1. Identify the Scope

Municipality	Relation to Waterfront
Muskoka Lakes	60m of a Waterway
Gravenhurst	60m of the Optimal Summer Water Level of a Lake or Riverbed
Severn	10m of a Watercourse

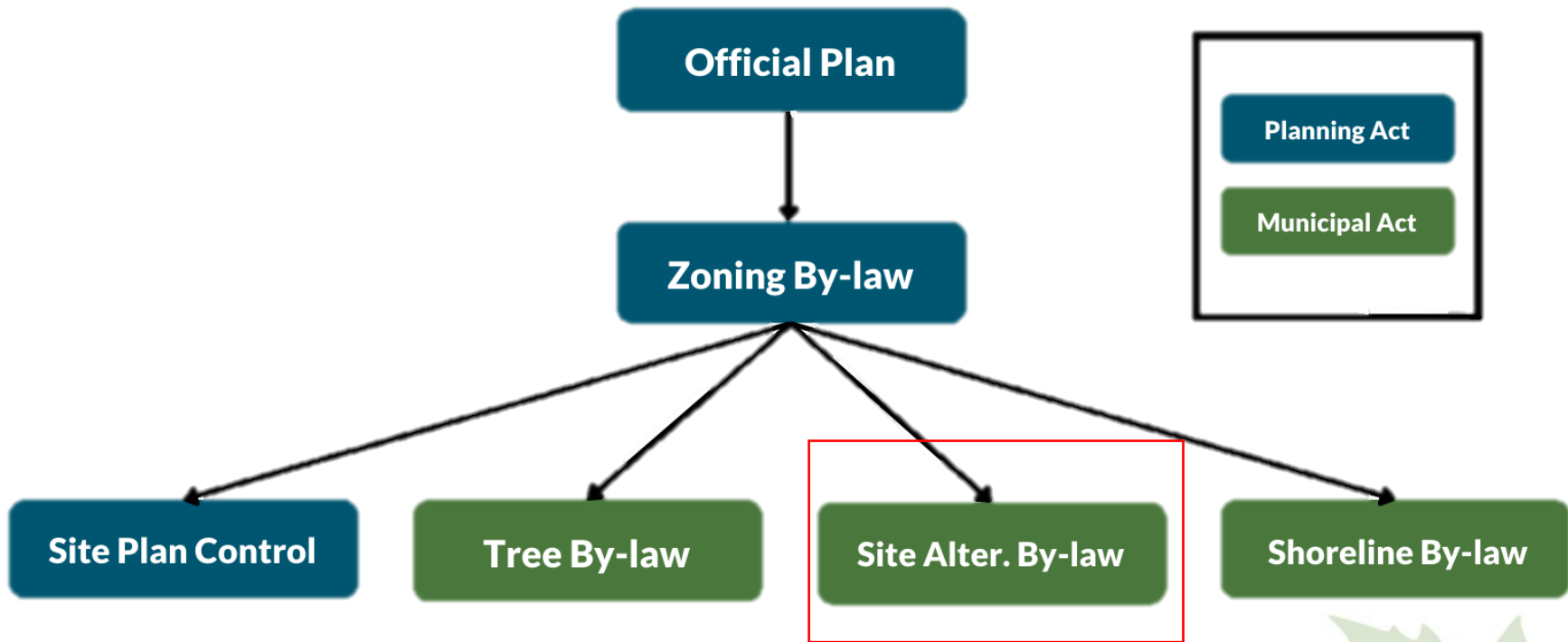
2. Prohibitions

3. Exemptions

4. Permit Conditions



Municipal Policies



Shoreline By-law

- Combination of several sections of the Municipal Act
 - Tree & Site Alteration, etc.
 - Specific to the Waterfront



By-law Monitoring & Enforcement

- Education
- Mainly complaint driven
- But:
 - Security deposits
 - Frequent reporting
 - Photo submissions



PFOS Implementation Tools



- *The Science of Buffers*
- *Environmental Net Gain Decision Tree*
- *Planting Plan Template*
- *Municipal Policy Tools Best Practices*





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Thank You!

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