

Prepared for:

**COUNTY OF HALIBURTON**  
11 Newcastle St., PO Box 399  
Minden, ON  
K0M 2K0

Prepared by:

**J.L. RICHARDS & ASSOCIATES LIMITED**  
501-555 Oak Street E  
North Bay, ON  
P1B 8L3  
**TEL: 705-495-7597**

# Background and Directions Report

## Haliburton County Shoreline Preservation Review



# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

### **Table of Contents**

---

1.0	Introduction .....	1
2.0	Existing Approach to Shoreline Preservation .....	2
2.1	County of Haliburton Official Plan .....	2
2.2	The County of Haliburton Shoreline Tree By-law .....	5
2.3	Local Municipal Land Use Planning Tools .....	6
2.3.1	Official Plans.....	6
2.3.2	Zoning By-laws .....	7
2.3.3	Other Tools.....	7
3.0	Draft Shoreline Preservation By-law .....	8
3.1	Background .....	8
3.2	The Draft By-law .....	9
3.2.1	Legislative Authority.....	9
3.2.2	Purpose .....	10
3.2.3	Areas of Application.....	10
3.2.4	Prohibitions.....	11
3.2.5	Exceptions .....	12
3.2.6	Relief .....	12
4.0	Comparable Municipal Practices .....	14
4.1	Municipalities Selected for Comparison.....	14
4.2	Summary of Findings .....	15
4.2.1	Shoreline preservation mechanisms .....	15
4.2.2	Shoreline setbacks .....	15
4.2.3	Shoreline buffers/vegetation .....	15
4.2.4	Shoreline tree preservation .....	15
4.2.5	Shoreline vegetation protection.....	15
4.2.6	Shoreline site alteration .....	16
4.2.7	Municipal staff feedback .....	16
5.0	Community Perspectives .....	17
5.1	Consultation and engagement approach.....	17
5.2	Summary of key themes.....	18
6.0	Conclusion and Recommendations .....	20

### **List of Appendices**

---

Appendix A	Draft By-law chronology of key events
Appendix B	County of Haliburton Shoreline Tree By-law No. 3505
Appendix C	Haliburton County and Lower Tier Municipalities – In Effect Official Plan Policies
Appendix D	Haliburton County and Lower Tier Municipalities – In Effect Zoning Provisions
Appendix E	Haliburton County Draft Shoreline Preservation By-law
Appendix F	Comparable Municipal Practices – Summary of Approaches
Appendix G	List of Stakeholder Interviewees
Appendix H	July 29 Open House Presentation
Appendix I	Community Survey Questions and Responses

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

### **1.0 Introduction**

---

The County of Haliburton (the County) is blessed with many bodies of water that serve important environmental, economic and social roles. These bodies of water support a variety of aquatic species, flora and fauna. They support a vibrant tourism economy and are home to many residents. They are a source of drinking water. They provide countless opportunities for recreational activities such as swimming, boating and fishing to name a few. The health of these bodies of water is important for residents and businesses.

In 2017, the County embarked on a process to create a new Shoreline Preservation By-law to further enhance its approach to sustainable waterfront development. This process resulted in the creation of a Draft Shoreline Preservation By-law (Draft By-law). The chronology of key events associated with the creation of the Draft By-law is included in Appendix A.

In light of the significant interest in the Draft By-law, the County retained Hutchinson Environmental Sciences Ltd. (HESL) and J.L. Richards & Associates Ltd. (JLR) to provide an independent professional opinion on the Draft By-law. This includes a review of the related scientific literature, an environmental scan of successful municipal practices and consultation with residents and stakeholders.

The results of the scientific literature review is included in the accompanying report *Natural Shorelines and their Role in the Protection of Water Quality and Aquatic Habitat* prepared by HESL. This report includes the results of the municipal successful practice scan and summary of the feedback received through the first round of consultation and engagement with County residents and stakeholders undertaken in July and August, 2021.

This report includes five remaining sections, as follows:

- Section 2 reviews the existing approach to shoreline preservation in the County;
- Section 3 reviews key features of the Draft By-law;
- Section 4 reviews the shoreline preservation approach in other comparable municipalities;
- Section 5 summarizes the feedback received during the first round of consultation and engagement.
- Section 6 provides conclusion and next steps.

A note for readers. While the Draft By-law is a regulatory instrument, the discussion around the Draft By-law has and continues to be a discussion about municipal service levels. That is, how can the County and its lower tier municipalities preserve the shoreline and lake water quality health for current and future residents and visitors, given the importance of water generally and the strategic importance of lakes to the way of life in the County. While our work is limited to the three study components described above, this report makes various references to service. By this we mean, service level (what should be protected and how), activity levels (the number of applications received), resources (human, financial) and business processes (how education is delivered and capacity is built, applications are processed, decisions are made, decisions are implemented and enforced). We recognize that after our work is complete, other discussions will occur to define and implement the service between the County and its lower tier partners.

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

## **2.0 Existing Approach to Shoreline Preservation**

---

The County, its member lower-tier municipalities and other public agencies currently use a variety of approaches to shoreline preservation. This section focuses on the current approaches used by the County and its member lower-tier municipalities including Official Plans, Zoning By-laws and the County Shoreline Tree Preservation By-law. These mechanisms generally define a 30 metre shoreline protection area, regulate development (i.e. the creation of new lots, change in land use, erection of buildings and structures) and tree removal within shoreline areas of the County. Taken together, these mechanisms represent the existing “shoreline preservation” service within the County.

### **2.1 County of Haliburton Official Plan**

The County of Haliburton Official Plan (County Official Plan) was adopted, approved and came into effect in 2017. The County Official Plan provides over-arching direction on land use planning matters within the County. Pursuant to Section 24 of the *Planning Act* (Act) any by-law or public work undertaken by County Council must conform to the Official Plan.

The County Official Plan is intended to “*promote sustainable development that achieves efficient land use patterns supports economic growth, enables healthy, liveable, safe, age-friendly and accessible communities.*” (s.1.3).

The County Official Plan contains policies that speak to shorelines (s.5.3.6). These policies state:

“*To maintain an appropriate balance between a natural shoreline and built form, shoreline activity should be focused within a defined area of the shoreline frontage of the lot and be minimized in extent.*” (s. 5.3.6.1).

“*The County requires, the retention of natural vegetation, including trees, in the full 30 m setback from the high watermark of a ‘body of water’, including rivers and streams on all existing and new lots [MAH Mod 7a]. Local official plans shall identify the minimum requirement for development and site alteration setback from the high water mark. Development and site alteration, including septic system tile beds, shall be set back a minimum of 30 m from the high water mark of lakes, rivers and streams, with no disturbance of native soils and very limited removal of shoreline vegetation. Local municipalities may use planning tools and by-laws to limit encroachment of development on the respective surface water feature(s).*” (s. 5.3.6.2)

“*It is not the intent of this official plan or the by-law, to limit the removal of dangerous trees, either through damage or disease. The County forestry officer should be consulted, and the County by-laws reviewed prior to removal of trees.*” (s.5.3.6.3)

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

*"The maintenance of shoreline vegetation is beneficial to:*

- *Protect the riparian and littoral zones and associated habitat*
- *Prevent erosion, siltation and nutrient migration*
- *Maintain shoreline character and appearance*
- *Provide fish habitat*
- *Reduce encroachment*
- *Limit light pollution and noise*
- *Provide space for tree fall*
- *Protect root zones*
- *Attenuation of runoff* (s.5.3.6.4)

*"Clearing of natural vegetation and the disturbance of native soils along the shoreline will be restricted to that needed for access, recreational use and safety of residents. The County of Haliburton Shoreline Tree Preservation By-law, as amended, shall be complied with." (s.5.3.6.5)*

*"Development and site alterations shall be set back a minimum of 30 metres from the high water mark of lakes, rivers and streams. The Shoreline Tree Preservation By-law, as amended, does provide for exemptions in very specific circumstances. Consultation with the County of Haliburton is required prior to development and site alteration along the shoreline of any waterbody. (s.5.3.6.6)*

*"Local official plans shall include criteria for determining an appropriate setback where an existing lot of record cannot achieve the minimum setback of 30 metres. However, the greatest setback possible shall be required." (s.5.3.6.7)*

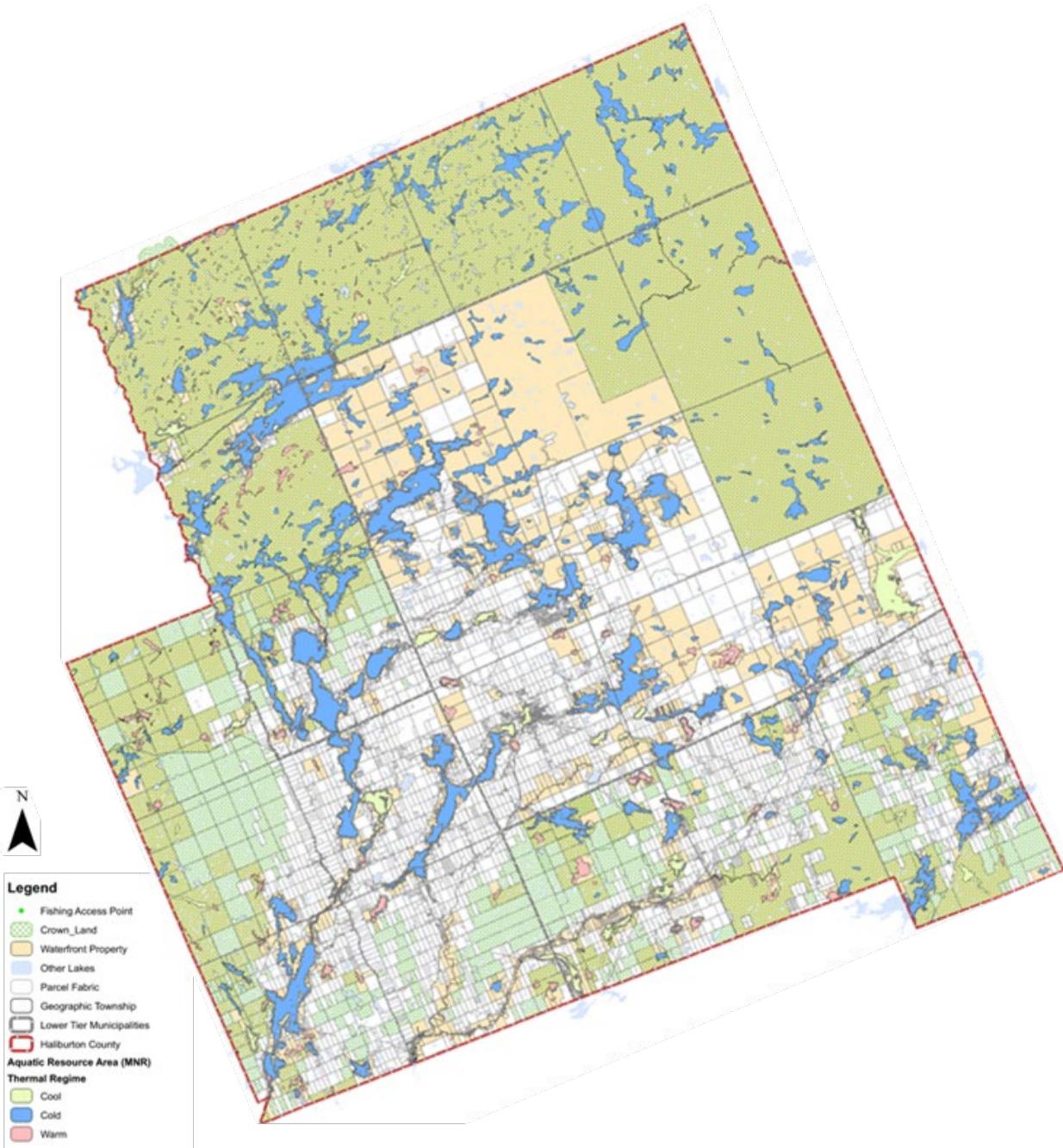
Land use data provided by the County was analysed in combination with data available from the Ministry of Natural Resources and Forestry (MNRF). The County has 951 bodies of water including lakes, ponds, rivers and streams. Figure 1 illustrates the location and extent of bodies of water in the County.

Approximately 49% of the land area in the County is private patent land. There are 19,086 private patent lots within 30 metres of bodies of water in the County. Of these lots, 82% are residential with an average lot size of approximately 11,500 m<sup>2</sup> and median lot size of approximately 3,000 m<sup>2</sup>. Further, 15% are vacant lots of record with an average lot size of approximately 45,000 m<sup>2</sup> and median lot size of approximately 5,200 m<sup>2</sup>. These statistics highlight that the majority of private waterfront residential lots in the County have been developed. The differences between the average and median lot sizes illustrate the varied site and lot conditions that exist in the County.

# Background and Directions Report

## Haliburton County Shoreline Preservation Review

**FIGURE 1. BODIES OF WATER IN HALIBURTON COUNTY**



# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

### **2.2 The County of Haliburton Shoreline Tree By-law**

The County of Haliburton Shoreline Tree By-law No. 3505 (County Shoreline Tree By-law) was first passed in 2012 and updated in 2018 during Council's consideration of the proposed Shoreline Preservation By-law. At that time, the changes enacted to the County Shoreline Tree By-law were designed to afford additional protection to the removal of native vegetation in shoreline areas and to strengthen enforcement mechanism through the increase of fines. The County Shoreline Tree By-law is included in Appendix B.

The County Shoreline Tree By-law was passed pursuant to Section 135 of the *Municipal Act*. In accordance with the *Planning Act* and County Official Plan, it applies to all lands within the County situated within 30 metres measured over a horizontal distance inland from the high water mark of a navigable waterbody (s.2). The terms "high water mark" and "navigable waterway" are defined as:

*"High water mark means the usual or average level to which a body of water arises at its highest point and remains for a sufficient time so as to change the characteristics of the land. On a body of water where the high level is regulated by control structures, this means the regulated high water mark."*

*"Navigable waterway means all bodies of water that are capable of being navigated by any type of floating vessel for transportation, recreation or commerce. Frequency of navigation may not be a factor in determining a navigable waterway."*

In essence, the County Shoreline Tree By-law prohibits a person from destroying or injuring any tree (or to permit or cause another person to destroy or injure a tree), unless the activity that would cause the destruction or injury falls within one of the 26 exemptions included in the by-law or if Council provides relief from the requirements of the by-law. A tree is defined as "*any species of woody perennial plant, including its root system, which has reached or can reach a height of at least 4.5 metres at physiological maturity.*" Woody perennials include trees, shrubs and various species of vines and fruit. The County Tree By-law applies to trees with a diameter breast height of 5 cm or more measured at a point 1.37 metres from the ground.

Generally speaking, the list of permitted exemptions include activities that are addressed by other legislation (e.g. aggregate or forestry), land use planning approvals (e.g. installation of driveways, construction of buildings and structures, pathway clearances of up to 5 metres to gain access to water) and activities that are necessary to maintain tree health (e.g. pruning, removal of dead trees). The exceptions also provide guidance for situations involving steep slopes, fish habitat and municipally owned shoreline road allowances. For example, in areas with steep slopes, certain exceptions are permitted only when the activity does not disturb stumps and roots to protect against erosion.

From a municipal service perspective, we understand that responsibility for the administration of the Country Shoreline Tree By-law has been "uploaded" from the lower tier municipalities to the County. Individuals are not required to seek a permit under the Country Tree By-law. Instead, individuals are expected to be aware of and adhere to by-laws requirements. Relief from the by-law can be sought by filing a written request together with a site plan/diagram, for Council's consideration. Like other municipalities, enforcement of the Country Tree By-law is done on a "complaint basis", meaning a site inspection and subsequent activities are initiated after the

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

County receives a complaint/question about activities occurring on a property. This service is currently provided on part-time basis by a third party service provider.

### **2.3 Local Municipal Land Use Planning Tools**

The Township of Algonquin Highlands, Municipality of Dysart et al, Municipality of Highlands East and Township of Minden Mills (lower tier municipalities) use their authorities under the *Planning Act* to define and preserve shoreline areas within their municipal jurisdictions, consistent with the directions established in the County Official Plan. The policy and regulatory approach, and administrative practices, taken by each lower tier municipality is tailored to their own unique set of circumstances and represent a local service standard. The Official Plan and Zoning By-law provisions in effect in each lower tier municipality is outlined in Appendices C and D, respectively.

#### **2.3.1 Official Plans**

##### **Waterbodies and Setbacks**

Generally, the lower tier municipality's Official Plans require that development and site alteration be set back at least 30 metres from the high water mark or lakes and rivers (all cases) as well as streams (Algonquin Highlands, Highlands East). The approach taken in Minden Mills and Dysart et al. differs from the County, as these municipalities do not include "streams" within the definition of a body of water.

##### **Setback Flexibility**

Minden Mills, Dysart et al, and Highlands East also have policies that set a lower setback (20-23 metres) for buildings and structures developed on vacant lots in existence at a point and time in the past. All lower tier municipalities have policies that allow for lesser setbacks from the stated standards, provided certain criteria are met. These approaches are consistent with the direction in the County Official Plan.

##### **Shoreline Activity**

Algonquin Highlands, Minden Mills and Highlands East also have policies that limit the amount of activity that can occur in a shoreline area. Generally, these limits are expressed as a maximum percentage of the shoreline frontage, up to a maximum number of metres. In the case of Algonquin Highlands and Minden Mills, shoreline activity standards are defined for residential and commercial uses. This approach is designed to recognize the varied lot conditions that exist in these municipalities and balance private (resident recreational needs) with public (lake water quality) interests.

##### **Shoreline Vegetation**

Algonquin Highlands establishes a target that 75% of the shoreline within the 30 metre setback be preserved in its natural vegetative state or be re-naturalized, together with other supporting policies. Minden Mills does not have a specific policies for shoreline vegetation, instead relying on the previously described policies. Dysart et al requires that new lot creation and development limit removal of shoreline vegetation and encourage existing lots to leave the land within the shoreline setbacks substantially undisturbed up to the full depth of the setback, where possible.

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

Highlands East requires new development to be sensitive to the preservation of tree cover and vegetation, wherever possible.

### **Summary**

The lower tier municipal Official Plans have a comprehensive set of policies designed to identify and protect shoreline areas during the development process. These policies are implemented through the lower-tier municipal Zoning By-laws and applied during the land use planning approval and building permit application processes. The lower tier municipalities all have flexible policy approaches, tailored to the needs of their communities, historic development approvals and varied site conditions. These varied approaches should be considered in the context of the Draft By-law. The outcome will have implications for approach, service levels, service effectiveness, customer and employee experience. These points will be discussed further, as appropriate, later in this report.

#### **2.3.2 Zoning By-laws**

The lower tier municipal Zoning By-laws have comprehensive regulations to implement their respective Official Plan policies regarding shoreline preservation. Each establish minimum lot area, minimum lot frontages and minimum shoreline setbacks. These standards vary depending on a variety of factors including historic development approvals, site conditions, municipal service levels and land use planning objectives. Algonquin Highlands, Dysart et al and Highlands East have general shoreline buffer/vegetation standards and definitions. Minden Hills appears to implement shoreline buffer/vegetation requirements on a site specific basis as part of the zoning by-law amendment decision making process. Similar to the above, these varied approaches should be considered in the context of the Draft By-law.

#### **2.3.3 Other Tools**

The lower tier municipalities use other tools to help achieve shoreline preservation, primarily using their authority under the *Planning Act* and *Building Code Act*. These include site specific zoning by-law amendments, minor variances and building permits. Site plan control is used in very limited circumstances in certain municipalities and has not yet been applied to waterfront residential developments in the County. If desired, the use of site plan control for waterfront residential development could be examined.

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

### **3.0 Draft Shoreline Preservation By-law**

---

The Draft Shoreline Preservation By-law has been under development for approximately three years. The Draft By-law takes a comprehensive and integrated approach. It builds upon the existing mechanisms described above that regulate development and tree removal in shoreline areas by adding changes to topography (site alteration) as an activity when planning and developing within shoreline areas. This section summarizes the process that led to the creation of the Draft By-law and describes key features of the Draft By-law within the context of its enabling legislation and municipal land use planning policy.

#### **3.1 Background**

We understand that discussions on shoreline preservation within the County have been occurring for many years. For the purposes of our assignment and this report, we assume that the process began in February 2017, when County Council agreed to review the then in effect County Shoreline Tree By-law to understand whether the protection of vegetation could be included in the County Shoreline Tree By-law.

Since this time, based on our review of the County's online meeting management system, there have been approximately 20 reports with the subject of shoreline preservation that have been brought forward to County Council for consideration, up to and including our retainer. This chronology of reports and associated decisions reached by County Council is documented in Appendix A. We have reviewed the reports, meeting minutes and resolutions outlined in Appendix A, with the understanding that County Council speaks, as a whole, either through by-laws or resolutions.

Based on this review, consideration has been given to various elements of the Draft By-law, including:

- legislative authority for shoreline preservation
- policy and regulatory options to strengthen shoreline preservation (e.g. separate by-laws versus a single consolidated by-law);
- definition of a shoreline setback;
- the scope of shoreline preservation (e.g. trees, vegetation, site alteration, pesticide and fertilizer use, cleaning and clearing of land, public nuisance, exemptions);
- the applicability of any new requirements to features such as municipally-owned shoreline road allowances;
- the relationship between any new requirements and other shoreline preservation mechanisms, including those described in the previous section of this report;
- administration (e.g. permit based system, application requirements, decision making, implementation and enforcement); and,
- communication and education.

Based on this review, we understand that County Council would like to create a consistent and harmonized approach to shoreline preservation that includes trees, vegetation and site alteration, and one that is reasonable, clear and easy to understand, achievable and effective.

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

### **3.2 The Draft By-law**

With this understanding in mind, we have reviewed the Draft By-law within the context applicable enabling provincial legislation and the local policies, plans and regulations described in the previous section of this report. This section describes key aspects of the Draft By-law and identifies improvements that can be made within this legislative and policy context.

The following section of this report examines successful municipal practices for shoreline preservation. Improvements to the Draft By-law associated with other successful municipal practices is addressed in the following section. The Draft By-law is included in Appendix E for reference.

#### **3.2.1 Legislative Authority**

According to the recitals, the legislative authority for the Draft By-law is derived from 18 sections of the *Municipal Act*, including (in the order they appear in the recitals):

- Section 11: Broad authority, lower-tier and upper-tier municipalities
- Section 128: Public nuisances
- Section 129: Noise, odour, dust etc.
- Section 135: Tree by-laws.
- Section 142: Site alteration
- Section 398: Restriction
- Sections 429: Authority to establish fines
- Section 431: Addition order to discontinue or remedy
- Section 435: Conditions governing power of entry
- Section 436: Power of entry re: inspection
- Section 444: Collection of unpaid fines
- Section 445: Work order
- Section 446: Remedial action plan
- Section 145: Agreement re: enforcement by upper tier
- Section 146: Agreement re: enforcement by lower tier
- Section 2: Purposes
- Section 8: Scope of powers
- Section 9: Powers of a natural person

We have reviewed these provisions and agree that they provide the necessary legislative authority for the Draft By-law. Given County Council's goal to create a clear and easy to understand by-law, this section of the Draft By-law should be updated to significantly reduce the number of recitals.

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

### **3.2.2 Purpose**

According to the recitals, the purpose of the Draft By-law is for:

*"... protecting areas adjacent to the shorelines of lakes, rivers and navigable waterways for the purpose of achieving:*

- *The objectives of the Official Plan for the County of Haliburton;*
- *No further loss of natural shorelines within the County of Haliburton;*
- *A greater proportion of natural/native vegetative contiguous cover;*
- *A minimum 75 percent natural/native vegetative cover overall;*
- *A minimum of 50 percent high quality natural vegetative cover;*
- *A naturalized riparian areas along lakes and along riversstreams;*
- *An increased ecological health based on the status of indicator species and maintenance of natural biodiversity;*
- *Decreased reduction of injuring trees, natural vegetation, habitat and natural areas;*
- *Reduction of negative impacts on the environment;*
- *Contributing to human health and quality of life;*
- *Maintaining water quality;*
- *Maintaining and enhancing natural habitat;*
- *Preventing soil erosion and water run-off;*
- *Preventing topographical changes to the shoreline areas; and*
- *Protecting fish habitat as defined in the Fisheries Act, Revised Statute of Canada 1985."*

We have reviewed these objectives within the context of the enabling legislation and the County's in effect land use planning policy. Given the requirements of Section 24 of the *Planning Act* and desire to create a harmonized shoreline preservation framework, these purposes should be revised to better reflect the County's approved and in effect land use planning policies. For example, the County Official Plan does not currently include targets for minimum overall natural/native vegetative cover or minimum high quality natural vegetative cover. This would ensure that the Draft By-law effectively implements County Council's current land use planning goals, objectives and policies.

### **3.2.3 Areas of Application**

The Draft By-law is intended to apply to all lands in the County within 30 metres measured over a horizontal distance inland from the high water mark of a body of water. This conforms to the County Official Plan.

High water mark and body of water are defined terms.

High water mark means "*the usual or average level to which a body of water rises at its highest point and remains for a sufficient time so as to change the characteristics of the land. On a body of water where the water level is regulated by control structures, this means the regulated high water mark (the line where the land meets the water at a normal controlled level)*".

Body of water means "*a lake, pond, river, stream, or any other area which is permanently covered by water but does not include a human-made drainage or irrigation channel, lands that are seasonally covered by water or lands which may be subject to intermittent flooding.*"

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

We have considered these definitions in the context of the County Official Plan. These definitions conform to the County Official Plan which establishes a minimum setback of 30 metres from the high watermark of lakes, rivers and streams. The Draft By-law should be updated to remove the reference to “ponds” given the County Official Plans’ focus on lake, rivers and streams.

### **3.2.4 Prohibitions**

The Draft By-law’s prohibitions are focused towards trees, vegetation and site alteration activities within the shoreline are defined above and, in the case of trees, on municipally owned road allowance or shoreline road allowance. Trees and site alteration are defined terms.

Trees means “*any species of wood perennial plant, including its root system, which has reached or can reach a height of at least 4.5 metres at physiological maturity.*”

Site alteration means “*any alteration to the grade (topography) of land through the movement, removal and placement of Topsoil or Fill*”.

The definition of trees is the same definition that is currently used in the County Shoreline Tree By-law, as described above. The definition of site alteration is a standard definition, commonly used for instruments of this type.

The Draft By-law also prohibits “public nuisances” in the shoreline area. These prohibitions appear to relate to the administration and enforcement of the by-law.

Generally speaking, the Draft By-law prohibits the removal of trees, the removal of vegetation and site alteration in the shoreline area, unless the activity has been exempted through the list of exemptions established for each type of activity or if relief from the requirements of the By-law have been granted. These sections are described further below.

In terms of site alteration, the Draft By-law also proposes to prohibit site alteration in any areas designated as a Provincially Significant Wetland, an Area of Natural or Scientific Interest, Environmental Protection or Hazards Land as identified in an Official Plan. Similarly, the Draft By-law proposes to prohibit site alteration adjacent to or within 30 metres of wetlands, fish habitat, significant wildlife habitat, habitat of endangered and threatened species, areas of natural or scientific interest without having been issued a permit under the by-law. These provisions are designed to implement other County and local municipal land use planning policy.

The Draft By-law also prohibits site alteration from occurring in period when a wind or severe storm warning have been issued for the area by Environment Canada. This provision appears to be designed to mitigate the risk of an adverse impact associated with a site alteration activity occurring during a weather event (e.g. surcharges of water to the natural environment, erosion, dusting). An alternative approach would be to define such activities as an “adverse effect” in the Draft By-law and prohibit such adverse effects from occurring in all instances. Using this type of performance based approach to the development of the regulatory standard would provide the development community the flexibility to achieve Council’s desired outcome.

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

### **3.2.5 Exceptions**

With respect to trees, the Draft By-law maintains the same 26 exempted activities that are included in the County Shoreline Tree By-law.

With respect to site alteration, the Draft By-law exempts 16 activities including those addressed by other legislation (e.g. aggregate), land use planning approvals (e.g. installation of driveways, construction of buildings and structures, pathway clearances of up to 5 metres to gain access to water). The Draft By-law exempts activities associated with the maintenance and replacement of existing landscaping, existing driveways and existing beaches. The Draft By-law also exempts “minor landscaping” activities provided there is no change in drainage, sediment runoff is controlled and less than 5 metric tons of material is added or removed. Minor landscaping is a defined term.

Minor landscaping means *“yard maintenance activities, the installation of a walkway or pathways, native flowerbeds, and similar landscaping features where the landscaping does not significantly alter the topography of the lands and shall not increase the flow or the rate of flow of surface water to the adjacent lands or the adjacent lake or water body but does not include the planning or creation of lawns or installation of an in ground pool.”*

With respect to the 5 metric ton standard, consideration should be given to formulating a standard that accounts for and is proportional to the varied lot sizes in the County. This will be considered during the next stage of our analysis.

With respect to vegetation, the Draft By-law does not include a standalone section on exemptions. Instead, references to vegetation are found in the exemptions for site alteration.

The Draft By-law does not include any provisions that would allow provide flexibility from the standards of the by-law based on site conditions, similar to the local municipal Official Plan policy. Consideration should be given to including such provisions in the Draft By-law.

### **3.2.6 Relief**

The Draft By-law proposes to create a permit based system for property owners that are planning to undertake activities that do not meet the standards of the by-law or are otherwise not exempted. This permit based approach is consistent with the approach used in other municipalities.

Generally speaking the process requires the submission of an application, application fee, proof of insurance for larger projects, a detailed site alteration plan prepared by a qualified person and confirmation that the application conforms or will conform to the conditions of application approval. County staff may provide relief from the requirements of the By-law provided the work does not exceed 25 percent of the width of the water frontage. These proposed provisions will be considered during the next stage of our analysis and in the context of the municipal best practice scan, described later in this report.

The Draft By-law proposes that County staff administer the by-law including receiving applications, determining if applications are complete, rendering decisions on applications and generally implementing and enforcing the decisions. If County Staff refuse an application, the applicant may appeal the decision to County Council. Consideration should be given to

## **Background and Directions Report**

### **Haliburton County Shoreline Preservation Review**

---

broadening the circumstances when an applicant can “appeal” a matter to County Council for consideration including when an applicant disagrees with an application requirement, a decision or a condition of the decision.

The Draft By-law proposes that any approval be valid for one year, renewable for an additional year (two years total). Activities must commence within 90 days of approval, otherwise the approval lapses.

The Draft By-law includes provisions relating to service fees, inspections, orders, penalties, cost recovery, severability and conflict with other by-laws, commencement and repeals. These provisions will be reviewed and addressed in the next phase of work.

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

### **4.0 Comparable Municipal Practices**

---

Ontario has an abundance of water bodies and water resources. Many municipalities have shoreline preservation frameworks tailored to their own unique circumstances (e.g. geography, understanding of lake health and lake sensitivity, development pressures, staff capacity, etc.). This section describes the shoreline preservation practices in other municipalities that are comparable to Haliburton. These approaches serve as a “benchmark” for existing and proposed approaches in Haliburton.

#### **4.1 Municipalities Selected for Comparison**

For the purposes of this assignment, we selected 12 municipalities based on population size, land size, population density, number of bodies of water and shoreline development pressures similar to Haliburton County. The selected municipalities also represent a mix of upper and lower tier municipalities similar to Haliburton and other single tier municipalities that are regarded for their approach to lake planning and shoreline preservation.

The selected municipalities are:

- District Municipality of Muskoka
  - Town of Bracebridge
  - Town of Gravenhurst
  - Township of Lake of Bays
  - Township of Georgian Bay
  - Town of Huntsville
  - Township of Muskoka Lakes
- County of Hastings
  - Municipality of Hastings Highlands
- County of Peterborough
- County of Frontenac
- Township of Seguin

For each municipality, we conducted a desktop review of information available on-line to document the mechanisms used by each municipality (e.g. Official Plans, Zoning By-laws, Site Plan Control, Site Alteration, Tree By-laws) and the approach taken by each municipality (e.g. minimum setback for development, minimum setback for septic systems, shoreline buffer widths, etc.) The desktop review was supplemented with key informant interviews with municipal staff. At the time of the writing of this report, we have spoken with staff in two of the 12 municipalities. These interviews are ongoing and we will provide an update to County Council at the August 25, 2021 meeting.

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

### **4.2 Summary of Findings**

The results of our research into the mechanisms and approaches used by the 12 sample municipalities is included in Appendix F. The results of the research can be summarized as follows:

#### **4.2.1 Shoreline preservation mechanisms**

The sample municipalities use a range of mechanisms to implement their shoreline preservation goals. Some use Official Plans and Zoning By-laws (e.g. Hastings Highlands), some also use Site Plan Control (e.g. Muskoka Lakes and Huntsville), and others also use Tree Preservation By-laws and Site Alteration By-laws similar to Haliburton (e.g. Bracebridge and Gravenhurst). The Township of the Lake of Bays is unique amongst the sample municipalities as it utilizes its Official Plan and Development Permit System. Development Permit Systems are now known as Community Planning Permit Systems. The Town of Huntsville is in the process of developing a Community Planning Permit System which will replace its Zoning By-law.

#### **4.2.2 Shoreline setbacks**

The sample municipalities establish setbacks for development that range from 15 to 30 metres. The setbacks established by a municipality can vary depending on the types of water bodies present (i.e. lakes, rivers and streams) and what is known about those water bodies (e.g. cold or warm water body, water quality issues, sensitivity of the water body to runoff). Many municipalities have criteria in place to allow for the setback to be varied depending on site conditions, lot and existing development characteristics. Some municipalities have setbacks for new development on new lots, development on existing lots, and redevelopment on existing lots.

#### **4.2.3 Shoreline buffers/vegetation**

The sample municipalities establish shoreline buffer areas that range from 8 to 30 metres. The majority require that 75% of the shoreline buffer area be maintained in a natural vegetative state. One of the sampled municipalities require that 90% of the buffer be maintained in a natural vegetative state.

#### **4.2.4 Shoreline tree preservation**

Five of the sample municipalities use permit based Tree Preservation By-laws passed pursuant to the *Municipal Act* to regulate the removal of trees in the shoreline buffer area. In most instances the area that the by-law applies to coincides with the established shoreline setback and in other instances the area that the by-law applies to goes beyond the established shoreline setback. For example, Gravenhurst establishes shoreline setbacks ranging from 15 to 30 metres for new development and 60 metres for tree preservation.

#### **4.2.5 Shoreline vegetation protection**

None of the sample municipalities have mechanisms to specifically protect vegetation in addition to trees, as defined in their respective Tree Preservation By-laws. The 5 cm diameter base height standard that is in effect in the County Shoreline Tree By-law exceeds (is lower) than the diameter base height standards used in the relevant sample municipalities. The definition of 'Development' under the *Planning Act* (O.Reg. 173/16) for Community Planning Permit System includes vegetation removal and therefore is regulated in the Township of Lake of Bays.

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

### **4.2.6 Shoreline site alteration**

Five of the sample municipalities use permit based Site Alteration By-laws passed pursuant to the Municipal Act to regulate alterations to grade within the shoreline buffer area. In most instances the area that the by-law applies to coincides with the established shoreline setback in those communities and in other instances the area that the by-law applies to goes beyond the established shoreline setback. For example, Gravenhurst establishes shoreline setbacks ranging from 15 to 30 metres for new development and 60 metres for site alteration.

### **4.2.7 Municipal staff feedback**

At the time of the writing of this report, we have spoken with staff in two of the 12 municipalities. These interviews are ongoing, and we will provide an update to County Council at the August 25, 2021 meeting.

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

### **5.0 Community Perspectives**

---

Community consultation is an integral part of the policy development process. This section of the report describes the consultation and engagement undertaken as part of the first phase of this assignment and summarizes the feedback received from the public and stakeholders on lake, water quality, shoreline preservation and the Draft By-law. Additional consultation and engagement will be undertaken in the second phase of the assignment.

#### **5.1 Consultation and engagement approach**

The first round of public and stakeholder consultation and engagement focused on the “what” and the “why” aspects of shoreline preservation. The second round will focus more on the “how” of shoreline preservation.

As part of our process, we updated the County’s website; conducted one on one interviews with County Councillors, local municipal staff (4), representatives of the development industry (6) and representatives of various environmental organizations (4); held an Open House on July 29 where 21 people provided their perspective on water quality and shoreline preservation; conducted a community survey to gauge perspectives on water quality and shoreline preservation. We also received written submissions from 15 lake associations and fielded 28 telephone calls and emails from stakeholders, residents and business owners.

We appreciate the time that people have taken to speak with us and help us learn more about Haliburton, its lakes, lake water quality issues, shoreline preservation and the Draft By-law.

The list of stakeholder interviewees is included in Appendix G, the July 29 Open House Presentation is included in Appendix H and the community survey questions and responses is included in Appendix I.

A note to readers regarding the community survey. Given the methodology used, the survey results reflect the perspectives of the individuals that completed the survey and not the Haliburton community as a whole. We recognize that the methodology used can lead to bias and under-representation, especially for those that do not have internet access. The community survey was not intended as and should not be used as a probability survey. At the time of the writing of this report, 286 individuals have completed the survey.

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

### **5.2 Summary of key themes**

The key themes arising from this first round of consultation are as follows:

1. The County's waterbodies are valued: The individuals that shared their perspective with us understand and value the lakes, rivers and streams in the County and the many economic, environmental and social roles that they play.
2. There are varied water quantity and water quality concerns: There are various perspectives on the County's waterbodies, the pressures that they are facing and what should be done to ensure they remain healthy. This includes climate change, water levels (either naturally fluctuating or managed as part of the Trent Severn waterway system), sewage treatment plan discharge, septic systems, pesticide and fertilizer use, source water protection, blue green algae, declining surface water quality, motorized watercraft wake impact on the shoreline and development activity.
3. There is a general recognition and consensus that waterbodies should be protected: There is a general understanding and acknowledgement that the County's waterbodies should continue to be protected from the various pressures that they are facing. Many believe that a holistic approach to protection should be undertaken. Some believe that the County's should prioritize its actions to match the threat to water quality.
4. There are mixed views on the importance of shoreline preservation: Some of the people that we spoke to believe that shorelines should be preserved to maintain water quality, prevent erosion, provide natural habitat, etc. Others question the benefit of shoreline preservation and feel that shoreline preservation should be a lower priority relative to other concerns such as septic system maintenance and re-inspections.
5. There are mixed views on the 30 metre setback: Notwithstanding that the 30 metre setback is the in effect standard in the County Official Plan and Shoreline Tree By-law today, there are mixed views on the need for and effectiveness of the 30 metre setback. Some individuals support the setback and in some cases suggested that it should be higher. Other individuals do not support the setback and suggest that it should be lower. Others are seeking additional information before rendering an opinion.
6. A strong desire to be engaged: Nearly universally, each individual that we spoke with expressed a desire to be informed, consulted and engaged on the development of the Draft By-law. Many expressed a desire for improved communication, consultation and engagement.
7. A reasonable and balanced approach is required: The individuals that we spoke with felt that, if the County was to take further action to preserve shorelines, that a reasonable and balanced approach is required. There are several aspects to this.
  - a. People generally felt that the Draft By-law should better balance economic, environmental and social objectives. In particular, the impact to personal use and enjoyment of property was expressed as well as impact to existing businesses, including those in the development community who have a 2-3 year lead time for projects prior to construction.

## **Background and Directions Report**

### **Haliburton County Shoreline Preservation Review**

---

- b. People also felt that the Draft By-law should set a consistent standard across the County, should be harmonized with other approval processes (e.g. planning and building permit) to ensure consistent service delivery.
  - c. People felt that the County should use its available “carrots” and “sticks” to achieve shoreline preservation. In particular, people felt that any new requirements should be supported by additional communication, education and incentives for already developed properties.
8. A desire for a clear, easy to understand and implementable framework: The individuals that we spoke with felt that the Draft By-law could be improved so that it is clear, easy to understand and implement. We often heard that the Draft By-law was written in “legal-ese”, was too long and too difficult to implement given the stringent nature of some of the Draft By-law requirements, submission requirements (which would require additional professional resources from outside the County to implement, resulting in longer approval timelines and costs) and planned resource levels (staff implementing the by-law should have the capacity (expertise and time) to provide a high-quality service thereby minimizing the risk of project delays and costs). Some felt that the Draft By-law should be less prescriptive, more performance based and include flexibility provisions to address varied site conditions.
9. An effective transition framework: Some of the individuals that we spoke with felt that any new requirements should be transitioned in over time so that the community, developers and contractors and municipal staff can collectively “build capacity” to understand and implement the requirements and ensure that the new requirement is effectively implemented.

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

### **6.0 Conclusion and Recommendations**

---

This report reviewed the existing approaches to shoreline preservation in the County, the Draft By-law, shoreline preservation approaches used in other comparable municipal jurisdictions and the feedback received from the public and stakeholders to date. This section of the report summarizes the key observations made throughout this report.

1. The County has 951 bodies of water including lakes, rivers, ponds and streams.
2. Approximately 49% of the land area in the County is private patent land.
3. There are 19,086 private patent lots within 30 metres of bodies of water in the County. Of these lots, 82% have been developed with residential uses, while 15% are vacant.
4. Private residential and vacant waterfront lots display varied site conditions. Developed residential lots have an average lot size of approximately 11,500 m<sup>2</sup> and median lot size of approximately 3,000 m<sup>2</sup>. Vacant lots have an average lot size of approximately 45,000 m<sup>2</sup> and median lot size of approximately 5,200 m<sup>2</sup>.
5. The County and the lower tier municipalities use a variety of mechanisms to preserve the shoreline today including Official Plans, Zoning By-laws and the County's Shoreline Tree By-law. These mechanisms establish a 30 metre setback and corresponding shoreline buffer area and limit new development and the removal of trees in this area. The lower tier municipal land use planning tools provide flexibility from this standard where site conditions warrant. These approaches should be considered in the context of the Draft By-law.
6. The Draft By-law has been under development for approximately three years. The Draft By-law takes a comprehensive and integrated approach and is intended to build upon the existing, in effect mechanisms. The Draft By-law continues the existing protection afforded to trees in the 30 metre shoreline setback area and proposes new protections for vegetation and existing topography in the same area.
7. Based on our review of the Draft By-law within the context of the enabling legislative framework and in effect land use planning policy, we have identified several opportunities to improve the Draft By-law consistent with County Council's goals, including:
  - a. Significantly reducing the number of recitals;
  - b. Updating the purposes to better align with in effect local land use planning policy;
  - c. Clarifying definitions to create a consistent area of application;
  - d. Considering the use of performance based instead of restrictive requirements, where appropriate;
  - e. Considering the use of provisions that would permit flexibility from the required standards, where site conditions warrant, where appropriate; and
  - f. Considering expanding the instances when an applicant can refer a matter to County Council for consideration during the implementation of the Draft By-law (e.g. referral of an application requirement, a decision, a condition of approval).

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

8. The review of comparable municipal practices found that:
  - a. The sample municipalities use a range of mechanisms to achieve shoreline preservation including Official Plans, Zoning By-laws, Site Plan Control, Tree By-laws, Site Alteration By-laws and, in some instances, Community Planning Permit System.
  - b. The sample municipalities establish shoreline setbacks that range from 15 to 30 metres, depending on the type of water body and level of information on the waterbody. Many municipalities have flexibility provisions in place to allow for the standard to be varied based on site conditions.
  - c. The sample municipalities establish shoreline buffer areas that range from 8 to 30 metres. The majority require that at least 75% of this area be maintained in a natural state.
  - d. In instances where Tree By-laws are used, the setback area in the Tree By-law exceeded the setback established in the municipal land use planning documents.
  - e. In instances where Site Alteration By-laws are used, the setback area in the Site Alteration By-law exceeded the setback area in the municipal land use planning documents.
9. Through the public and stakeholder consultation and engagement program to date, we heard:
  - a. The County's waterbodies are valued;
  - b. There are varied water quantity and quality concerns;
  - c. There is a general consensus that waterbodies should be protected from these concerns;
  - d. There are mixed views on the importance of shoreline preservation;
  - e. There are mixed views on the in effect 30 metre shoreline setback;
  - f. There is a strong desire to be consulted and engaged.
  - g. A reasonable and balanced approach is required;
  - h. A clear, easy to understand and implementable by-law is required;
  - i. An effective transition framework is needed.

# **Background and Directions Report**

## **Haliburton County Shoreline Preservation Review**

---

Based on the above, we recommend that the Draft By-law be updated to reflect the suggestions for improvement identified in this report, including Items 7 and 9 above. We look forward to discussing our findings and recommendations with County Council and the community.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Gaurang Khandelwal, M.A.  
Planner

Reviewed by:



Jason Ferrigan, RPP, MCIP, MSc.PI.  
Senior Planner

This report has been prepared for the exclusive use of the County of Haliburton, for the stated purpose. Its discussions and conclusions are summary in nature and cannot be properly used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report was prepared for the sole benefit and use of the County of Haliburton and may not be used or relied on by any other party without the express written consent of J.L. Richards & Associates Limited.

This report is copyright protected and may not be reproduced or used, other than by the County of Haliburton for the stated purpose, without the express written consent of J.L. Richards & Associates Limited.

**Background and Directions Report**  
**Haliburton County Shoreline Preservation Review**

---

---

## **Appendix A**

Draft By-law chronology of  
key events

1. February 22, 2017

- Delegation by Coalition of Haliburton Property Owners Associations at County Council Meeting
- [County Council Meeting Minutes](#)

Coalition of Haliburton Property Owners Associations - CHA Paul MacInnes, Chair County Council received for information the [Love Your Lake Shoreline Assessment Project](#) presentation from Paul MacInnes on behalf of the Coalition of Haliburton Property Owners Associations - C.H.A. The members of Council agreed to:

- investigate the possibility of including information drafted by the C.H.A. in the tax bills for the member municipalities;
- include wording in the County Official Plan for the protection of shorelines;
- review the Shoreline Tree Preservation By-law to see if it is possible to include vegetation in addition to trees; and
- continue to promote the importance of keeping shorelines in their natural state as part of the Reeve's report on the radio.

Motion No. R 39 2017

Moved by: Councillor Murray Fearrey

Seconded by: Councillor Suzanne Partridge

Be it resolved that Haliburton County Council receives for information the "Love Your Lake Shoreline Assessment" presentation from Paul MacInnes on behalf of the Coalition of Haliburton Property Owners Associations - C.H.A.

CARRIED

2. March 22, 2017

- [Staff Report](#) to County of Haliburton Planning Committee Re: County of Haliburton Shoreline Tree Preservation By-law – Update
- [Planning Committee Meeting Minutes](#)

Shoreline Tree Preservation By-Law Review

The Director of Planning presented a report requesting direction in how to proceed with the review of the Shoreline Tree Preservation By-Law.

The Committee received the staff report recommending that By-law 3505, as amended be reviewed and amended to include natural shoreline vegetation. Staff were directed to proceed with the review and include the changes as discussed. Staff were further directed to change the name of the by-law to include natural vegetation as part of the title.

Motion No. PL 12 2017

Moved by: Councillor Andrea Roberts

Seconded by: Councillor Murray Fearrey

THAT the March 22nd, 2017 - Planning Department report on the Shoreline Tree Preservation By-law, be received for information by the County of Haliburton Planning Committee; and

THAT the Planning Committee provide direction to staff to begin the process of updating the by-law.

CARRIED

3. June 28, 2017

- [Staff Report](#) to County of Haliburton Planning Committee Re: County of Haliburton Shoreline Preservation
- [Planning Committee Meeting Minutes](#)

County of Haliburton Shoreline Preservation

The members reviewed the staff report outlining the options presented for Shoreline Preservation. A discussion took place regarding the combination of options 1 and 3 and how the bylaw would be enforced should an infraction occur. The members directed staff to contact neighboring Conservation Authorities for input on their processes and the number of permits that they have issued. They also requested that once drafted, a copy be sent to each individual municipality for review and input. Staff agreed to make the amendments as requested and bring a report to a future committee meeting.

Motion No. PL 18 2017

Moved by: Warden Brent Devolin

Seconded by: Councillor Carol Moffatt

Be it resolved that the June 28th, 2017 - Planning Department report on the Shoreline Preservation options, be received for information by the County of Haliburton Planning Committee; and

THAT staff look at a combination of option 1 and option 3 and bring a report back to a future Planning Committee meeting.

CARRIED

4. June 27, 2018

- [Staff Report](#) to County Council Re: County Shoreline Preservation
- [County Council Meeting Minutes](#)

County Shoreline Preservation

County Council reviewed a staff report detailing a draft Shoreline Preservation By-law and the enforcement options available should it be implemented. County Council directed staff to continue working on the draft bylaw and to bring back a staff report outlining a process for moving forward including staffing, budget, public consultation, and consultation with local municipalities. In addition, staff were directed to remove reference to pesticide and fertilizer regulation and public nuisances in future drafts. Finally staff were directed to prepare an amended shoreline tree preservation bylaw with strengthened restrictions and penalties and bring that back for Council review as soon as possible.

Motion # R 152 2018

Moved by: Councillor Murray Fearrey  
Seconded by: Councillor Dave Burton

Be it resolved that the June 27th, 2018 staff report to County Council regarding Shoreline Preservation be received for information by Haliburton County Council; AND

THAT County Council provide staff with direction.

CARRIED

5. July 25, 2018

- [Staff Report](#) to County Council Re: County Shoreline Preservation Process
- [Staff Report](#) to County Council Re: County Shoreline Tree Preservation By-law amendments 2018
- [County Council Meeting Minutes](#)

County Shoreline Preservation Process

County Council reviewed a staff report outlining process recommendations for the development of enhanced shoreline preservation. County Council agreed with the proposed amendments to be included in a draft bylaw. These include the requirements in the existing shoreline tree preservation bylaw, as amended, new protection for natural shoreline vegetation (specifically native species) located within 30 m of the high water mark, regulation of site alteration within 30 m of the high water mark, and regulation of the cleaning and clearing of land. In response to a question about what consultation work had been undertaken with the local municipalities to date, the Director of Planning advised that she had some discussions with the Planners from the local municipalities. Council also requested that once the draft bylaw and fact sheet have been prepared and they have had a chance to review it, County staff attend local municipal Councils to update them on the process. As this will take some time, staff advised that the presentations would be made to the newly elected Councils in early 2019.

Motion # R 169 2018

Moved by: Councillor Brent Devolin  
Seconded by: Councillor Murray Fearrey

Be it resolved that the July 25th, 2018 staff report to County Council regarding Shoreline Preservation be received for information by Haliburton County Council; AND

THAT County Council direct staff to proceed with the process as outlined in the staff report, with the consultation with local municipalities to take place once the new Councils are installed.

CARRIED

County Shoreline Tree Preservation By-law amendments 2018

County Council reviewed a report prepared in response to their direction to enhance and strengthen the existing shoreline tree preservation bylaw. Staff were directed to prepare a bylaw that would strengthen the regulations but keep existing penalties in place until new fines could be implemented. Staff were asked report back on the maximum amount that could be levied as

a fine.

Motion # R 171 2018

Moved by: Councillor Dave Burton  
Seconded by: Councillor Liz Danielsen

Be it resolved that the July 25th, 2018 staff report to County Council regarding Shoreline Tree Preservation By-law amendments 2018 be received for information by Haliburton County Council; and

That a revised bylaw be presented for consideration.

CARRIED

6. August 29, 2018

- [Staff Report](#) to County Council Re: County Shoreline Tree Preservation By-law set fine amount 2018
- [County Council Meeting Minutes](#)

County Shoreline Tree Preservation By-law set fine amount 2018

Council reviewed a report recommending changes to the set fines under the County's Shoreline Tree Preservation By-Law. Council asked where the revenues from the victims of crime surcharge go, and were advised that it goes into a fund that assists victims of crime across the Province.

Motion # R 193 2018

Moved by: Councillor Murray Fearrey  
Seconded by: Councillor Cheryl Murdoch

Be it resolved that the August 29th, 2018 staff report regarding recommended increases to the Shoreline Tree Preservation By-law set fine be received for information by Haliburton County Council; and That staff be directed to present a bylaw to be read a first and second time; and

That County Council direct staff to make application requesting that the Ministry of the Attorney General increase the set fine amount to \$800.00.

CARRIED

7. February 25, 2019

- [Staff Report](#) to Council at Special Meeting of Council Re: Shoreline Protection
- Special Meeting of Council Minutes

Shoreline Protection

Motion # R 43 2019

Moved by: Councillor Brent Devolin  
Seconded by: Councillor Carol Moffatt

Be it resolved that the February 27th, 2019 staff report regarding Shoreline Preservation be received for information by Haliburton County Council.

CARRIED

8. April 24, 2019

- [Staff Report to County Council Re: County Shoreline Protection](#)
- [County Council Meeting Minutes](#)

County Shoreline Protection

County Council received a staff report outlining the proposed changes to the Shoreline Protection By-law. In response to a question from Council, the Director advised that the public consultation process would include delegations at each local Council, a presentation at the Coalition of Haliburton Cottage Associations AGM, and a section on our website similar to the one used during the Official Plan update. Council suggested staff provide information to the Real Estate Association as well.

Motion # R 116 2019

Moved by: Councillor Lisa Schell  
Seconded by: Councillor Patrick Kennedy

Be it resolved that the April 24th, 2019 staff report to County Council regarding Shoreline Protection be received for information by Haliburton County Council; and

That County Council directs staff to provide a summary presentation to each local municipal council and seek a resolution of support.

CARRIED

9. February 12, 2020

- [Staff Report to Committee of the Whole Re: Draft Shoreline Preservation By-law](#)
- [Committee of the Whole Meeting Minutes](#)

SHORELINE PRESERVATION BYLAW

Draft Shoreline Preservation By-Law Committee received a report containing a draft shoreline preservation by-law. Committee members asked a number of questions of clarification and acknowledged the need for more public consultation.

Motion # COTW 27 2020

Moved by: Councillor Cecil Ryall  
Seconded by: Councillor Brent Devolin

Be it resolved that the Haliburton County Committee of the Whole receive for information

the Draft Shoreline Preservation By-law; and

That staff be directed to provide options on a proposed public consultation process to move forward with the review of the by-law.

CARRIED

10. February 26, 2020

- [Staff Report](#) to County Council Re: Shoreline Preservation Draft By-law – Public Engagement Options
- County Council Meeting Minutes

11. March 11, 2020

- [Delegation by Landscape Contractors Group](#) Re: Draft Shoreline Preservation By-law and Public Engagement
- Staff Report to Committee of the Whole Re: Draft Shoreline Preservation By-law
- [Committee of the Whole Meeting Minutes](#)  
Landscape Contractors Group  
Re: Draft Shoreline Preservation By-Law and Public Engagement

Michele Bromley attended before Council representing the newly formed Haliburton County Landscapers Group, to advise of their concerns with the proposed Shoreline Preservation Bylaw, and to make suggestions on how a review of the draft bylaw should proceed. They did offer to sit on a committee if it were created.

Motion # COTW 44 2020

Moved by: Councillor Brent Devolin

Seconded by: Councillor Carol Moffatt

Be it resolved that Haliburton County Committee of the Whole receive for information the presentation from the Landscape Contractors Group, representing Brightwoods Landscaping and Consulting, Boshkung Lake Tree Service, Mill House Design, Aaron Galbraith Landscaping, Landscape Concepts by Chris Miller and Black Rock Landscapes regarding the Draft Shoreline Preservation By-law and the public engagement process to review the draft.

CARRIED

Draft Shoreline Preservation By-law

Committee discussed the draft Shoreline Preservation Bylaw and the process that should be followed to address concerns that have been shared with Council members and the format the public engagement would take.

Motion # COTW 45 2020

Moved by: Councillor Brent Devolin

Seconded by: Councillor Cecil Ryall

Be it resolved that the March 11, 2020 staff report to County Council regarding Shoreline Preservation be received for information by Haliburton County Committee of the Whole; And

That a special meeting of County Council be scheduled for March 17, 2020 at 8:30 a.m. to undertake a section by section review of the draft bylaw.

CARRIED

- Special meeting of County Council scheduled for March 17, 2020 was postponed due to Covid restrictions.

12. August 26, 2020

- [Staff Report](#) to County Council Re: Planning Department Update
- [County Council Meeting Minutes](#)

Planning Department Update

Council reviewed the staff report outlining activities in the Planning Department. Staff highlighted sections of the report, in particular the Shoreline Tree Preservation By-law. The Director advised that the County had received an increase in the number of complaints related to the by-law and that a complaint form had been placed on the County's website. The form would be updated and re-posted to include mandatory fields with a further explanation as to why the information is required. Staff advised that communication with Lake Associations within the County regarding the by-law had been well received. The Director also advised that various policies relating specifically to the Land Division Committee had been updated.

Motion # R 164 2020

Moved by: Councillor Schell  
Seconded by: Councillor Moffatt

Be it resolved that the August 26, 2020 staff report on Planning Department activities be received for information by the Council of the County of Haliburton.

CARRIED

13. September 9, 2020

- [Staff Report](#) to Committee of the Whole Re: Shoreline Preservation By-law – Content
- [Staff Report](#) to Committee of the Whole Re: Shoreline Preservation – Public Consultation and Communication Plan
- [Committee of the Whole Meeting Minutes](#)

Shoreline Preservation By-law – Content

Committee received a report requesting direction on updates to the County's Shoreline Preservation By-law. The members had a lengthy discussion on various proposed items in the draft by-law. Staff were directed to make the changes as discussed and bring a draft by-law to a future meeting of County Council. During discussion, Committee recessed from 11:05 a.m. – 11:15 a.m.

Motion # COTW 91 2020

Moved by: Councillor Devolin

Seconded by: Councillor Roberts

Be it resolved that the County of Haliburton Committee of the Whole receives for information the September 9, 2020 staff report requesting direction from Committee on the proposed Shoreline Preservation By-law content; And

that the County of Haliburton Committee of the Whole review the report to provide staff with direction; And

that staff present a draft by-law for consideration incorporating that direction at the next Council meeting.

CARRIED

#### Shoreline Preservation - Public Consultation and Communication Plan

Committee received a report outlining options for public consultation and communication as it relates to the Shoreline Preservation By-law. The members discussed various communication strategies and requested that communications relating to the by-law are simple and focused. Staff were directed to:

- post the September 9, 2020 COTW meeting to the County's website;
- explore options for virtual Town Hall meetings;
- hire a communication specialist with a direct focus on the by-law and related content;
- forward information to the member municipalities for inclusion in a mail-out;
- continue to utilize the existing "Wade-In" platform on the County's website and ensure that public comment is relevant; and
- forward related information to the Tourism Department for posting to the County's social media channels.

Motion # COTW 92 2020

Moved by: Councillor Moffatt

Seconded by: Councillor Kennedy

Be it resolved that the County of Haliburton Committee of the Whole receive the staff report on Shoreline Preservation - Public Consultation and Communication Plan; And

that the County of Haliburton Committee of the Whole review and provide input into the Public Consultation options; And

that the County of Haliburton Committee of the Whole review and provide input into the Communication Plan; And

that the County of Haliburton Committee of the Whole recommend staff update the public consultation options and communication plan as directed by the Committee and bring them forward to County Council for endorsement.

CARRIED

14. September 23, 2020

- [Staff Report to County Council Re: Shoreline Preservation By-Law Process - Clarification of](#)

Facts

- [Staff Report](#) to County Council Re: Draft Shoreline Preservation By-law
- [Council Meeting Minutes](#)

Shoreline Preservation By-Law Process - Clarification of Facts

County Council reviewed the staff report clarifying information relating to the Shoreline Preservation By-law process.

Motion # R 175 2020

Moved by: Councillor Roberts

Seconded by: Councillor Moffatt

Be it resolved that Haliburton County Council receive the September 23, 2020 Shoreline Preservation By-Law Process - Clarification of Facts staff report as information.

CARRIED

Draft Shoreline Preservation By-law

County Council reviewed the staff report outlining changes to the Shoreline Preservation By-law as directed at the September 9, 2020 COTW meeting. Staff advised that consultation with other agencies was forthcoming and that information as a result of these consultations had not been included in the draft version presented as part of the report. The Director highlighted for the members the rationale for the inclusion of a 30 m setback from water and that the number had been derived based on scientific evidence. Staff further advised that once council had approved a draft version of the by-law, a public document would be created that was shorter in length but included relevant information. County Council directed staff to bring a report to a special meeting of council once all information had been received. The members agreed to submit their questions to the Director of Planning in advance of the meeting to ensure that all concerns were addressed during the special meeting.

Motion # R 182 2020

Moved by: Councillor Burton

Seconded by: Councillor Ryall

Be it resolved that Haliburton County Council receives for information the September 23, 2020 staff report on the Shoreline Preservation Draft By-law; And

that the Haliburton County Council direct staff to obtain clarification on the remaining unanswered questions and return with a staff report at a special meeting to be schedule as soon as that information is available.

CARRIED

15. November 23, 2020

- [Staff Report](#) to County Council Re: Shoreline Preservation
- 5 documents submitted by Staff to County Council for discussion –
  - i. [County Council Draft Shoreline Preservation By-law: Questions and Answers](#)
  - ii. [Protecting our community's future – Information document](#)
  - iii. [Shoreline By-law – Top 10 frequently asked questions](#)

- iv. [Shoreline Self-Assessment and Reporting Tool](#)
- v. [Draft Shoreline Preservation By-law](#)
- [Special Meeting of Council Minutes](#)

### **Shoreline Preservation**

County Council reviewed the staff report and related attachments. The Warden in consultation with the members, agreed to a review of each individual document. The highlights based on the discussion of the members are noted below:

#### Document 1: County Council Draft Shoreline Preservation By-law: Questions and Answers

- The members had concerns with the proposed work plan and timelines suggested, but agreed that these timelines could be amended should circumstances dictate the necessity to alter that which is proposed.
- Coordinate efforts between the County and local municipality(s) when it comes to issuing building permits and the related effects within the 30 m setback.
- Ensure that the information for the public can be easily read and understood.
- Update public documentation to include mapping for fish habitat.
- Consult with the member municipalities regarding the shore road allowance and the related implications of the proposed draft by-law.
- Following the public consultation phase, include mechanism for appeal.
- Include re-naturalization questions as part of the public consultation process.
- Request input from contractors regarding material to be added to the site within the 30 m set back and how it should be calculated - by area, volume or weight.
- Staff to investigate and report back to County Council on how the property owner can determine the high water mark.

County Council recessed from 10:57 a.m. until 11:15 a.m.

#### Document 2: Protecting our community's future - Information document

- Include updated document on the County's website.
- Specify in the document where the statistics are derived from.
- Ensure consistency of information throughout document.

#### Document 3: Shoreline By-law - Top 10 frequently asked questions

- Update and post the FAQ list as required, until such time as the by-law is finalized.
- Ensure use of plain language throughout the document.
- Councillor Moffatt agreed to forward additional information to the Director of Planning based on her review. There were no objections from the other members of Council.

#### Document 4: Shoreline Self-Assessment Tool

- Include information relating to fish habitat
- Shore road allowance – include information that the shore road allowance cannot be altered unless permission is sought from the local Municipality or it is owned by the abutting property owner.

#### Document 5: Draft Shoreline Preservation By-law

- Confirm that by-law wording meets accessibility requirements.
- Update the definition for agricultural lands to include more than just livestock.
- Include water testing and shoreline analysis to ensure that the by-law is achieving desired outcomes.
- Include definitions for "proposed" and "fish habitat" in the by-law.
- Investigate shoreline preservation options as a layer in the County GIS.
- Revisit the definition for "site alteration" and the related terminology in the by-law.
- When

- hiring County staff to enforce the by-law, ensure that they have a Provincial Offenses Officer designation.
- Following the public consultation process, include related schedules in the by-law.

Motion # R 225 2020

Moved by: Councillor Devolin  
Seconded by: Councillor Roberts

Be it resolved that the Council for the County of Haliburton receives for information the November 23, 2020 staff report on the Draft Shoreline Preservation By-law; And

that staff be directed to initiate public consultation and communication related to the Draft By-law and proposed Self-Assessment Process; And

that staff be directed to organize a virtual public meeting.

CARRIED

16. January 13, 2021

- Discussion on Shoreline Preservation By-law during County Council Committee of the Whole Meeting
- [County Council Committee of the Whole Meeting Minutes](#)

Discussion: Shoreline Preservation By-Law

The members had a lengthy discussion on the County's proposed Shoreline Preservation By-law and the amount of misinformation on various community platforms and how that should be addressed.

Committee discussed the need to receive constructive feedback from the public and how that information can be obtained. They requested that the Planning Director forward questions to the members prior to them being posted to the Wade In section of the County's website.

The members also had a discussion regarding the use of a 3rd party, with relevant qualifications, to facilitate discussions with the public on the by-law. They agreed to a further discussion on this matter at a special meeting of council.

Staff were directed to schedule a special meeting of County Council on January 27th at 1:00 p.m. The topics for discussion at this meeting include:

- draft by-law update,
- schedules that accompany the by-law,
- questions that will be forwarded to the public,
- consultant documents, and
- process.

Committee further agreed to extend the public meeting to March 24, 2021 to allow the public sufficient time to provide input on the proposed Shoreline Preservation By-law.

17. Jan 27, 2021

- [Staff Report to Council Re: Shoreline Preservation Communication Plan](#)
- [Staff Report to Council Re: Public Meeting Format – Shoreline Preservation](#)

- [Staff Report](#) to Council Re: Proposed Materials and Information for Public Consultation
- [Special Meeting of County Council Minutes](#)

Shoreline Preservation Communication Plan - Withdrawn from agenda.

Public Meeting Format - Shoreline Preservation - Withdrawn from the agenda

Proposed Materials and Information for Public Consultation - Withdrawn from the agenda

County Council reviewed the process undertaken so far with regards to the Shoreline Preservation By-law. In consideration of the feedback Council and staff have received from members of the community, the members discussed the appropriate way to move forward.

Councillor Kennedy tabled the following motion for Council consideration:

Be it resolved that Council postpones further discussion on the Draft Shoreline Preservation Bylaw, until such time as a committee is struck by council with a mandate to undertake the necessary research to develop and present recommendations for County Council consideration.

The motion was withdrawn after a discussion on how to best proceed and a second motion presented for Council's consideration.

Motion # R 36 2021

Moved by: Councillor Moffatt

Seconded by: Councillor Kennedy

Be it resolved that Haliburton County Council redirects further discussion on the draft Shoreline Preservation By-law; and

That staff be directed to develop a draft RFP for Council's consideration to retain consulting services to lead the development of a draft shoreline preservation by-law including a review of the related science, environmental scan and public consultation.

CARRIED

18. March 10, 2021

- [Staff Report](#) to Committee of the Whole Re: Request for Proposals – Shoreline Preservation
- [Committee of the Whole Meeting Minutes](#)

Request for Proposals - Shoreline Preservation

Committee reviewed the staff report and related RFP document for the proposed shoreline preservation by-law. When questioned about solicitation of County Staff and Council members in the document, staff responded advising that the draft RFP deals with the procurement process only, and that it was expected that the all respondents would approach the assignment in a neutral manner. Committee sought clarification on the scientific literature review section as well as shoreline erosion and water levels. The members questioned the selling of the shore road allowance as part of the document, to which the Director responded stating that the by-law contain only elements that can be enforced by County by-law staff. Committee requested that the RFP be released at the earliest possible date.

Motion # COTW 36 2021

Moved by: Councillor Devolin  
Seconded by: Councillor Roberts

Be it resolved that the March 10, 2021 staff report on the proposed Shoreline Preservation Request for Proposals be received for information by Haliburton County Committee of the Whole; And

that the Committee of the Whole identify any additional terms to be included in this Request for Proposals; And

that the Committee of the Whole recommend to County Council the confirmation of the issuance of a Request for Proposals for Shoreline Preservation

CARRIED

19. May 12, 2021

- [Staff Report](#) to Committee of the Whole Re: Shoreline Preservation Review and Consultation – Request for Proposal Evaluation
- [Committee of the Whole Meeting Minutes](#)

Shoreline Preservation Review and Consultation - Request for Proposal Evaluation

Committee reviewed the staff report recommending a consultant for the Shoreline preservation review and consultation process.

Motion # COTW 61 2021

Moved by: Councillor Roberts  
Seconded by: Councillor Burton

Be it resolved that Haliburton County Committee of the Whole receive the May 12, 2021 staff report detailing the evaluation process for the Shoreline Preservation Review and Consultation Request for Proposal; and

That the project be awarded to Hutchinson Environmental Sciences Ltd. (in partnership with J.L. Richards & Associates) at their quoted fee of \$41,605 plus applicable taxes.

CARRIED

20. June 23, 2021

- [Memo](#) to County Council from consultants Re: Haliburton Shoreline Preservation Review – Overall Work Program and Consultation Plan
- [Appendix](#) to Memo
- [Presentation](#) to County Council from consultants Re: Haliburton Shoreline Preservation Review – Overall Work Program and Consultation Plan
- [County Council Meeting Minutes](#)

Haliburton Shoreline Preservation Review  
Overall Work Program & Consultation Plan  
Brent Parsons - Hutchinson Environmental Sciences Ltd. and  
Jason Ferrigan - J.L. Richards Engineers, Architects, Planners

Brent Parsons (Hutchinson Environmental Services Ltd) and Jason Ferrigan (J.L. Richards Associates Ltd.) attended before Council to provide the members with a proposed work program and consultation plan as it relates to the Haliburton shoreline preservation review. The delegates provided Council with an overview of the expertise provided by each of their respective companies that they bring to the project. The consultants sought approval from Council on their suggestion to host a second public consultation and the related benefits. The members agreed to the proposal and the related cost, noting that the consultation phase was an important part of the project and the need to give it the time it deserves.

Regarding the consultation and communication plan with the various stakeholder groups, Council questioned the reasoning for the inclusion of some groups and suggested others as part of the process. Council directed staff to contact a representative from the CEWF to see if they wished to be part of the project. Further, the members sought clarification from the consultants regarding the virtual open house and requested that alternate mechanisms for feedback be in place for those stakeholder groups that could not be in attendance.

Motion # R 125 2021

Moved by: Councillor Devolin  
Seconded by: Councillor Roberts

Be it resolved that Haliburton County Council receives for information the delegation from Brent Parsons and Jason Ferrigan regarding the overall work program and consultation plan for the Haliburton Shoreline Preservation review; and

That Haliburton County Council approve the proposed revisions to the work-plan together with the additional approximately \$13,000.00 budget allocation.

CARRIED

21. July 29, 2021

- Draft Shoreline Protection By-law Open House - Consultants Overview Hutchinson Environmental Sciences Ltd. & J.L. Richards & Associates Ltd.
- [July 29th 2021, County Council & Shoreline Preservation Bylaw Virtual Open House - YouTube](#)

**Background and Directions Report**  
**Haliburton County Shoreline Preservation Review**

---

---

## **Appendix B**

County of Haliburton  
Shoreline Tree By-law No.  
3505

**THE CORPORATION OF  
THE COUNTY OF HALIBURTON**

**BY-LAW NO. 3505, AS AMENDED**

**BEING A BY-LAW TO CONSERVE, PROHIBIT, PROTECT, RESTRICT, AND  
REGULATE THE PROTECTION, PRESERVATION AND REMOVAL OF TREES ON  
SHORELINE PROPERTIES IN THE COUNTY OF HALIBURTON**

**WHEREAS**, Section 135 of the *Municipal Act*, 2001, S.O., c. 25, as amended, authorizes a local Municipality to prohibit and regulate the destruction or injuring of trees; and

**WHEREAS**, pursuant to Section 135(7) of the *Municipal Act*, a municipality may require that a permit be obtained for the injuring or destruction of trees or any class of trees specified in the By-law and impose conditions including those relating to the manner in which destruction occurs and the qualification of persons authorized to destroy or injure trees; and

**WHEREAS**, pursuant to Section 135(10) of the *Municipal Act*, a lower-tier municipality may delegate all or part of its power to pass a by-law respecting the destruction or injuring of trees to its upper-tier municipality with the agreement of the upper-tier municipality; and

**WHEREAS**, the lower-tier municipalities, within the County of Haliburton, have delegated to the County of Haliburton their power to pass a by-law respecting the destruction or injuring of trees in areas adjacent to shorelines; and

**WHEREAS**, the County of Haliburton has agreed to accept the delegation from the lower-tier municipalities to pass a by-law respecting the destruction or injuring of trees in areas adjacent to shorelines; and

**WHEREAS**, the Council for the County of Haliburton deems it desirable and in the public interest to enact a Shoreline Tree Preservation By-law for protecting trees in areas adjacent to the shorelines of lakes, rivers and navigable waterways for the purpose of:

- Achieving the objectives of the Official Plan for the County of Haliburton;
- Minimizing the destruction or injuring of trees;
- Regulating and controlling the removal, maintenance and protection of trees;
- Sustaining a healthy natural environment by maintaining and improving the ecosystem services provided by trees;
- Protecting significant and sensitive natural areas;
- Contributing to human health and quality of life through the maintenance of tree cover;
- Maintaining water quality;
- Reducing airborne pollution;
- Maintaining and enhancing natural habitat;
- Preventing soil erosion and water run-off;
- Protecting, promoting and enhancing the aesthetic values of land;
- Protecting fish habitat as defined in the Fisheries Act, Revised Statute of Canada 1985; and
- Minimizing the stress on watercourses.

**NOW THEREFORE**, the Council of the County of Haliburton enacts as follows:

**1. DEFINITIONS**

In this By-law:

**“Body of water”** means a lake, pond, river, stream, or any other area which is permanently covered by water but does not include a human-made drainage or irrigation channel, lands that are seasonally covered by water or lands which may be subject to intermittent flooding.

**“Building Permit”** means a building permit issued under the Building Code Act, 1992, S.O. 1992, c. 23, as amended;

**“Clerk”** means the Clerk of the County of Haliburton;

**“Contractor”** means a person or company who agrees to furnish materials or perform services at a specified price.

**“Council”** means Haliburton County Council;

**“County”** means the Corporation of the County of Haliburton;

**“Destroy”** means the removal of a tree or harm resulting in the death, ruin, or removal of a tree by cutting, burning, uprooting, chemical application or other means including irreversible injury that may result from neglect, accident or design and the term “destruction” shall have a corresponding meaning;

**“Diameter”** means the width measured outside the bark at a specified point of a tree stem or trunk;

**“Director”** means the Director of Planning for the County or his or her designate provided such designate is an officer appointed under this By-law.

**“DBH”** (refers to “diameter at breast height”) means the diameter of the stem of a tree measured at a point 1.37 metres from the ground;

**“Fish habitat”** means spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes;

**“Good arboriculture practice”** means the proper implementation of, renewal and maintenance activities known to be appropriate for individual trees to minimize detrimental impacts and includes pruning of trees to remove dead limbs, maintain structural stability and balance, or to encourage their natural form, provided that such pruning is limited to the appropriate removal of not more than one-third of the live branches or limbs of a tree,

**“Good forestry practices”** means the proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied and that minimize detriments to forest values including significant eco-systems, important fish and wildlife habitat, soil and water quality and quantity, forest productivity and health and the aesthetics’ and recreational opportunities of the landscape;

**“High water mark”** means the usual or average level to which a body of water rises at its highest point and remains for a sufficient time so as to change the characteristics of the land. On a body of water where the water level is regulated by control structures, this means the regulated high water mark.

**“Injure”** means to harm, damage or impair a tree and includes, but is not limited to, harm, damage or impairment caused by changing grades around a tree, compacting soil over root areas, severing roots, improper application of chemicals, improper pruning or the removal of branches and bark and the term “injury” and “injuring” shall have corresponding meaning;

**“Lower-tier Municipality”** means the “Township of Algonquin Highlands”, “Municipality of Dysart et al”, “Municipality of Highlands East”, or “Township of Minden Hills”.

**“Navigable Waterway”** means all bodies of water that are capable of being navigated by any type of floating vessel for transportation, recreation or commerce. Frequency of navigation may not be a factor in determining a navigable waterway.

**“Officer”** means a person designated by By-law by Council as an Officer for the purposes of enforcing this By-law;

**“OPFA Member”** means a Registered Professional Forester or Associate Member of the Ontario Professional Foresters Association (OPFA) as defined in the *Professional Foresters Act, 2000, S.O. 2000, c. 18, as amended*

**“Order”** means a directive requiring a person to stop the injuring or destruction of trees, rehabilitate the land or plant or replant trees in such a manner and within such a period as

the Officer considers appropriate, including any treatment necessary to re-establish the trees.

**“Owner”** means a person having any right, title, interest or equity in land or any such person’s authorized representative;

**“Person”** means an individual, a corporation, and the heirs, executors, administrators or other legal representatives of a person to whom the context can apply according to law;

**“Qualified Arborist”** means an expert in the care and maintenance of trees and includes an arborist certified by the Ontario Ministry of Training, Colleges and Universities or the International Society of Arboriculture, or a consulting arborist registered with the American Society of Consulting Arborists;

**“Qualified Tree Marker”** means:

- (i) an individual who is a Certified Tree Marker in good standing as designated by the Ontario Ministry of Natural Resources Certified Tree Marker Training Program; or
- (ii) a Registered Professional Forester qualified to do tree marking; or
- (iii) an Associate Member of the Ontario Professional Foresters Association qualified to do tree marking;

**“Remove, Removes or Removal”** means to move from a place or position occupied; or

- (i) To transfer or convey from one place to another; or
- (ii) To take off; or
- (iii) To take away; withdraw; or
- (iv) To do away with; eliminate;

**“Silvicultural prescription”** means a site-specific operational plan that describes the existing forest conditions and the forest management objectives for an area, and professional recommendations for harvesting and controlling the establishment, composition, constitution, and growth of forests from seedlings through to the desired endpoint of the forest stand in a manner that accommodates other resource values as identified;

**“Shoreline”** means an area 30 metres measured over a horizontal distance inland from the high water mark of a navigable waterway.

**“Site”** means the area of land containing any tree(s) proposed to be injured;

**“Spawning Ground”** means a spawning ground as documented by the Ministry of Natural Resources, County or a Lower-tier Municipality;

**“Steep Slope”** means any area with a slope of 25% or more, measured over a horizontal distance inland of 45 metres from the high water mark, along a continuous shoreline frontage of 25 metres;

**“Tree”** means any species of woody perennial plant, including its root system, which has reached or can reach a height of at least 4.5 metres at physiological maturity;

**“Tree Protection Plan”** means a plan prepared by a Qualified Arborist.

## **2. LAND SUBJECT TO THIS BY-LAW**

This by-law applies to all lands within the County situated within 30 metres measured over a horizontal distance inland from the high water mark of a navigable waterway.

## **3. EXEMPTIONS FROM APPLICATION OF BY-LAW**

The provisions of this By-law do not apply to:

- (a) activities or matters undertaken by the County or a Lower-tier Municipality or a local board of the County or a Lower-tier Municipality; or

- (b) activities or matters undertaken under a licence issued under the *Crown Forest Sustainability Act, 1994*; or
- (c) the injuring or destruction of trees by a person licensed under the *Surveyors Act* to engage in the practice of cadastral surveying or his or her agent, while making a survey; or
- (d) the injuring or destruction of trees imposed after December 31, 2002 as a condition to the approval of a site plan, a plan of subdivision or a consent under section 41, 51 or 53, respectively, of the *Planning Act* or as a requirement of a site plan agreement or subdivision agreement entered into under those sections; or
- (e) the injuring or destruction of trees imposed after December 31, 2002 as a condition to a development permit authorized by regulation made under section 70.2 of the *Planning Act* or as a requirement of an agreement entered into under the regulation; or
- (f) the injuring or destruction of trees by a transmitter or distributor, as those terms are defined in section 2 of the *Electricity Act, 1998*, for the purpose of constructing and maintaining a transmission system or a distribution system, as those terms are defined in that section; or
- (g) the injuring or destruction of trees undertaken on land described in a licence for a pit or quarry or a permit for a wayside pit or wayside quarry issued under the *Aggregate Resources Act*; or
- (h) the injuring or destruction of trees undertaken on land in order to lawfully establish and operate or enlarge any pit or quarry on land,
  - (i) that has not been designated under the *Aggregate Resources Act* or a predecessor of that Act, and
  - (ii) on which a pit or quarry is a permitted land use under a by-law passed under section 34 of the *Planning Act*; or
- (i) activities or matters undertaken by the provincial government or federal government or their authorized agents; or
- (j) the destruction or injury of trees required in the exercise of the rights or powers of a hydroelectric corporation or any public utility board or commission; or
- (k) the injuring or destruction of trees in accordance with a Permit issued under County of Haliburton Forest Conservation By-law No. 3196, as amended, or any successor thereof; or
- (l) the injuring or destruction of trees in accordance with Good Forestry Practices described in a Silvicultural Prescription approved by an OPFA Member, and in accordance with tree marking carried out by a Qualified Tree Marker; or
- (m) the injuring or destruction of trees in accordance with Good Arboriculture Practice described in a Tree Protection Plan prepared by a Qualified Arborist, and in accordance with tree marking carried out by a Qualified Arborist; or
- (n) the destruction or injuring of trees that is reasonably required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued; or
- (o) the injuring or destruction of trees that is required in order to erect or maintain a buffer around any building, structure or thing in respect of which a building permit is issued and has taken into consideration the protection of trees surrounding the structure or work within the building envelope, provided that no tree is destroyed or injured that is located more than 5 m from the outer edge of the building, structure, septic system, or thing; or
- (p) the injuring or destruction of trees that is required to erect any structure or thing permitted as an exemption to the setback in the Comprehensive Zoning By-law of a Lower-tier Municipality provided that no tree is destroyed or injured that is located more than 3 m from the outer edge of the structure or thing; or

- (q) the destruction or injuring of trees that is reasonably required in order to install a single lane driveway for vehicular access to the building, structure or thing in respect of which a Building Permit has been issued provided that no tree is destroyed or injured that is located more than 2.5 metres from the centreline of the driveway; or
- (r) the destruction or injuring of trees that is reasonably required in order to install a pathway no wider than 5m to gain access to the water; or
- (s) the injury or destruction of trees measuring less than 5 centimeters DBH; or
- (t) the injury or destruction of severely damaged trees in the interest of public safety, health and general welfare following any man-made or natural disasters, storms, high winds, floods, fires, snowfalls, freezes, or as a result of insects, disease or wildlife; or
- (u) the injury or destruction of dead, dangerous, diseased or severely injured trees or stumps, in accordance with good arboricultural practice; or
- (v) the pruning of tree branches, in accordance with good arboricultural practice, to maintain, improve, or protect tree health and surrounding forest health while maintaining the tree's natural shape; or
- (w) the pruning of tree branches, in accordance with good arboricultural practice, to permit a view of the water from the primary building, provided such pruning maintains and protects tree health and surrounding forest health.
- (x) Despite the foregoing, in areas of steep slopes, Sections 3(n)(r)(s)(t) and (u) shall only apply when stumps and root systems are not disturbed or removed.
- (y) Despite the foregoing, in areas adjacent to fish habitat, Section 3(n)(o)(p)(q)(r) and (s) shall not apply.
- (z) Despite the foregoing, Sections 3(k)(n)(o)(p)(q) and (s) shall not apply to a municipally owned shore road allowance which is directly adjacent to a privately owned property and which is located between the boundary of the property and the high water mark of a navigable waterway.

#### **4. PROHIBITIONS**

Subject to Section 3 of this By-law:

- (a) No person shall destroy or injure any tree or permit or cause any other person to destroy or injure any tree located in an area described in Section 2 of this By-law unless:
  - (i) exempted by Section 3 of this By-law; or
  - (ii) Council grants relief to the owner pursuant to Section 6 of this By-law.
- (b) No person shall destroy or injure any tree or permit or cause any other person to destroy or injure any tree located on municipally owned road allowance or shore road allowance unless:
  - (i) the person is the registered owner of a property which is directly adjacent to a municipally owned shore road allowance; and
  - (ii) the said shore road allowance is located between the boundary of the property owned by the person and the high water mark of a navigable waterway; and
  - (iii) in accordance with Section 3;
- (c) No person shall fail to comply with an Order issued under this By-law;
- (d) No person shall remove or deface an Order posted under this By-law;

- (e) No person shall obstruct or interfere with an Officer, or any person or agent authorized by an Officer, in the discharge of his or her duties under this by-law.

## **5. DESIGNATION OF OFFICERS**

Council may appoint, by by-law, Officers to enforce the provisions of this By-law for such term and on such conditions as Council considers appropriate, and the Clerk is authorized to issue Certificates of Designation to these individuals.

## **6. RELIEF**

If any owner, contractor or person wishes to apply for relief from this By-law, they may do so by submitting a written request identifying the nature and extent of the relief requested and accompanied by a site plan/diagram and a description of the proposed tree removal/cutting to the Director. Council, in deciding whether to grant relief, may require the applicant to provide such additional information as it deems necessary and Council may impose such conditions as it deems appropriate.

## **7. ORDERS**

- (a) Where an Officer is satisfied that a person has contravened any provision of this By-law, the officer may make an Order:
  - (i) requiring the person to stop the injuring or destruction of trees and shall set out the particulars of the contravention; and/or
  - (ii) requiring the person to rehabilitate the land or plant or replant trees in such a manner and within such a period as the Officer considers appropriate, including any treatment necessary to re-establish the trees including terms for maintenance until a tree reaches 5 cm DBH.

The Order shall set out the information contained in Schedule “A”.

- (b) An Order issued under this section may be served personally or served by sending it by registered mail to the last known address of:
  - (i) The owner of the property at the address shown on the municipal tax rolls; and
  - (ii) The person identified as injuring, destroying or harvesting a tree or trees.
- (c) Where service of an Order is made by registered mail, the Order shall be deemed to have been served on the fifth day after the Order is mailed.
- (d) Where service cannot be made under the preceding sections of this By-law, it is deemed sufficient if the Officer places a placard containing the terms of the Order in a conspicuous place on the affected lands and the placing of the Order shall be deemed to be sufficient service of the Order on the person to whom the Order is directed.
- (e) A person to whom an Order under this section has been directed may request a review of Council by filing a written request with the Director within 30 days after the date of the Order. Council may confirm, alter, or revoke the Order.
- (f) If a person fails to comply to an Order, the County or Lower-tier Municipality may carry out the work, enter the property for that purpose and recover the cost with interest all in accordance with Section 446 of the Municipal Act, 2001.

## **8. PENALTY**

- (a) Every person who contravenes any provision of this By-law, or an Order issued under this By-law is guilty of an offence and upon conviction is liable to a fine provided for by *The Provincial Offences Act*, R.S.O., 1990, Chapter P.33 as amended.
- (b) Any person who contravenes any provision of this By-law, or an Order issued under this By-law is guilty of an offence and upon conviction is liable to:

- (i) A maximum fine of \$100,000;
  - (ii) In the case of a continuing offence, for each day or part of a day that the offence continues, a maximum fine of \$10,000 for each day;
  - (iii) Notwithstanding 8(b)(i), in the case of a multiple offence, for each offence included in the multiple offence, a maximum fine of \$10,000 for each offence included in the multiple offence;
  - (iv) In accordance with Subsection 429(2)(d) of the *Municipal Act* a special fine may be imposed and may exceed \$100,000 in circumstances where there is an economic advantage or gain from the contravention of this By-Law or an Order under this By-Law.

(c) If a person is convicted of an offence for contravening this By-law or an Order issued under this By-law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may order the person to rehabilitate the land or to plant or replant trees in such a manner and within such period as the court considers appropriate, including any treatment necessary to re-establish the Trees.

(d) If a court makes an order under section 8(b) of this By-law, the County relies on Section 446(3) and 446(4) of the *Municipal Act*, as amended, for the recovery of costs.

## **9. CONFLICT WITH OTHER BY-LAWS**

Nothing in this By-law shall exempt any person from complying with the requirements of any other By-law or legislation in force or from obtaining any license, permission, permit, authority or approval required under any other By-law or legislation.

## **10. ADMINISTRATION**

- (a) Schedule “A” shall form part of this By-law.
  - (b) In the event any Court of competent jurisdiction should adjudge that any section or sections of this by-law may not be valid for any reason, such section or sections shall be deemed to be severable from the remainder of the By-law and the remainder of the by-law shall stand and be enforceable to the same extent as if the offending section or sections had not been included therein.
  - (c) The short title of this By-law is the “Shoreline Tree Preservation By-law”.

READ a first and second time this 25<sup>th</sup> day of July, 2018.

READ a third time and finally passed this 25<sup>th</sup> day of July, 2018.

ORIGINAL SIGNED BY  
Suzanne Partridge Warden

ORIGINAL SIGNED BY  
Michael Rutter              CAO/County Clerk

# **SCHEDULE “A”**

## **STOP WORK ORDER**

### **COUNTY OF HALIBURTON**

**Under the authority of Section 7, of By-law 3505 YOU ARE HEREBY DIRECTED AND ORDERED TO forthwith stop, halt, cease, and desist from any and all works associated with the destruction of trees or removal thereof from those lands comprising;**

#### **MUNICIPAL ADDRESS / LEGAL DESCRIPTION OF THE PROPERTY:**

---

**LOT:** \_\_\_\_\_ **CONCESSION:** \_\_\_\_\_

**GEOGRAPHIC TOWNSHIP:** \_\_\_\_\_

**MUNICIPALITY:** \_\_\_\_\_

#### **OWNER / INDIVIDUAL RESPONSIBLE FOR DESTRUCTION OR INJURYING OF TREES:**

#### **DESCRIPTION OF INFRACTION:**

**Date of Inspection:** \_\_\_\_\_

**Effective Order Date:** \_\_\_\_\_

**Signature of Officer:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Pursuant to By-law 3505 Section 4, if you fail to comply with this Order you may be guilty of an offence and upon conviction may be liable to a fine as provided in Section 8.**

**Pursuant to By-law 3505 Section 7(e), where the person to whom an Order has been directed in accordance with this By-law is not satisfied with the terms of the Order, the person may request a review by Council by filing a written request by personal service or certified mail to the Director within 30 days after the date of the Order.**

**Municipal Address:**

**County of Haliburton  
11 Newcastle Street  
P.O. Box 399  
Minden, Ontario  
K0M 2K0**

**Attention: Director of Planning  
County of Haliburton**

**Background and Directions Report**  
**Haliburton County Shoreline Preservation Review**

---

---

## **Appendix C**

Haliburton County and Lower  
Tier Municipalities – In Effect  
Official Plan Policies

Aspect	County of Haliburton Official Plan	Township of Algonquin Highlands Official Plan	Township of Minden Hills Official Plan	Municipality of Dysart et al Official Plan	Municipality of Highlands East Official Plan
	Approved by Ministry – October 25, 2017	Adopted by Council – Oct 16, 2003 Approved by County – Aug 2, 2005 Last 5-year review approved in – 2018	Adopted by Council – July 25, 2013 Approved by County – Feb 25, 2014 OP update underway	Adopted by Council – Nov 20, 2017 Approved by County – May 18, 2018	Originally approved on December 7, 2004 Comprehensive update (OPA 1) approved April 24, 2013
<b>Shoreline Setbacks</b>	<p>Minimum 30 m setback from high watermark of lakes, rivers and streams (5.3.6.2)</p> <p>Local official plans shall include criteria for determining appropriate setback where an existing lot of record cannot achieve the minimum setback of 30 m - greatest setback possible shall be required (5.3.6.7)</p>	<p>Minimum 30 m setback from high watermark of lakes, rivers and streams (4.3.1.2)</p> <p>Where 30 m setback not achievable - the greatest setback possible will be required (4.3.1.2)</p> <p>A lesser setback may be permitted if:</p> <ul style="list-style-type: none"> <li>• it is not physically possible, due to terrain or lot depth features, to meet the required setback on existing vacant lot of record that was in existence prior to August 29, 2005;</li> <li>• in the case of redevelopment of a property, the imposition of the new setback would result in a more negative impact on the property than allowing reconstruction at the existing setback;</li> <li>• the proposal is for an addition to an existing building and the existing setback is not further reduced; and,</li> <li>• a site evaluation report in support of the request to reduce the setback is submitted, to the satisfaction of the Township (which may include peer review) and at the expense of the proponent.</li> </ul> (5.2.6.13)	<p>In general, development and site alteration should be set back a minimum of 30 metres (100 feet) from the high water mark of lakes and rivers, with the following exceptions: The minimum setback is 23 metres (75 feet) for principle buildings and structures and 30 metres (100 feet) for tile fields for a vacant lot in existence on the date of approval of this Official Plan (3.2.3.6.3)</p> <p>A lesser setback may be permitted if:</p> <ul style="list-style-type: none"> <li>• it is not physically possible, due to terrain or lot depth features, to meet the required setback;</li> <li>• in the case of redevelopment of a property, the imposition of the new setback would result in a more negative impact on the property than allowing reconstruction at the existing setback; and,</li> <li>• a site evaluation report in support of the request to reduce the setback is submitted, to the satisfaction of the Township. (3.2.3.6.4)</li> </ul>	<p>Within shorelands, all buildings, structures, and tile fields will be set back at least 30 metres (98 feet) from the high water mark of lakes and rivers (5.1.2)</p> <p>The water setback is 20 metres (66 feet) for buildings and structures and 30 metres for tile fields for a lot that on March 11th, 2004, was registered, vacant, and the water setback in the applicable zoning by-law was 20 metres. (5.1.2)</p> <p>A lesser setback may be permitted:</p> <ul style="list-style-type: none"> <li>•for a tile field only, where, due to the size, shape or topography of the lot, it is not feasible to locate a tile field beyond the 30 metre setback. (5.1.2)</li> </ul>	<p>Development shall be set back a minimum of 20 metres from the high water mark for existing lots and 30 metres for new lots created after this Plan came into effect on December 7, 2004. (3.3.8)</p> <p>Where required setback is not achievable - the greatest setback possible will be required (3.3.18.1)</p> <p>Relief from shoreline setback only considered through a zoning by-law amendment. Reduction shall not adversely impact environment and proposed setback should be reasonable based on size, shape, and topography of lot or mitigative measures provided (3.3.18.2)</p>
<b>Shoreline Frontage and Shoreline Vegetation</b>	<p>Required to retain natural vegetation including trees within the setback (5.3.6.2, 5.3.6.3, and 5.3.6.4)</p> <p>No intention to limit removal of dangerous trees, either through damage or disease (5.3.6.3)</p> <p>Clearing of natural vegetation and disturbance of native soils along the shoreline restricted to that needed for access, recreational use and safety of residents (5.3.6.5)</p> <p>Shoreline activity should be focused within a defined area of the shoreline frontage of the lot and be minimized in extent (5.3.6.1)</p>	<p>Remaining shoreline frontage should be retained or restored as a natural vegetative buffer which is atleast 30 m from normal or controlled high water mark (5.2.5.2)</p> <p>A target of 75% of the shoreline within the 30 m setback is to be preserved in its natural vegetative state, or re-naturalized (4.3.1.2)</p> <p>Disturbance on lots should be limited and minimized and the maximum amount of vegetation should be retained on a lot (4.4.4)</p> <p>Shoreline activity areas should be focused within a defined area of the shoreline frontage of a lot and minimized in extent - -maximum 25% or up to 15 m for shoreline residential -maximum 30% or up to 30 m for shoreline commercial or waterfront landings -maximum 50% or up to 45 m for marinas (5.2.5.1)</p>	<p>Shoreline frontage that is within the setbacks identified in the policy should be retained or restored as a natural vegetative buffer (3.2.3.4.2)</p> <p>Vegetation within the setback should be disturbed as little as possible, and the soil mantle should not be altered (3.2.3.6.2)</p>	<p>For new lot creation, development, including the septic system tile bed, must be set back a minimum of 30 metres from the high water mark of the lake with non-disturbance of the native soils and very limited removal of shoreline vegetation. (4.6)</p> <p>Existing lots will be encouraged to leave the lands within the shoreline setbacks substantially undisturbed, up to the full depth of the setbacks where possible. Also encouraged to restore the setback to a natural state. (5.1.2)</p>	<p>A minimum of 90 percent of the front 20 metres of a lot should be maintained in a natural vegetative state (3.3.14)</p> <p>New development in the shoreline shall be sensitive to the preservation of tree cover and vegetation wherever possible so as to prevent erosion, siltation and possible nutrient migration. (2.3.5.1 and 3.3.8)</p>

**Background and Directions Report**  
**Haliburton County Shoreline Preservation Review**

---

---

## **Appendix D**

Haliburton County and Lower  
Tier Municipalities – In Effect  
Zoning Provisions

Aspect	Township of Algonquin Highlands Comprehensive Zoning By-law No. 03-22	Township of Minden Hills Zoning By-law 06-10	Municipality of Dysart et al Comprehensive Zoning By-law	Municipality of Highlands East Comprehensive Zoning By-law 2005-2009
<b>Definitions</b>	<p>Shoreline: The boundary between the water and land fronting on and providing access to a watercourse, bay or lake.</p> <p>Shoreline buffer: A natural area maintained in its natural pre-development state, with the exception of minimum pruning of vegetation and the removal of trees for safety reasons, for the purpose of buffering buildings and structures on a lot. Where the natural state has been altered, the area may be planted with indigenous trees and shrubs. Where the natural shoreline of a property is a natural beach or a rock outcropping with little or no soil, such shall be deemed to comply.</p>	<p>Defined and implemented on a site specific basis.</p> <p>For example:</p> <p>SR-1 Zone</p> <p>Vegetative Buffer:</p> <p>No building or structure shall be erected within twenty-five (25) metres of the high water mark on ... on the west shoreline or within thirty (30) metres of the high water mark ...</p> <p>These areas shall be maintained as a Shoreline Buffer.</p> <p>For the purposes of this By-law, a Shoreline Buffer shall be defined as:</p> <p>A natural area retained in its pre-development state with no buildings or structures, except docks, pump houses and a boathouse ... and with minimal clearing permitted for the purposes of providing limited access to the lake, for safety.</p>	<p>Shoreline: A lot line which coincides with a high water mark, or which abuts an original shoreline road allowance that has not been closed and added to the abutting lot.</p> <p>Shoreline vegetation buffer: A natural area adjacent to the high water mark of a waterbody, maintained in a natural state with native vegetation, or where disturbed by past activities, re-established and restored to a natural state using native vegetation.</p>	<p>Shoreline: Shall mean any lot or portion thereof which abuts a navigable waterway or which abuts a twenty (20) metres road or shoreline allowance adjacent to a navigable waterway.</p>
<b>Minimum Lot Area</b>	<p>SR1 – 0.4 ha SR2 – 0.4 ha</p> <p>For existing lots of record for various lakes based on the date of passage of the By-law</p>	SR – 0.4 ha	<p>WR1 - -0.4 ha WR2 – 0.4 ha WR3, WR3L – 0.4 ha WR4, WR4L – 0.4 ha WR5, WR5L – 2 ha WR6, WR6L – 2 ha</p>	<p>SR1 – 0.6 ha LSR – 0.8 ha S – 4.0 ha</p>
<b>Minimum Shoreline Frontage</b>	<p>SR1 – 60 m SR2- 60 m</p> <p>For existing lots of record for various lakes based on the date of passage of the By-law</p>	SR – 60 m	<p>WR1 – 60 m WR2 – 60 m WR3, WR3L - 60 m WR4, WR4L – 60 m WR5, WR5L – 90 m WR6, WR6L – 150 m</p>	<p>SR1 – 45 m LSR – 60 m S – 100 m</p>
<b>Minimum Shoreline Setback</b>	<p>SR1 – 30 m SR2 – 30 m</p>	<p>SR – 30 m (lots created after Feb 22/05) SR – 23 m (lots created before Feb 22/05)</p>	<p>WR1 – 30 m WR2 – 20 m WR3, WR3L – 30 m WR4, WR4L – 20 m WR5, WR5L – 30 m WR6, WR6L – 30 m</p>	<p>No building or structure, including septic systems, shall be located within 20 metres of the normal or maintained high water mark of any lake, river, stream or other watercourse. This provision shall not apply to docks, marine facilities, pumphouses, bridges, flood control devices or other like facilities.</p>
<b>Shoreline Buffer/Vegetation</b>	<p>The required front yard on a lot abutting a watercourse or waterbody or a shore road allowance, shall be maintained as a shoreline buffer, as follows:</p> <ul style="list-style-type: none"> <li>-within a residential zone, 80% of the area shall be maintained as a shoreline buffer; and</li> <li>-within a commercial zone, 70% of the area shall be maintained as a shoreline buffer.</li> </ul> <p>This provision applies to all lots on which development takes place within 30 metres of the high water mark (date of passage of the By-law)</p>	Implemented on site specific basis.	<p>A shoreline vegetation buffer will apply to the water setback of a lot. A shoreline vegetation buffer shall be maintained in a healthy condition and in compliance with the provisions outlined in a tree cutting or tree preservation By-law, passed by the County of Haliburton and/or any development agreement registered on title to the lot.</p>	<p>Where natural vegetation exists on a shoreline lot, the use of this lot shall not result in the removal of more than 30% of such natural vegetation in the required front yard setback from the high water mark for the purpose of establishing access to or a view of the waterfront.</p>

**Background and Directions Report**  
**Haliburton County Shoreline Preservation Review**

---

---

## **Appendix E**

Haliburton County Draft  
Shoreline Preservation By-  
law

THE CORPORATION OF  
THE COUNTY OF HALIBURTON  
BY-LAW DRAFT 2021  
“Shoreline Preservation By-law”

BEING A BY-LAW TO PRESCRIBE STANDARDS FOR THE MAINTENANCE AND OCCUPANCY OF SHORELINE PROPERTIES WITHIN THE COUNTY OF HALIBURTON;

AND TO PROHIBIT AND REGULATE THE REMOVAL OR DESTRUCTION OF NATURAL VEGETATION WITHIN SHORELINE AREAS TO PROTECT THE ENVIRONMENTAL WELL BEING OF THE COUNTY OF HALIBURTON;

AND TO PROHIBIT AND REGULATE THE PLACING OR REMOVAL OF FILL, THE REMOVAL OF TOPSOIL AND THE ALTERATION OF THE GRADE OF LAND ON SHORELINE PROPERTIES WITHIN THE COUNTY OF HALIBURTON;

AND TO CONSERVE, PROHIBIT, PROTECT, RESTRICT, AND REGULATE THE PROTECTION, PRESERVATION AND REMOVAL OF TREES ON SHORELINE PROPERTIES IN THE COUNTY OF HALIBURTON.

WHEREAS, Section 11 of the Municipal Act 2001, S.O. 2001, c.25, as amended, authorizes an upper-tier municipality to pass by-law respecting the environmental well-being of the municipality;

AND WHEREAS, Section 128 of the Municipal Act 2001, S.O. 2001, c.25, as amended, authorizes a local Municipality to prohibit and regulate with respect to public nuisances, including matters that are or could become or cause public nuisances;

AND WHEREAS, Section 129 of the Municipal Act 2001, S.O. 2001, c.25, as amended, authorizes a local Municipality to prohibit the matters described unless a permit is obtained from the municipality for those matters and may impose conditions for obtaining, continuing to hold and renewing the permit, including requiring the submission of plans;

AND WHEREAS, Section 135 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, authorizes a local Municipality to prohibit and regulate the destruction or injuring of trees;

AND WHEREAS, Section 135(7) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, authorizes a municipality may require that a permit be obtained for the injuring or destruction of trees or any class of trees specified in the By-law and impose conditions including those relating to the manner in which destruction occurs and the qualification of persons authorized to destroy or injure trees;

AND WHEREAS, Section 142 of the Municipal Act 2001, S.O. 2001, c.25, as amended, permits the enactment of a by-law to prohibit or regulate the placing or dumping of fill, the removal of topsoil, alteration of the grade of the land and require that a permit be obtained for the above and impose conditions to a permit, including the preparation of plans acceptable to the municipality related to the above;

AND WHEREAS Section 398 of the Municipal Act, authorizes a municipality to add fees and charges to the tax roll for a property and collect them in the same manner as municipal taxes;

AND WHEREAS, Section 425 of the Municipal Act 2001, S.O. 2001, c.25, as amended, authorizes a municipality to pass by-laws providing that a person who contravene a by-law of the municipality passed under Municipal Act is guilty of an offence;

AND WHEREAS, Section 429 of the Municipal Act 2001, S.O. 2001, c.25, as amended, authorizes a municipality to establish a system of fines for offences under a by-law of the municipality passed under the Municipal Act;

AND WHEREAS, Section 431 of the Municipal Act 2001, S.O. 2001, c.25, as amended, authorizes that where any by-law of a municipality under the Municipal Act is contravened and a conviction entered, in addition to any other remedy and to any penalty imposed by the by-law, the court in which the conviction has been entered and any court of competent jurisdiction thereafter may make an order prohibiting the continuation or repetition of the offence by the person convicted and requiring the person convicted to correct the contravention;

AND WHEREAS, Sections 435 and 436 of the Municipal Act 2001, S.O. 2001, c.25, as amended, authorizes a municipality to permit the power of entry to be exercised by an employee, officer or agent of the municipality and that entry on land at any reasonable time for the purpose of carrying out an inspection to determine whether or not the by-law of the municipality passed under the Municipal Act is being complied with;

AND WHEREAS, Section 444 of the Municipal Act 2001, S.O. 2001, c.25, as amended, authorizes that where a municipality is satisfied that a contravention of a by-law of the municipality passed under the Municipal Act has occurred, the municipality may make an order requiring the person who contravened the by-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity;

AND WHEREAS, Section 445 of the Municipal Act 2001, S.O. 2001, c.25, as amended, authorizes that where a municipality is satisfied that a contravention of a by-law of the municipality passed under the Municipal Act has occurred, the municipality may make an order requiring the person who contravened the by-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to do work to correct the contravention;

AND WHEREAS, Section 446 of the Municipal Act 2001, S.O. 2001, c.25, as amended, authorizes that where a municipality has passed a by-law under the Municipal Act the municipality has the authority under the Municipal Act or any other Act to direct or require a person to do a matter or thing, the municipality may also provide that, in default of it being done by the person directed or required to do it, the matter or thing shall be done at the person's expense;

AND WHEREAS, pursuant to Sections 135(10) and 142(3) of the Municipal Act, a lower-tier municipality may delegate all or part of its power to pass a by-law to its upper-tier municipality with the agreement of the upper-tier municipality;

AND WHEREAS, pursuant to Sections 145 and 146 of the Municipal Act an agreement may be entered into between the Upper-Tier and Lower-Tier Municipality as it would relate to the designation of Officers to enforce this by-law;

AND WHEREAS, the lower-tier municipalities, within the County of Haliburton, have indicated their intent to delegate to the County of Haliburton their power to pass a by-law respecting the above in areas adjacent to shorelines, all lands within 30 metres of the high water mark;

AND WHEREAS, the County of Haliburton has agreed to accept the delegation from the lower-tier municipalities to pass a by-law respecting the above in areas adjacent to shorelines, all lands within 30 metres of the high water mark;

AND WHEREAS, the Council for the County of Haliburton deems it desirable and in the public interest to enact a Shoreline Preservation By-law for protecting areas adjacent to the shorelines of lakes, rivers and navigable waterways for the purpose of achieving:

- The objectives of the Official Plan for the County of Haliburton;
- No further loss of natural shorelines within the County of Haliburton;
- A greater proportion of natural/native vegetative contiguous cover;
- A minimum 75 percent natural/native vegetative cover overall;
- A minimum 50 percent high quality natural vegetative cover;
- A naturalized riparian areas on lakes and along rivers/streams;
- An increased ecological health based on the status of indicator species and maintenance of natural biodiversity;
- Decreased destruction or injuring of trees, natural vegetation, habitat and natural areas;
- Reduction of negative impacts on the environment;
- Contributing to human health and quality of life;
- Maintaining water quality;
- Maintaining and enhancing natural habitat;
- Preventing soil erosion and water run-off;
- Preventing topographical changes to the shoreline areas; and
- Protecting fish habitat as defined in the Fisheries Act, Revised Statute of Canada 1985

AND WHEREAS, the County of Haliburton as an upper-tier municipality is entitled to pass by-laws for such purposes above, and for regulating, prohibiting and requiring persons to do things respecting the subject matter of its by-laws pursuant to the Municipal Act 2001, S.O. 2001, c.25, as amended, sections 2, 8, 9 and 11, and in particular clauses 5, 6 and 8 of subsection 2;

AND WHEREAS it has become expedient for the general and long term welfare of the inhabitants of the County of Haliburton to maintain and improve all shoreline areas within the County of Haliburton by conserving in a natural vegetative state and/or improving the 30 metres inland from the high watermark of all waterbodies in the County;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE COUNTY OF HALIBURTON  
ENACTS AS FOLLOWS:

## 1. INDEX

1. Index
2. Short Title
3. Interpretation
4. Scope
  - PART 1 – Areas of Application
  - PART II – Prohibitions
  - PART III – Exemptions
5. Relief
6. Service Fees
7. Inspection

8. Orders
9. Penalty
10. Cost Recovery
11. Severability and Conflict with Other By-laws
12. Schedules
13. Commencement

2. THE SHORT TITLE of this By-law is the ‘Shoreline Preservation By-law’.

### 3. INTERPRETATION

- 1) This by-law includes the Schedules annexed hereto and the Schedules are hereby declared to form part of this by-law.
- 2) This by-law is gender-neutral and, accordingly, any reference to one gender includes the other.
- 3) References to items in the plural include the singular, as applicable, unless used with a number modifying the term.
- 4) Dimensions specified in metric units shall be the official dimensions. Imperial dimensions contained in parentheses are provided as a convenience only.
- 5) In this by-law, the word “metre” shall be represented by the abbreviation “m”, the word “centimetre” shall be represented by the abbreviation “cm”.
- 6) It is declared that if any section, subsection or part thereof be declared by any Court of Law to be bad, illegal or ultra vires, such section, subsection, part or parts shall be deemed to be severable and all parts hereof are declared to be separate and independent and enacted as such.
- 7) Headings are inserted for convenience of reference purposes only, form no part of this by-law and shall not affect in any way the meaning or interpretation of the provisions of this by-law.
- 8) Unless specified otherwise below, this by-law applies to all lands within the geographical limits of the County of Haliburton other than those areas which are subject to regulations made under Section 28(1) of the Conservation Authorities Act, as amended, where the Conservation Authorities Act overlaps the regulations contained herein and where it provides greater protection.
- 9) In this By-law:
  - “**adjacent**” means abutting or contiguous;
  - “**adverse effects**” as defined in the *Environmental Protection Act*, means one or more of: a) impairment of the quality of the natural environment for any use that can be made of it; b) injury or damage to property or plant or animal life; c) harm or material discomfort to any person; d) an adverse effect on the health of any person; e) impairment of the safety of any person; f) rendering any property or plant or animal life unfit for human use; and g) loss of enjoyment of normal use of property;

**“agricultural lands”** includes all lands that are cultivated and/or used for the raising of livestock; farm related uses as a primary activity and is categorized as a farm through the Municipal Property Assessment Corporation.

**“alteration” or “site alteration”** means a change in elevation from Existing Grade or Finished Grade resulting from:

- (i) The Placing or Dumping of fill;
- (ii) The Removal of topsoil;
- (iii) Placing, Dumping, Removal, or Blasting of Rock; or,
- (iv) Any other action that alters the Grade of land including the Altering in any way of a Natural Drainage Course on a Site

“Alter”, “Altered” and “Altering” shall have a corresponding meaning;

**“applicant”** means the owner of the site, where such owner is an individual or means any person, authorizes in writing by the owner, to apply for a permit on the owner’s behalf;

**“authorized agent”** means a person acting on behalf of the owner as designated on the application;

**“body of water”** means a lake, pond, river, stream, or any other area which is permanently covered by water but does not include a human-made drainage or irrigation channel, lands that are seasonally covered by water or lands which may be subject to intermittent flooding;

**“building permit”** means a building permit issued under the *Building Code Act*, 1992, S.O. 1992, c. 23, as amended;

**“clerk”** means the Clerk of the County of Haliburton;

**“council”** means County of Haliburton Council;

**“county”** means the Corporation of the County of Haliburton;

**“destroy”** means the removal of a tree or harm resulting in the death, ruin, or removal of a tree by cutting, burning, uprooting, chemical application or other means including irreversible injury that may result from neglect, accident or design and the term “destruction” shall have a corresponding meaning; and

means the removal of natural vegetation or harm resulting in the death, ruin or removal of natural vegetation by any means that may result from accident or design or site alteration;

**“development”** means the construction of buildings or structures and above or underground services such as roads, parking lots, paved storage areas, water mains, storm and sanitary sewers, general grading works and similar facilities on any site;

**“diameter”** means the width measured outside the bark at a specified point of a tree stem or trunk;

**“director”** means the Director of Planning for the County or their designate provided such designate is an officer appointed under this By-law;

**“DBH”** (refers to “diameter at breast height”) means the diameter of the stem of a tree measured at a point 1.37 metres from the ground;

**“drainage”** means the movement of water to a place of disposal, whether by way of the natural characteristics of the ground surface or by artificial means;

**“dumping”** and **“dump”** means the depositing of Fill in a location other than where the Fill was obtained or the movement and depositing of Fill from one location on a property to another location;

**“erosion”** means the detachment and movement of soil, sediment or rock fragments by water, wind, ice or gravity;

**“fill”** means any type of material capable of being removed from or deposited on lands, including, but not limited to: soil, stone, sod, turf, concrete, wood, stumps, rock, asphalt, granular material, either singularly or in combination;

**“fish habitat”** as defined in subsection 2(1) of the *Fisheries Act* to include all waters frequented by fish and any other areas upon which fish depend directly or indirectly to carry out their life processes. The types of areas that can directly or indirectly support life processes include, but are not limited to: spawning grounds and nursery, rearing, food supply and migration areas;

**“good arboriculture practice”** means the proper implementation of, renewal and maintenance activities known to be appropriate for individual trees to minimize detrimental impacts and includes pruning of trees to remove dead limbs, maintain structural stability and balance, or to encourage their natural form, provided that such pruning is limited to the appropriate removal of not more than one-third of the live branches or limbs of a tree;

**“good forestry practices”** means the proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied and that minimize detriments to forest values including significant eco-systems, important fish and wildlife habitat, soil and water quality and quantity, forest productivity and health and the aesthetics' and recreational opportunities of the landscape;

**“grade”** means the elevation of the ground surface and shall be more particularly defined as follows:

**“existing grade”** means the elevation of the existing ground surface of the lands upon which Dumping and/or Placing of Fill, Altering of the Grade, Removing of topsoil, or Blasting of Rock is proposed. Existing Grade shall mean the ground surface of such lands as it existed prior to the said activity;

**“finished grade”** means the approved elevation of ground surface of lands upon which Fill has been Placed or Dumped, the Grade Altered or topsoil Removed, in accordance with this By-law;

**“proposed grade”** means the proposed elevation of ground surface of land upon which fill is proposed to be placed or dumped, the grade altered, topsoil or rock removed;

**"high water mark"** means the usual or average level to which a body of water rises at its highest point and remains for a sufficient time so as to change the characteristics of the land. On a body of water where the water level is regulated by control structures, this means the regulated high water mark (the line where the land meets the water at a normal controlled level);

**"injure"** means to harm, damage or impair a tree and includes, but is not limited to, harm, damage or impairment caused by changing grades around a tree, compacting soil over root areas, severing roots, improper application of chemicals, improper pruning or the removal of branches and bark and the term "injury" and "injuring" shall have corresponding meaning;

**"landscaping, minor"** means yard maintenance activities, the installation of a walkway or pathways, native flowerbeds, and similar landscaping features where the landscaping does not significantly alter the topography of the lands and shall not increase the flow or the rate of flow of surface water to the adjacent lands or the adjacent lake or water body but does not include the planting or creation of lawns or installation of an in ground pool;

**"lower-tier municipality"** means the "Township of Algonquin Highlands", "Municipality of Dysart et al", "Municipality of Highlands East", and/or "Township of Minden Hills";

**"licence"**, in relation to a licence issued under this By-law, includes a permit, an approval, a registration and any other type of permission, and "licensing" has a corresponding meaning; ("permit");

**"municipality"** means a geographic area whose inhabitants are incorporated;

**"native vegetation"** means vegetation comprised of plant species, other than noxious weeds, that are indigenous to the County of Haliburton and which reasonably could have been expected to naturally occur on the site.

**"natural drainage course"** means a valley or elongated depression created by naturally flowing water that varies in size and may be dry or contain intermittent, ephemeral or perennial running water, including a lake, river, stream, creek, spring, ravine, wetland and gulch with well-defined banks and a bed that gives direction to a water course, but excludes roadside ditches, Drainage ditches and irrigation works;

**"navigable waterway"** means all bodies of water that are capable of being navigated by any type of floating vessel for transportation, recreation or commerce. Frequency of navigation may not be a factor in determining a navigable waterway;

**"nuisance"** includes;

- (i) obstructing an officer in the course of his or her duties; and
- (ii) any other activity or conduct that is disorderly or obnoxious.

**"officer"** means a person designated by By-law by Council as an Officer for the purposes of enforcing this By-law and for the purposes of exercising any power of entry under this By-law, includes a police officer;

**"OPFA member"** means a Registered Professional Forester or Associate Member of the Ontario Professional Foresters Association (OPFA) as defined in the *Professional Foresters*

*Act, 2000, S.O. 2000, c. 18, as amended;*

**“order”** means a directive requiring a person to stop the injuring or destruction of trees, rehabilitate the land or plant or replant trees in such a manner and within such a period as the Officer considers appropriate, including any treatment necessary to re-establish the trees;

**“owner”** means a person having any right, title, interest or equity in land or any such person’s authorized representative;

**“permit”** means permission or authorization given in writing by the County of Haliburton to perform work regulated by this by-law or part thereof and shall include all information contained within the approved site alteration plan and any special conditions identified;

**“person”** means an individual, a corporation, and the heirs, executors, administrators or other legal representatives of a person to whom the context can apply according to law;

**“placing”** means the distribution of Fill on lands to establish a Finished Grade; “place” and “placed” shall have a corresponding meaning;

**“public land”** includes horticultural landscapes and hard landscapes located on land which is owned or under the control of the Crown, County, or lower tier municipality, including a right of way or road allowance;

**“qualified arborist”** means an expert in the care and maintenance of trees and includes an arborist certified by the Ontario Ministry of Training, Colleges and Universities or the International Society of Arboriculture, or a consulting arborist registered with the American Society of Consulting Arborists;

**“qualified person”** means a person who holds a license, registration or associate membership qualifying them to complete specified technical work or an environmental consultant approved by the Director that possess expert knowledge in regard to matters contained within this by-law (engineer, planner, biologist, forester, tree marker);

**“qualified tree marker”** means:

- (i) an individual who is a Certified Tree Marker in good standing as designated by the Ontario Ministry of Natural Resources Certified Tree Marker Training Program; or
- (ii) a Registered Professional Forester qualified to do tree marking; or
- (iii) an Associate Member of the Ontario Professional Foresters Association qualified to do tree marking;

**“rehabilitation”** restoration of the ecosystem to a higher functioning condition;

**“remove, removing, removes or removal”** means to move from a place or position occupied; or

- (i) To transfer or convey from one place to another; or
- (ii) To take off; or
- (iii) To take away; withdraw; or
- (iv) To do away with; eliminate;

**"removing"** in reference to site alteration means any type of material extracted and taken away from lands and includes but is not limited to sand, soil, stone, granular material, concrete, asphalt, either singularly or in combination;

**"rock blasting"** means to break up or dislodge various rock material, in compliance with Ontario Provincial Standard Specification, to form or open up land through various means including, but not limited to, explosives or hydraulics; "Blasting of Rock" shall have a corresponding meaning;

**"sewage"** includes any liquid waste containing human, vegetable or mineral matter, waste that is in suspension whether domestic or industrial or any other waste whether in suspension or precipitated, but does not include roof water or storm run-off;

**"silvicultural prescription"** means a site-specific operational plan that describes the existing forest conditions and the forest management objectives for an area, and professional recommendations for harvesting and controlling the establishment, composition, constitution, and growth of forests from seedlings though to the desired endpoint of the forest stand in a manner that accommodates other resource values as identified;

**"shoreline"** means an area inland 30 metres, measured over a horizontal distance, from the high water mark of a body of water;

**"site"** means the area of land located within a shoreline:

- a) containing any tree(s) proposed to be injured;
- b) containing natural or native vegetation; and/or
- c) where alteration will occur;

**"Site Alteration"** means any alteration to the grade (topography) of land through the movement, removal or placement of Topsoil or Fill;

**"Large Scale Site Alterations"** includes the placing or dumping or removal of Fill and the alteration of grade involving more than 500 cubic metres of Fill or where the elevation of the site will increase or decrease by more than 2 m;

**"soil"** means material commonly known as earth, topsoil, loam, clay, subsoil, sand or gravel; unconsolidated naturally occurring mineral particles and other naturally occurring material resulting from the natural breakdown of rock or organic matter by physical, chemical or biological processes that are smaller than 2 millimetres in size or that pass the US #10 sieve;

**"spawning ground"** means a spawning ground as documented by the Ministry of Natural Resources, County or a Lower-tier Municipality;

**"steep slope"** means any area with a slope of 25% or more, measured over a horizontal distance inland of 45 metres from the high water mark, along a continuous shoreline frontage of 25 metres;

**"tree"** means any species of woody perennial plant, including its root system, which has reached or can reach a height of at least 4.5 metres at physiological maturity;

**"tree protection plan"** means a plan prepared by a Qualified Arborist;

**"waste"** means material or effluent that;

- 1) appears to have been cast aside or discarded or abandoned, or
- 2) appears to be worthless or useless or of no practical value, or
- 3) appears to be used up, in whole or in part, or expended or worn out in whole or in part, notwithstanding that the owner of such material intends to repair it or render it fit for a useful purpose.

#### 4. SCOPE

##### PART I – Areas of Application

1. This by-law shall apply to all lands within the County of Haliburton situated within 30 metres measured over a horizontal distance inland from the high water mark of a body of water. Part II, subsections a) and c), does not apply to trees in woodlands greater than 4 hectares that are regulated by County Forestry By-law 3196, as amended, or any successor thereof.

##### PART II – Prohibitions

###### 1. Environmental Well-Being

- a. No person shall remove, destroy or injure any native vegetation or permit or cause any other person to destroy or injure any native vegetation located in an area described in Part 1 – Areas of Application, of this By-law unless:
  - (i) exempted by Part III of this By-law; or
  - (ii) the county grants relief to the owner pursuant to section 5 of this By-law.

###### 2. Public Nuisances

- a. No person shall continue to engage in any type activity prohibited by this by-law when requested to stop by an officer or the occupier of the property.
- b. No person shall obstruct, hinder or otherwise interfere with an officer while carrying out an investigation, making inquiries, or performing an inspection for the purposes of enforcing this By-law.

###### 3. Trees

- a. No person shall destroy or injure any tree or permit or cause any other person to destroy or injure any tree located in an area described in Part 1 of this By-law unless:
  - (i) exempted by Part III of this By-law; or
  - (ii) Council grants relief to the owner pursuant to section 5 of this By-law.
- b. No person shall destroy or injure any tree or permit or cause any other person to destroy or injure any tree located on municipally owned road allowance or shore road allowance.

4. Site alteration

- a. No person shall place or remove fill, or cause or permit any site alteration on lands within the area defined in this By-law as the shoreline, except as noted in Part III Exemptions or Part 5 Relief.
- b. Where a person has carried out a site alteration activity contrary to this by-law, that person, the owner and the permit holder shall each be jointly responsible for the restoration of the site to the pre-existing conditions or to the satisfaction of the director.
- c. No site alteration shall be permitted within any areas designated as Provincially Significant Wetland, Areas of Natural or Scientific Interest, Environmental Protection or Hazard Land as identified in the County or local Official Plans.
- d. No person shall permit or cause to be permitted any site alteration activities unless:
  - i) It is done at the request of or with consent of the owner of the site where fill is to be placed, dumped or removed;
  - ii) All non native or imported fill to be placed is clean and free of trash, rubbish, glass, liquid or toxic chemicals and meets the standards set out in the Soil, Groundwater and Sediment Standards referenced in O. Reg 153/04;
  - iii) The drainage system for the site is provided in accordance with this by-law and all other applicable by-laws and the Director is satisfied that the provision has been made where such drainage is not provided by natural gradients or a swale;
  - iv) Erosion and sediment control requirements are met as required by this by-law.
- e. No person shall carry out any site alteration on any site during any period in which a wind warning or a severe storm warning for the area has been issued by Environment Canada, except for mitigation measures designed to prevent adverse impacts.
- f. No person shall carry out any site alteration adjacent to or within 30 metres of wetlands, fish habitat, significant wildlife habitat, habitat of endangered or threatened species, areas of natural or scientific interest and body of water without having been issued a permit under this by-law.
- g. No person shall permit or cause to be permitted any site alteration activities, no permit shall be issued for proposed site alteration that will result in:
  - Soil erosion
  - Blockage of a storm drainage system;
  - Blockage of a natural drainage system or watercourse;
  - Siltation or pollution in a body of water;
  - Flooding or ponding caused by a watercourse overflowing its banks;
  - Flooding or ponding on a neighbouring property or adverse effect on the amenities adjacent to the site to which the permit relates;
  - A negative impact on any environmental protection area, area of natural or scientific interest, wetlands or fish habitat;
  - The contamination of soil or groundwater; and

- An adverse effect to archaeological or historically significant features.
- h. No Person, Owner or Occupant shall, or shall permit any Person to, Alter or Obstruct, or cause or contribute to the Obstruction of a Ditch, Drain, or lot grade such that the flow of storm, rain, ground, surface or subsurface water is increased, impaired or deviates from the existing drainage pattern or approved grading and drainage pattern and causes or is likely to cause an adverse condition on any abutting Property.
- i. No Owner or Occupant shall allow a private Ditch or Drain to fall into disrepair such that the flow of storm, rain, ground, surface or subsurface water is increased, impaired or deviates from the existing drainage pattern or approved grading and drainage pattern and causes or is likely to cause an adverse condition on any abutting Property.

### PART III – EXEMPTIONS

1. The provisions of Part II subsection 3 of this By-law do not apply to:
  - (a) activities or matters undertaken by the County or a Lower-tier Municipality or a local board of the County or a Lower-tier Municipality; or
  - (b) activities or matters undertaken under a licence issued under the *Crown Forest Sustainability Act, 1994*; or
  - (c) the injuring or destruction of trees by a person licensed under the *Surveyors Act* to engage in the practice of cadastral surveying or his or her agent, while making a survey; or
  - (d) the injuring or destruction of trees imposed after December 31, 2002 as a condition to the approval of a site plan, a plan of subdivision or a consent under section 41, 51 or 53, respectively, of the *Planning Act* or as a requirement of a site plan agreement or subdivision agreement entered into under those sections; or
  - (e) the injuring or destruction of trees imposed after December 31, 2002 as a condition to a development permit authorized by regulation made under section 70.2 of the *Planning Act* or as a requirement of an agreement entered into under the regulation; or
  - (f) the injuring or destruction of trees by a transmitter or distributor, as those terms are defined in section 2 of the *Electricity Act, 1998*, for the purpose of constructing and maintaining a transmission system or a distribution system, as those terms are defined in that section; or
  - (g) the injuring or destruction of trees undertaken on land described in a licence for a pit or quarry or a permit for a wayside pit or wayside quarry issued under the *Aggregate Resources Act*; or
  - (h) the injuring or destruction of trees undertaken on land in order to lawfully establish and operate or enlarge any pit or quarry on land,
    - (i) that has not been designated under the *Aggregate Resources Act* or a predecessor of that Act, and

- (ii) on which a pit or quarry is a permitted land use under a by-law passed under section 34 of the *Planning Act*; or
- (i) activities or matters undertaken by the provincial government or federal government or their authorized agents; or
- (j) the destruction or injury of trees required in the exercise of the rights or powers of a hydroelectric corporation or any public utility board or commission; or
- (k) the injuring or destruction of trees in accordance with a Permit issued under Section 5 of this By-law or the County of Haliburton Forest Conservation By-law No. 3196, as amended, or any successor thereof; or
- (l) the injuring or destruction of trees in accordance with Good Forestry Practices described in a Silvicultural Prescription approved by an OPFA Member, and in accordance with tree marking carried out by a Qualified Tree Marker; or
- (m) the injuring or destruction of trees in accordance with Good Arboriculture Practice described in a Tree Protection Plan prepared by a Qualified Arborist, and in accordance with tree marking carried out by a Qualified Arborist; or
- (n) the destruction or injuring of trees that is reasonably required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued; or
- (o) the injuring or destruction of trees that is required in order to erect or maintain a buffer around any existing building, structure or thing in respect of which a building permit is issued and has taken into consideration the protection of trees surrounding the structure or work within the building envelope, provided that no tree is destroyed or injured that is located more than 5 m from the outer edge of the building, structure, septic system, or thing; or
- (p) the injuring or destruction of trees that is required to replace any structure or thing permitted as an exemption to the setback in the Comprehensive Zoning By-law of a Lower-tier Municipality provided that no tree is destroyed or injured that is located more than 3 m from the outer edge of the structure or thing; or
- (q) the destruction or injuring of trees that is reasonably required in order to install a single lane driveway for vehicular access to the building, structure or thing in respect of which a Building Permit has been issued provided that no tree is destroyed or injured that is located more than 2.5 metres from the centreline of the driveway; or
- (r) the destruction or injuring of trees that is reasonably required in order to install a pathway no wider than 5m to gain access to the water; or
- (s) the injury or destruction of trees measuring less than 5 cm DBH; or
- (t) the injury or destruction of severely damaged trees in the interest of public safety, health and general welfare following any man-made or natural disasters, storms, high winds, floods, fires, snowfalls, freezes, or as a result of insects, disease or wildlife; or

- (u) the injury or destruction of dead, dangerous, diseased or severely injured trees or stumps, in accordance with good arboricultural practice; or
- (v) the pruning of tree branches, in accordance with good arboricultural practice, to maintain, improve, or protect tree health and surrounding forest health while maintaining the tree's natural shape; or
- (w) the pruning of tree branches, in accordance with good arboricultural practice, to permit a view of the water from the primary building, provided such pruning maintains and protects tree health and surrounding forest health;
- (x) Despite the foregoing, in areas of steep slopes, Part III subsections (n)(r)(s)(t) and (u) shall only apply when stumps and root systems are not disturbed or removed; and
- (y) Despite the foregoing, in areas adjacent to identified fish habitat, Part III subsections (n)(o)(p)(q)(r) and (s) shall not apply; and
- (z) Despite the foregoing, Part III subsections (k)(n)(o)(p)(q) and (s) shall not apply to a municipally owned shore road allowance which is directly adjacent to a privately owned property and which is located between the boundary of the property and the high water mark of a body of water.

2. The provisions of Part II subsection 4 of this By-law do not apply to:

- (a) The placing of soil and/or fill for the purposes of minor landscaping, provided that;
  - There is no change in the location, direction or elevation of any natural or artificial watercourse, open channel, swale or ditch flow rate;
  - There is control of any sediment runoff; and
  - Less than 5 metric tons of material are being added or removed.
- (b) The removal of natural vegetation for the purposes of minor landscaping, provided that;
  - There is no site alteration, development or alteration to a drainage course as defined; and
  - Less than 5 metric tons of material are being added or removed.
- (c) The maintenance or replacement of any existing landscaping, existing driveways and existing beaches (both natural beaches or beaches where permits has been obtained from the appropriate approval authority);
- (d) The placing or dumping of fill, removal of topsoil, blasting of rock in compliance with the Ontario Provincial Standard Specification, or alteration of the grade of land imposed after December 31, 2002, as a condition of the approval of a site plan, a plan of subdivision or a consent under section 41, 51 or 53, respectively, of the Planning Act or as requirement of a site plan agreement or subdivision agreement entered into under those sections;
- (e) The placing or dumping of fill, removal of topsoil, blasting of rock, or alteration of the grade of land undertaken by a transmitter or distributor, as those terms are defined in Section 2 of the Electricity Act, 1998, for the purpose of constructing and maintaining

- a transmission system or a distribution system, as those terms are defined in that section;
- (f) The placing or dumping of fill, removal of topsoil, blasting of rock, or alteration of the grade of land undertaken on land described as a license for pit or quarry or a permit for a wayside pit or wayside quarry issued under the Aggregate Resources Act;
  - (g) The placing or dumping of fill, removal of topsoil, blasting of rock, or alteration of the grade of land undertaken as an incidental part of drain construction under the Drainage Act or the Tile Drainage Act;
  - (h) The removal of topsoil as an incidental part of normal agricultural practice including such removal as an incidental part of sod farming, greenhouse operation and nurseries for horticultural products, but not the removal of topsoil for sale, exchange or other disposition;
  - (i) The placing or dumping of fill, removal of topsoil, blasting of rock or alteration of grade necessary for the installation of a foundation for a building or structure or septic system approved and for which a Building Permit has been issued under the Ontario Building Code Act;
  - (j) The placing or removal of fill within 3 metres of any building or structure where a Building Permit has been issued;
  - (k) A waste, waste disposal site or waste management system that is approved pursuant to the Environmental Protection Act;
  - (l) The construction, extension, alteration, maintenance or operation of works under Section 26 of the Public Transportation and Highway Improvement Act;
  - (m) The activities of Crown Agencies as defined in the Crown Agency Act;
  - (n) Activities authorized under a work permit issued by the Ministry of Natural Resources under the Public Lands Act or the Lakes and Rivers Improvement Act;
  - (o) Fill placed in an excavation to the elevation of the existing grade at the immediate perimeter of the excavation following the demolition or removal of a building or structure; and
  - (p) The placing or removing of material and/or removal of native vegetation to create a path to the water's edge which is less than or equal to 5 m in width.

## 5. RELIEF

1. If any owner or person wishes to apply for relief from this By-law, they may do so by submitting a written request using the Permit request form found in Schedule D identifying the nature and extent of relief requested and accompanied by a site plan/diagram and a description of the proposed works to the Director. The County of Haliburton will implement a Shoreline

Protection Relief Policy which will include the requirements for complete submission for relief sought and permit process.

2. The Director, in deciding whether to grant relief, shall consider the environmental impact of the proposed activity and may require the applicant to provide such additional information as is deemed necessary and, the Director may impose such conditions on the relief as it deems appropriate.
3. Relief may be granted for an area within the 30 m shoreline setback. A permit may be issued for work which is less than or equal to, and no greater than, 25% of the width of the water frontage of a property to a depth of 30 m.
3. All schedules A through H shall form part of this By-law.
4. The Director is authorized to administer and enforce this By-law and has delegated authority granted by Council to execute the provisions of the By-law, including the imposition of conditions as necessary to ensure compliance with this By-law.
5. Council may appoint, by by-law, officers to enforce the provisions of this By-law for such term and on such conditions as Council considers appropriate, and the Clerk is authorized to issue Certificates of Designation to these individuals. Officers shall have the authority to carry out inspections, make orders to discontinue contravening activities or to do work to correct contraventions, give immediate effect to any order and otherwise enforce this By-law, and the Director may assign duties or delegate tasks under this By-law whether in his or her absence or otherwise.
6. Requirements for issuance of a permit:
  - a) To obtain a permit pursuant to this by-law an applicant shall provide the following information:
    - i) A completed application for site alteration permit, duly signed by the applicant, in the form (schedule D) prescribed by the director as it may be amended from time to time;
    - ii) The application permit fee as set out in the County of Haliburton tariff of fees by-law as it may be amended from time to time;
    - iii) Proof of insurance from an insurer licensed in the Province of Ontario, for larger projects this may require commercial general liability insurance and environmental liability insurance;
    - iv) A site alteration plan, meeting the standards set out in Schedule A and B of this by-law and for larger projects the site alteration plan may be required to be certified by a qualified person;
    - v) Confirmation that the application complies with or will comply with the permit conditions, if any, as outlined in Schedule C, to the satisfaction of the Director;
    - vi) Where applicable, confirmation that the appropriate archaeological assessment on site have been completed to the satisfaction of the Ministry responsible;
    - vii) Any additional information as required in writing, by the Director.

7. Expiry, renewal, transfer, revocation, refusal of permits and appeals

- a) Permits issued pursuant to this by-law shall be valid for a period of one (1) year from the date of issuance.
- b) Should site alteration activities continue past this period or should rehabilitation measures not be completed within one (1) year, the Director may renew the permit one time for an additional one (1) year period. The Director may require additional fees, erosion and sediment control and/or conditions.
- c) Notwithstanding subsection 5 (7) (a and b), permits issued under this by-law shall expire ninety days (90) after the date of issuance of the permit if site alteration activities have not commenced.
- d) A permit which has expired or is no longer valid pursuant to this by-law must be renewed upon making written application to the Director accompanied by payment of fees, failing which the County shall remedy any deficiencies pursuant to the provisions of this by-law at the owner's expense.
- e) If the title of the site for which the permit has been issued is transferred while the permit remains in effect, the permit shall be cancelled unless the new owner of the site, within thirty (30) days advises the Director of such transfer and:
  - i) Provides an undertaking to comply with the permit and its conditions for which the existing permit was issued; or
  - ii) Applies for and obtains a new permit in accordance with the provisions of this by-law.
- f) Where a permit is issued based on mistaken, false or misleading information, the Director shall revoke the Permit and the owner or permit holder shall ensure that all work that was the subject of the revoked permit ceases.
- g) A permit may be revoked by the Director under any of the following circumstances:
  - i) It was issued in error;
  - ii) The owner or permit holder requests, in writing, that it be revoked;
  - iii) The terms of the agreement under this by-law have not been complied with;
  - iv) Work authorized under the permit has not be commenced prior to its expiry date;
  - v) The owner fails to comply with this by-law or conditions of the permit.

8. Where the Director refuses to issue a permit, the applicant shall be informed in writing of the refusal.

9. Where a permit has been refused the applicant may appeal the decision to the Director.

10. Where a permit appeal has been refused, in writing, by the Director the applicant may appeal the decision to County Council. All decisions of County Council with respect to a permit and required conditions are final and binding.

6. SERVICE FEES

1. Permit for site alteration
  - Application Fee – 2021 - \$0.00
  - Permit Fee – 2021 - \$0.00
  - Extension Fee – 50 % of the original permit fee

## 7. INSPECTION

1. In accordance with the conditions set out in sections 435 and 437 of the *Municipal Act* including the provision of notice to an occupier, an Officer may enter on a property at any reasonable time for the purpose of carrying out an inspection to determine whether or not the following are being complied with:

- a) this By-law;
- b) a direction, requirement or order made under this By-law; or
- c) an order made under section 431 of the *Municipal Act, 2001* in respect of a contravention of this By-law.

2. An Officer may, for the purposes of an inspection under section 7(1):

- a) require the production for inspection of documents or things relevant to the inspection;
- b) inspect and remove documents or things relevant to the inspection for the purpose of making copies, photographing or extracts;
- c) require information from any person concerning a matter related to the inspection; or
- d) alone or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.

## 8. ORDERS

1. No person shall fail to comply with an Order issued under this By-law.
2. No person shall remove or deface an Order posted under this By-law.
3. No person shall obstruct or interfere with an Officer, or any person or agent authorized by an Officer, in the discharge of his or her duties under this by-law.
4. An inspection order made under section 8 may be served personally or by registered mail to the last known address of such persons affected by it as the Officer making the order determines. Service by registered mail shall be deemed to have taken place five (5) business days after the date of mailing.
5. An Officer may, pursuant to an order under section 438 of the *Municipal Act, 2001*, undertake an inspection for a purpose described in section 7 and exercise powers described in section 7 where he or she has been prevented or is likely to be prevented from carrying out an inspection under sections 7 or 8, provided that:
  - a) unless otherwise provided in the order, the conditions set out in section 435 and/or 436 of the *Municipal Act, 2001* are applicable; and

b) in the case of an order authorizing an inspection of a room or place actually being used as a dwelling, the occupier is given notice concerning the inspection in accordance with subsection 438(5) of the *Municipal Act, 2001*.

6. Where an Officer is satisfied that a contravention of this By-law has occurred, he or she may make an order requiring the person who contravened the By-law or who caused or permitted the contravention or the owner or occupier of the property on which the contravention occurred to discontinue the contravening activity.

7. An order under section 8 shall set out:

a) reasonable particulars of the contravention adequate to identify the contravention and the location of property on which the contravention occurred;

b) the work to be done, which may include but is not limited to requiring that:

i) prior to performing any work, all necessary permits or other approvals be applied for and obtained;

ii) requiring the person to rehabilitate the land or plant or replant trees and/or native vegetation in such a manner and within such a period as the Officer considers appropriate, including any treatment necessary to re-establish the trees and vegetation;

iii) examinations, measurements or tests be conducted or samples be taken for the purpose of determining what damage or remedial measures are necessary, and that such examinations, tests or samples be supplied to the Director together with any accompanying reports required in the order; and

iv) the date or dates by which the work must be done.

8. An order to discontinue contravening activity made under section 8 (6) or an order to do work made under section 8 (7) may be served personally or by registered mail to the last known address of:

i) the owner or occupier of the property where the contravention occurred; and

ii) such other persons affected by it as the Officer making the order determines.

9. Service by registered mail shall be deemed to have taken place five (5) business days after the date of mailing.

10. Where service cannot be given in accordance with the preceding sections of this by-law, sufficient service is deemed to have taken place when the Officer places a placard containing the terms of the order in a conspicuous place on the property where the contravention occurred.

11. A person to whom an Order under this section has been directed may request a review of the Director by filing a written request with the Director within 30 days after the date of the Order. At the recommendation of the Director, Council may confirm, alter, or revoke the Order.

## 9. PENALTY

1. The Director is authorized to give immediate effect to any direction, requirement or order carried out under sections 7 and 8 where the costs of carrying out the direction, requirement or order do not exceed \$10,000 and, where the costs do exceed \$10,000, in such amount as the County may authorize.

2. Any person who contravenes any provision of this By-law or of any provision of an order made under this By-law, is guilty of an offence and upon conviction is liable to a fine or penalty, provided for by *The Provincial Offences Act, R.S.O., 1990, Chapter P.33, as amended*, as follows:

- (a) for a first offence, up to a maximum of \$5,000.00;
- (b) for a second offence, up to a maximum of \$20,000.00;
- (c) in the case of a continuing offence, for each day or part of a day that the offence continues, a maximum fine of \$10,000 for each day;
- (d) Notwithstanding (a), (b), and (c) above, in the case of a multiple offence, for each offence included in the multiple offence, a maximum fine of \$10,000 for each offence included in the multiple offence; and
- (e) for all offences, up to a maximum of \$100,000.00, except that the total of all of the daily fines for the offence is not limited to \$100,000.

3. In accordance with Subsection 429(3)(d) of the *Municipal Act* a special fine may be imposed and may exceed \$100,000 in circumstances where there is an economic advantage or gain from the contravention of this By-Law or an Order under this By-Law.

4. Where a corporation is convicted of an offence under this By-law, the corporation is liable for the following fines:

- a) On a first conviction, to a minimum fine of \$2,500 and a maximum fine of not more than \$50,000; and
- b) On any subsequent conviction, to a minimum fine of \$5,000 and a maximum fine of not more than \$100,000.

## 10. COST RECOVERY

1. Where a person does not comply with a direction, requirement or order under this By-law to do a matter or thing, an Officer, with such assistance by others as may be required, may carry out such direction, requirement or order at the person's expense.

2. The County may recover the costs of doing a matter or thing under sections 7 and 8 by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes and such costs shall include an interest rate of 1 per cent per 30 days to a maximum of 12% per year, commencing on the day the County incurs the costs and ending on the day the costs, including the interest, are paid in full.

## 11. SEVERABILITY AND CONFLICT WITH OTHER BY-LAWS

1. Nothing in this By-law shall exempt any person from complying with the requirements of any other By-law or legislation in force or from obtaining any license, permission, permit, authority or approval required under any other By-law or legislation.
2. Where a provision of this by-law conflicts with the provisions of another by-law in force within the County, the provision that establishes the higher standard to protect the health, safety and welfare of persons or the environmental well-being of the County of Haliburton shall prevail.
3. In the event any Court of competent jurisdiction should adjudge that any section or sections of this by-law may not be valid for any reason, such section or sections shall be deemed to be severable from the remainder of the By-law and the remainder of the by-law shall stand and be enforceable to the same extent as if the offending section or sections had not been included therein.

## 12 SCHEDULES:

1. The following schedules attached to this by-law form and are part of this by-law:

Schedule A – Standards for Site Alteration Plans;  
Schedule B – Site Design Guidelines;  
Schedule C – Permit Conditions;  
Schedule D – Application for Site Alteration Permit;  
Schedule E – Work Permit;  
Schedule F – Stop Work Order;  
Schedule G – Work Order; and  
Schedule H – Order to Comply

## 13 COMMENCEMENT

This by-law shall come into force and effect on the date of passing by County Council.

## 14 REPEALS

The following by-law of the County of Haliburton is repealed:  
(1) By-law Number 3505, as amended 2018, of the County of Haliburton entitled “A By-law to conserve, prohibit, protect, restrict and regulate the protection, preservation and removal of trees on shoreline properties in the County of Haliburton”;

## **Schedule A**

### **Standards for Site Alteration Plans**

*Definition of Site Alteration: means a change in elevation from Existing Grade or Finished Grade resulting from:*

- i) the placing or dumping of fill;*
- ii) the removal of topsoil;*
- iii) placing, dumping, removal or basting of rock; or*
- iv) any other action that alters the grade of land including the altering in anyways of a natural drainage course*

The owner shall ensure that the information required for Site Alteration Plans are provided by a qualified person. Two certified paper copies and one digital copy of the site alteration plan are required to be submitted. All plans are to be metric and all information provided must be legible and clear. All elevations shall be tied to the existing County benchmarks and be related to geodetic datum. Digital drawings are to be submitted in original software format (ARC GIS/CAD) and/or pdf.

#### **General Requirements:**

1. A key map showing the location of the site, site boundaries, number of hectares of the site, the site alteration area, municipal address, legal description, nearest major intersection, a legend and north arrow;
2. The use of the site and the location of all buildings and structures on and adjacent to the site;
3. Location, dimensions and use of the buildings or other structures proposed to be erected on the site;
4. The location of driveways on the site and all basements, right-of –way over and across each site;
5. The location of any body of water, wetlands, ditches, channels, environmental protection areas and features within 30 m of the proposed site alteration areas;
6. The high water mark must be identified;
7. The location and identification of predominant soil types;
8. The location and species types of vegetative cover, including the species and size of trees and shrubs;
9. The location and dimensions of any existing and proposed storm water management or drainage systems;
10. Location of any easements;
11. Location and dimensions of utilities, structures, roads, paving or roads on the site or within 30 m of the site;
12. The identification of the proposed finished grade elevations of the site;
13. Location and dimensions of all proposed site alteration activities;
14. Location and dimensions of all proposed temporary stockpiles for fill, soil and other materials;
15. Location and dimensions of all proposed staging areas for equipment;
16. An indication on the drawing of the direction of overland flow and overland flow routes;
17. The location, dimensions, design details and design calculations of all site control measures, including plan and profile drawings of erosion and sediment controls

and storm water management devices, necessary to meet the requirements of this by-law;

18. Provisions for the maintenance of the site and control measures;
19. A schedule of anticipated start and completion dates of each land disturbing or land developing activity including the installation of erosion and sediment control measures needed at the site;
20. Details of rehabilitation including the type and location of all interim and permanent stabilization measures;
21. A list of all vegetative species proposed to be removed or planted on the site;
22. And such other information with respect to the Site as may be required by the Director.

DRAFT

## **Schedule B**

### Site Design Guidelines

This schedule is to be developed further based on the final components of the Shoreline Preservation By-law.

Potential Site Design Guidelines may address some or all of the following:

- 1) Prevention of the impairment of water, groundwater and soil quality as well as the off-site effects of soil erosion and sedimentation;
- 2) Dewatering and/or runoff control;
- 3) Plans shall include Drain Inlet Protections;
- 4) Site erosion and sediment control;
- 5) Phasing to minimize the area of bare soil exposed at any one time;
- 6) Rehabilitation and/or vegetative planting; and
- 7) Additional/reduced items as identified through public consultation

## **Schedule C**

### **Proposed Permit Conditions**

*Note: Not all conditions will be required for all permits*

1. All permit holders under this by-law shall:

Notify the director within 48 hours prior to any site alteration;

Notify the Director of the completion of any erosion and sediment control measures, within 48 hours after installation;

Obtain permission in writing from the Director prior to modifying the Site Alteration Plan;

Install all erosion and sediment control measures, as identified in the Site Alteration Plan, prior to soil stripping;

Maintain all road drainage systems, stormwater drainage, control measures and other facilities identified in the approved Site Alteration Plan;

Repair any erosion or sedimentation damage to adjoining surfaces and bodies of water resulting from site alteration activities;

Inspect the erosion and sediment control measures at least once per week and after each rainfall and provide written confirmation of such to the Director;

Complete any repairs to the erosion and sediment control measures within 48 hours of damage being identified;

Allow employees of the County and/or any other person working on behalf of the County to enter the site for the purpose of inspecting for compliance with the approved Site Alteration Plan or for performing any work necessary to bring the site into compliance with the approved Site Alteration Plan;

The owner is to be responsible for the activities of agents, servants, employees, contractors and subcontractors who may create a situation of non-compliance with the permit;

Construct additional erosion and sediment control measures, not identified on the Site Alteration Plan, as deemed necessary by the Director to ensure no erosion and sediment damage to the adjacent sites; and

Not remove trees or vegetation designated as environmentally significant or otherwise to be protected unless permission is obtained from the County.

2. The County may:

Inspect the site periodically to ensure compliance with the By-law, particularly the Site Alteration Plan that was approved as part of the permit;

Upon failure by the permit holder to complete all or part of the works in the time stipulates in the approved Site Alteration Plan, arrange for the completion of the said works, or any part thereof, and reimburse itself by posting the total costs to the tax roll of the property;

In the case of emergency repairs or clean-up, undertake the necessary works at the expense of the Permit Holder and reimburse itself by posting the total costs to the tax roll of the property;

Inform the owner where necessary, that additional information is required to ensure that erosion and sediment damage does not occur to adjacent sites from the activities on the site.

## **Schedule D – Application for Site Alteration Permit**

Note: The application will be updated in accordance with the final Shoreline Preservation By-law following public consultation



County of Haliburton

Application for Site Alteration Permit

Shoreline Preservation By-law

### **OFFICE USE**

Date Application Rec'd:	Application #:
Date Application Complete:	Amount Paid:
30 days:	Staff Signature:
Type of Application:	

### **1.0 Applicant Information**

<b>1.1 Owner(s) Name:</b>	
Address:	
Postal Code:	E-Mail:
Phone:	

**1.2 Agent/Applicant** Name of the person who is to be contacted about the application, if different than the owner. (This may be a person or firm acting on behalf of the owner).

Name of Agent/Applicant

Address:

Postal Code:

E-mail:

Phone:

**2.0 Location of the subject land (complete applicable boxes)**

Assessment Roll #:

Address:

Lake, River or waterbody name:

Local Municipality:

Geographic Township:

Concession(s):

Lot(s):

Registered Plan No:

Reference Plan No:

Part(s):

Lot (s) Block(s)

**2.1. Are there any easements or restrictive covenants affecting the subject land?**

Yes

No

If yes, describe the easement or covenant and its effects.

**2.2. Provide directions to the property from the nearest main road or highway.**

Directions:

**3. Project description: (supporting drawings are to be attached)**

--

**4. Site Description:**

Is there reason to believe that the surface or subsurface of the subject land may have been contaminated by former uses on the site or adjacent sites?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Does this property have or ever had a water supply well, monitoring well or geothermal well?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Does the property use or has it ever used a septic system?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is fill and/or soil material being imported or exported to/from the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If Yes: Please complete the following:		
What is the approximate amount to be imported/exported?		What type of material is being imported/exported?
Location of the import/export site (Municipal Address or Assessment Roll Number)		

**5. Supporting Documentation:**

Have you included a sketch or site plan drawings, supporting documentation, technical studies or background in support of the application? If so please identify:

- stormwater management plan
- grading plan
- certification of clean fill
- archeological report
- tree management plan
- servicing options
- hydrogeological assessment

- haul route/pavement assessment
- mud/dust control program
- environmental impact statement
- environmental assessment
- erosion and sediment control/plan
- record of site condition
- other \_\_\_\_\_

**6. Applicant's Certification**

I \_\_\_\_\_, hereby make the above application, declaring that all information contained herein is true and correct, and acknowledge that the County of Haliburton will process the application based on the information provided.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**The personal information contained on this form is collected under the authority of Section 142 of the Municipal Act, 2001 and will be used for the purpose of responding to your application. If you have any questions on the gathering of personal information, you can contact the County of Haliburton Clerks Department at 705-286-1333.**

DRAFT

**Schedule E**  
**WORK PERMIT**  
**COUNTY OF HALIBURTON**

**Under the authority of Section X, of By-law XXXX YOU ARE HEREBY PERMITTED  
to complete all works associated with:**

**On the lands comprising;**

**MUNICIPAL ADDRESS / LEGAL DESCRIPTION OF THE PROPERTY:**

---

**LOT: \_\_\_\_\_ CONCESSION: \_\_\_\_\_**

**GEOGRAPHIC TOWNSHIP: \_\_\_\_\_**

**MUNICIPALITY: \_\_\_\_\_**

**OWNER / INDIVIDUAL RESPONSIBLE FOR:**

**DESCRIPTION OF WORK PERMIT:**

**Date of Issue: \_\_\_\_\_**

**Work must begin by this date: \_\_\_\_\_**

**Signature of Officer: \_\_\_\_\_**

**Municipal Address:**

**County of Haliburton  
11 Newcastle Street  
P.O. Box 399  
Minden, Ontario  
K0M 2K0**

**Schedule F**  
**STOP WORK ORDER**  
COUNTY OF HALIBURTON

**Under the authority of Section X, of By-law XXXX YOU ARE HEREBY DIRECTED AND ORDERED TO forthwith stop, halt, cease, and desist from any and all works associated with:**

**On the lands comprising;**

**MUNICIPAL ADDRESS / LEGAL DESCRIPTION OF THE PROPERTY:**

---

**LOT: \_\_\_\_\_ CONCESSION: \_\_\_\_\_**

**GEOGRAPHIC TOWNSHIP: \_\_\_\_\_**

**MUNICIPALITY: \_\_\_\_\_**

**OWNER / INDIVIDUAL RESPONSIBLE FOR:**

**DESCRIPTION OF INFRACTION:**

**Date of Inspection:** \_\_\_\_\_

**Effective Order Date:** \_\_\_\_\_

**Signature of Officer:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Pursuant to By-law XXXX Section XX, if you fail to comply with this Order you may be guilty of an offence and upon conviction may be liable to a fine as provided in Section XX.**

**Pursuant to By-law XXXX Section XX, where the person to whom an Order has been directed in accordance with this By-law is not satisfied with the terms of the Order, the person may request a review by Council by filing a written request by personal service or certified mail to the Director within 30 days after the date of the Order.**

**Municipal Address:**

**County of Haliburton  
11 Newcastle Street  
P.O. Box 399  
Minden, Ontario  
K0M 2K0**

**Attention: Director of Planning  
County of Haliburton**

**Schedule G**  
**WORK ORDER**  
COUNTY OF HALIBURTON

**Under the authority of Section X, of By-law XXXX YOU ARE HEREBY DIRECTED AND ORDERED TO (Short description of work is detailed here by By-law Officer):**

**On the lands comprising;**

**MUNICIPAL ADDRESS / LEGAL DESCRIPTION OF THE PROPERTY:**

---

**LOT:** \_\_\_\_\_ **CONCESSION:** \_\_\_\_\_

**GEOGRAPHIC TOWNSHIP:** \_\_\_\_\_

**MUNICIPALITY:** \_\_\_\_\_

**OWNER / INDIVIDUAL RESPONSIBLE FOR:**

**DESCRIPTION OF INFRACTION AND REMEDIAL WORK REQUIRED:**

**Date of Inspection:** \_\_\_\_\_

**Effective Order Date:** \_\_\_\_\_

**Signature of Officer:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Pursuant to By-law XXXX Section XX, if you fail to comply with this Order you may be guilty of an offence and upon conviction may be liable to a fine as provided in Section XX.**

**Pursuant to By-law XXXX Section XX, where the person to whom an Order has been directed in accordance with this By-law is not satisfied with the terms of the Order, the person may request a review by Council by filing a written request by**

*Effective Date*

**personal service or certified mail to the Director within 30 days after the date of the Order.**

**Municipal Address:**

**County of Haliburton  
11 Newcastle Street  
P.O. Box 399  
Minden, Ontario  
K0M 2K0**

**Attention: Director of Planning  
County of Haliburton**

DRAFT

**Schedule H**  
**ORDER TO COMPLY**  
**COUNTY OF HALIBURTON**

**Under the authority of Section X, of By-law XXXX YOU ARE HEREBY DIRECTED AND ORDERED TO forthwith comply with:**

**Stop Work Order #:**

**Any and all works associated with the site described as:**

**MUNICIPAL ADDRESS / LEGAL DESCRIPTION OF THE PROPERTY:**

---

**LOT:** \_\_\_\_\_ **CONCESSION:** \_\_\_\_\_

**GEOGRAPHIC TOWNSHIP:** \_\_\_\_\_

**MUNICIPALITY:** \_\_\_\_\_

**OWNER / INDIVIDUAL RESPONSIBLE FOR:**

**DESCRIPTION OF INFRACTION:**

**DESCRIPTION OF ORDER TO COMPLY:**

**Date of Inspection:** \_\_\_\_\_

**Effective Order Date:** \_\_\_\_\_

**Signature of Officer:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Pursuant to By-law XXXX Section XX, if you fail to comply with this Order you may be guilty of an offence and upon conviction may be liable to a fine as provided in Section XX.**

**Pursuant to By-law XXXX Section XX, where the person to whom an Order has been directed in accordance with this By-law is not satisfied with the terms of the Order, the person may request a review by Council by filing a written request by personal service or certified mail to the Director within 30 days after the date of the Order.**

**Municipal Address:**

**County of Haliburton  
11 Newcastle Street  
P.O. Box 399  
Minden, Ontario  
K0M 2K0**

**Attention: Director of Planning  
County of Haliburton**

**Background and Directions Report**  
**Haliburton County Shoreline Preservation Review**

---

---

## **Appendix F**

Comparable Municipal  
Practices – Summary of  
Approaches

Municipality	Mechanism	Summary of Policies/Provisions	Shoreline setback for development	Shoreline setback for leaching beds (septic)	Considerations for lesser setbacks	Lot Sizing	Lot Coverage	Shoreline Frontage	Shoreline Buffer / Vegetation
The District Municipality of Muskoka	Official Plan	<ul style="list-style-type: none"> <li>Development and site alteration restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions are protected, improved or restored. Area municipalities to identify sensitive surface water features and sensitive ground water features.</li> <li>Standard protection measures - All substantial development, including lot creation, development of a vacant lot, and redevelopment of a lot within the Waterfront Area (including backlots), and on shoreline lots in the Urban Centres and Community Areas shall be subject to site plan control or community planning permits</li> <li>Causation study policies - <ul style="list-style-type: none"> <li>Waterbody identified with water quality indicators (increasing trend in phosphorus, total phosphorus concentration of greater than 20 ug/l, confirmed blue green algae bloom)</li> <li>Causation studies undertaken by District</li> <li>Enhanced protection policies apply until study is completed</li> <li>If primary cause is related to development, enhanced protection policy will apply or specific policies be developed for the waterbody</li> <li>If primary cause is not related to development, then standard protection policies apply</li> </ul> </li> <li>Enhanced protection measures (for identified water bodies) - <ul style="list-style-type: none"> <li>lot creation on individual septic may only proceed through a zoning by-law amendment, site plan control or community planning permits, and/or other agreements registered on title - increased setbacks than standard, site specific soil investigation to identify appropriate location of septic/leaching bed, use of septic abatement technologies, and monitoring and reporting to area municipalities to confirm long-term compliance with registered agreement</li> <li>development of vacant lot similar to lot creation above</li> <li>redevelopment on existing lots only permitted where improvement over the existing is achieved</li> </ul> </li> <li>Creation of new lots not permitted within 300 m of at-capacity lakes (exceptions applicable). If permitted through exceptions, then 30 m setback applies for all buildings and structures apart from shoreline structures, open decks and minor acc. structures. Vegetation removal within the setback restricted to accommodate limited number of paths, water lines, shoreline structures, or to remove trees posing a hazard.</li> </ul>	20 m from shoreline	30 m from shoreline	<ul style="list-style-type: none"> <li>sufficient lot depth not available</li> <li>terrain or soil conditions exist which make other locations on the lot more suitable</li> <li>where the setback is not further reduced</li> <li>where setback is further reduced and a net improvement over the existing situation is achieved through the implementation of on-site phosphorus management and impact mitigation measures</li> <li>lot is located within an urban centre or community area and net improvement over existing situation is achieved</li> </ul>	New lots - Min. 0.4 ha area		Min. 60 m of shoreline frontage	Minimum 75% of linear shoreline frontage to maintained in natural state to a depth of 15 m  Area municipalities may set higher targets
Town of Bracebridge	Official Plan	<ul style="list-style-type: none"> <li>Development constraints - lands prone to flooding, narrow waterbodies, steep slopes</li> <li>Additional policies to the Lake System Health policies in the District OP</li> <li>In no case shall any development exceed the ability of a lake to sustain additional development</li> <li>Lakes classified by District - high, moderate, low sensitivity - over threshold</li> <li>Water quality impact assessment required for lot creation on lots with private servicing</li> <li>Water quality impact assessment required for development of vacant lots</li> <li>New development within 300 m of high water mark of at capacity lakes not permitted, except where tile fields are set back at least 300 m from the high water mark of the lake</li> <li>Waterfront Area designation - lands within 150 m of a waterbody</li> <li>Waterfront Area Shoreline designation - <ul style="list-style-type: none"> <li>Septic system upgrades may be required as condition of development approval</li> <li>Site alteration and disturbance of vegetation within 15 m of shoreline shall be limited to minor alterations</li> </ul> </li> </ul>	20 m from waters edge  15 m from warm water stream 30 m from cold water stream	30 m from waters edge	<ul style="list-style-type: none"> <li>sufficient lot depth is not available</li> <li>terrain or soil conditions exist which make other locations on the lot more suitable</li> <li>addition to existing building or replacement of leaching bed where setback is not further reduced</li> <li>redevelopment on existing lot and a net improvement is achieved</li> </ul> <p>EIS may be required to reduce setbacks</p>	New lots - Min. 0.4 ha area		Min. 60 m of shoreline frontage  Min. shoreline frontage of 90 m on narrow waterbody with width of 90-150 m and min. 120 m with width less than 90 m	Minimum 75% of linear shoreline frontage to maintained in natural state to a depth of 15 m  Revegetation of shorelines with natural species may be required as a condition of development or redevelopment

Municipality	Mechanism	Summary of Policies/Provisions	Shoreline setback for development	Shoreline setback for leaching beds (septic)	Considerations for lesser setbacks	Lot Sizing	Lot Coverage	Shoreline Frontage	Shoreline Buffer / Vegetation
Town of Bracebridge	Comprehensive Zoning By-law 2016-088	<ul style="list-style-type: none"> <li>• Shoreline Zones -           <ol style="list-style-type: none"> <li>1. Shoreline Residential - SR1</li> <li>2. Over Threshold/Lake Trout Lakes at Capacity - SR2</li> <li>3. Narrow waterbody 90 to 150 m - SR3</li> <li>4. Narrow waterbody less than 90 m - SR4</li> <li>5. Water access residential - SR5</li> <li>6. Waterfront Landing - WL - only docks permitted</li> </ol> </li> </ul>	<p>SR 1 - 20 m SR2/3/4/5 - 30 m</p> <p>20 m from high water mark of any waterbody or watercourse</p> <p>30 m of any cold water stream</p>	<p>30 m from high water mark of any waterbody or watercourse.</p>	<p>Exceptions for leaching beds -</p> <ol style="list-style-type: none"> <li>1. entire lot is within 45 m of high water mark</li> <li>2. no suitable location on the lot beyond 30 m due to terrain or flood plain</li> </ol>	<p>SR1 - 0.4 ha SR3 - 0.6 ha SR4 - 0.8 ha SR2 &amp; SR5 - as existing</p>	<ul style="list-style-type: none"> <li>• Buildings or structures located within 60 m of high water mark - max. 15% of lot area within 60 m of high water mark</li> <li>• Buildings or structures located greater than 60 m from high water mark - max. 15% of entire lot area</li> </ul>	<p>SR1 - 60m SR3 - 90m SR4 - 120 m SR2 &amp; SR5 - as existing</p>	<ul style="list-style-type: none"> <li>• Min. depth of 15 m inland from the high water mark</li> <li>• Min. width of 75% of the lot frontage</li> <li>• For redevelopment of LNC building or structure - no vegetation is cleared beyond 5 m of proposed building envelope</li> </ul>
Town of Bracebridge	Tree Cutting By-law 2008-130	<ul style="list-style-type: none"> <li>• To prohibit and regulate the injury and destruction of trees on certain lands</li> <li>• Applies to lands within 60 m of the high water mark of a navigable waterway and lands zoned as Environmental Protection or Flood Zones</li> <li>• Exemptions -           <ol style="list-style-type: none"> <li>1. dead or hazardous tree</li> <li>2. trees with a DBH of less than 20 cm (8 inches)</li> <li>3. trees within 5 m of an occupied building</li> <li>4. non-native invasive tree species (list provided in by-law)</li> </ol> </li> </ul>							
Town of Bracebridge	Site Alteration By-law 2009-018	<ul style="list-style-type: none"> <li>• To prohibit and regulate the modifications being made to the landscape on properties in the Town</li> <li>• Applies to site alteration within the Town</li> <li>• Site alteration means changes in elevation of 25 mm (1 inch) or more from existing grade or finished grade on lands within a lot with an area greater than 0.5 ha, provided such lands are not adjacent to or within 30 m of any water body</li> <li>• Includes - placing or dumping of fill; removal of soil or topsoil; placing, dumping, removal, or blasting of rock; or any other action that alters the grade of land including the altering in any way of a natural drainage course</li> <li>• Requires Control Plan to control erosion and sedimentation and cost of implementing this Control Plan certified by qualified professional</li> <li>• Exemptions -           <ol style="list-style-type: none"> <li>1. Purpose of constructing fence, swimming pool, accessory structures or conducting private driveway maintenance, or for landscaping, lawn dressing, or adding soil or other organizes to flower beds or vegetable gardens or the like, provided no alteration to the volume, direction, intensity or form of storm water run-off</li> <li>2. Purpose of installation of a septic system</li> <li>3. Purpose of replacement or removal of fill within 5 m of any building where a building permit has been issued</li> <li>4. altered area no greater than 0.5 ha with no additional works outside of this area being undertaken within one calendar year - not applicable to lands adjacent or within 30 m of any water body</li> <li>5. where aggregate quantity does not exceed 62 m<sup>3</sup> in any consecutive three-month period - not applicable to lands adjacent or within 30 m of any water body</li> </ol> </li> </ul>							

Municipality	Mechanism	Summary of Policies/Provisions	Shoreline setback for development	Shoreline setback for leaching beds (septic)	Considerations for lesser setbacks	Lot Sizing	Lot Coverage	Shoreline Frontage	Shoreline Buffer / Vegetation
Town of Bracebridge	Site Plan Control By-law 2021-044	<ul style="list-style-type: none"> <li>All lands within Town designated as Site Plan Control area</li> <li>Exemptions -           <ol style="list-style-type: none"> <li>Detached dwelling/Seasonal dwelling in any zone other than Shoreline Residential zone or located farther than 60 m from a navigable waterbody in a Shoreline Residential zone</li> <li>Development in Shoreline Residential zone where less than 93 sqm of building footprint is being added to the site</li> </ol> </li> <li>Site Plan control imposed through the use of Holding (H) symbol in ZBL</li> <li>Director of Planning or their designate delegated to exercise powers of Council</li> <li>Site Plan Application Guidelines for low density residential provided</li> </ul>							
Town of Gravenhurst	Official Plan	<ul style="list-style-type: none"> <li>Waterfront Area designation - generally lands within 150 m of any standing waterbody greater than 8 ha or any substantive river</li> <li>Max. of one single detached dwelling unit permitted on a lot</li> <li>Only One boathouse or boatport permitted</li> <li>Only One sleeping cabin permitted</li> <li>Site alteration and disturbance of vegetation within 20 m of the shoreline shall be limited to minor alterations</li> <li>Development on existing undersized lots may be permitted provided the site is a viable building lot where appropriate services can be accommodated, and can be developed without significantly altering the natural features of the landscape</li> <li>New lots permitted only where waterway and watershed can sustain the impact associated with additional lot(s)</li> <li>Preparation of Lake Management Plans and Strategies is encouraged</li> <li>Lake specific policies for 3 lakes (relatively more stringent)</li> <li>Lake Trout Lakes identified by MNRF - policies for these identified lakes provided separately</li> <li>Narrow waterways policies - restriction of development of docks, boathouses, boatports or any other shoreline structure to ensure safe navigation - Site Evaluation Report may be required</li> <li>Lake System Health Program by District</li> <li>No alteration of natural vegetation grade or drainage shall occur within the setback</li> </ul>	30 m for primary development 30 m from cold water streams 20 m from cool water streams 15 m from warm water streams	30 m from any shoreline	<ul style="list-style-type: none"> <li>extenuating circumstances where it is demonstrated that site conditions would improve phosphorus retention</li> <li>site constraints on an existing lot prevent full setback from being met</li> </ul>	Min. 0.8 ha area		Min. 60 m of shoreline frontage	20 m from the shoreline - site alteration and vegetation disturbance limited to minor alterations  Minimum 75% of linear shoreline frontage to maintained in natural state to a depth of 20 m  Restoration of the natural vegetation and shoreline characteristics may be required as a condition of development or redevelopment
Town of Gravenhurst	Comprehensive Zoning By-law 2010-04	<ul style="list-style-type: none"> <li>Residential Waterfront Zones - RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F, RW-6F1</li> <li>Residential Island Zones - RI-8, RI-8A, RI-8B, RI-8C, RI-8D</li> <li>Commercial Waterfront Zones - CW-8, CW-8A</li> <li>Waterfront Landing Zone - WL</li> <li>Maximum of two docks or one dock and one shoreline storage building permitted</li> <li>Specific provisions for some Lakes</li> </ul>	30 m from any watercourse (optimal summer water level)	30 m (leaching beds considered structure)		Min. 0.8 ha area RW-6D - as existed  RI - 1 ha	<ul style="list-style-type: none"> <li>Buildings or structures located within 60 m of shoreline - max. 13% of lot area within 60 m of high water mark</li> <li>Buildings or structures located greater than 60 m from high water mark - max. 13% of entire lot area</li> </ul>	RW-6 - Min. 60 m of shoreline frontage RW-6A - 90m RW-6B - 120 m RW-6C - 150 m RW-6D - as existed	Minimum of 75% of area of land 20 m wide abutting and running parallel to the Optimal Summer Water Level

Municipality	Mechanism	Summary of Policies/Provisions	Shoreline setback for development	Shoreline setback for leaching beds (septic)	Considerations for lesser setbacks	Lot Sizing	Lot Coverage	Shoreline Frontage	Shoreline Buffer / Vegetation
Town of Gravenhurst	Site Alteration By-law 2014-27	<ul style="list-style-type: none"> <li>To prohibit and regulate the modifications being made to the landscape on properties in the Town</li> <li>Site alteration means a change in elevation from existing grade or finished grade resulting from: placing or dumping of fill; removal of topsoil; placing, dumping, removal, or blasting of rock; or any other action that alters the grade of land including the altering in any way of a natural drainage course on a site</li> <li>applies to -           <ol style="list-style-type: none"> <li>all lands within 60 m of the optimal summer water level of a lake or river bed</li> <li>all lands within the shoreline vegetation buffer</li> <li>all lands zoned Environmental Protection, Flood Plain, Flood Fringe and Floodway</li> </ol> </li> <li>Exemptions -           <ol style="list-style-type: none"> <li>for installation of a septic system approved and for which a permit has been issued</li> <li>placing or dumping of fill for one driveway no wider than 4.5 m</li> <li>for installation of a foundation for a structure approved under the Building Code Act where building permit has been issued - blasting of rock is less than 345 m<sup>3</sup></li> </ol> </li> </ul>							
Town of Gravenhurst	Tree Preservation By-law 2014-26	<ul style="list-style-type: none"> <li>To prohibit and regulate the injury and destruction of trees on certain lands</li> <li>Applies to lands within 60 m of the Optimal Summer Water level of a lake or river bed, lands zoned as Environmental Protection or Flood Zones, and lands within the shoreline vegetation buffer</li> <li>Exemptions -           <ol style="list-style-type: none"> <li>interest of public safety</li> <li>dead or hazardous tree</li> <li>trees with a DBH of less than 20 cm (8 inches)</li> <li>trees within 5 m of an occupied building</li> <li>one temporary access road no wider than 5 m</li> <li>necessary to accommodate a legally permitted use</li> </ol> </li> </ul>							
Town of Gravenhurst	Site Plan Control By-law 2013-33	<ul style="list-style-type: none"> <li>By-law to designate a Site Plan Control Area</li> <li>All land within the Township is Site Plan Control Area</li> <li>Residential development with 2 dwellings or less located greater than 60 m from Optimal Summer Water Level is excluded</li> </ul>							
Township of Lake of Bays	Official Plan	<ul style="list-style-type: none"> <li>Waterfront designation - surrounds and relates either physically or functionally to substantial lakes and rivers - lands extending inland 150 m from any lake greater than 8 hectares</li> <li>Natural vegetative buffer of at least 20 m between normal or controlled high water mark for commercial use</li> <li>Height of buildings and structures should not exceed the height of the tree canopy or break the skyline horizon</li> <li>Ribbon of life - first 20 m</li> <li>New development or the demolition and rebuilding of existing structures other than permitted shoreline structures such as acc. docks, boathouses or marina facilities, and including any component of an existing private sewage disposal system is setback a minimum of 20 m from the normal or controlled high water mark of a lake or watercourse</li> <li>Greater setbacks may be required to address terrain constraints, recreational water quality, land prone to flooding, or to preserve habitat or specific features</li> <li>Acknowledgment of District's Lake System Health Program</li> <li>Policies for low sensitivity waterbodies</li> <li>Additional policies for moderate, high sensitivity and over threshold waterbodies - water quality impact assessment , site condition analysis required           <ul style="list-style-type: none"> <li>no lot creation on over threshold waterbodies</li> <li>Narrow waterbody policies</li> </ul> </li> </ul>	20 m	<p>20 m for components of existing sewage disposal system</p> <p>30 m for new leaching beds</p>	<ul style="list-style-type: none"> <li>where no negative visual impact or negative impact on the natural environment</li> <li>lesser setback - subject to site plan</li> <li>sufficient lot depth not available on an existing lot</li> <li>terrain or soil conditions make other locations more suitable</li> <li>addition to existing where setback is not further reduced</li> <li>where there is an established building line situated no closer than 10 m to the shoreline</li> <li>compensating measures may be required to be provided where the result will be a net improvement to the environment</li> </ul>	New lots - Min. 0.4 ha area	<p>Min. 60 m of water frontage for new lots</p> <p>Shoreline frontage for narrow waterbody - 90 m where width of waterbody is more than 90 m</p> <p>120 m where width of waterbody is less than 90 m</p> <p>Increased frontage for Category 2 and 3 lakes</p>	<p>at least 20 m of natural vegetative buffer for commercial use</p> <p>Minimum of 75% of shoreline frontage to be maintained in a natural state to a target depth of 15 m for new lots and vacant lots</p> <p>For existing developed lots - targets should be achieved to</p>	

Municipality	Mechanism	Summary of Policies/Provisions	Shoreline setback for development	Shoreline setback for leaching beds (septic)	Considerations for lesser setbacks	Lot Sizing	Lot Coverage	Shoreline Frontage	Shoreline Buffer / Vegetation
								identified in schedule	the extent possible  75% for residential, 66% for resort commercial, 50% for marina in natural state
Township of Lake of Bays	Development Permit By-law (2004-180)	<ul style="list-style-type: none"> <li>Applies to all lands within the Waterfront designation - lands extending inland 150 m from any lake greater than 8 hectares</li> <li>Includes provisions for vegetation removal and site alteration</li> <li>Category 1 approval - staff approval</li> <li>Category 2 approval - Council approval</li> <li>provides criteria for variations from standards and for discretionary uses</li> <li>Category of lakes identified in appendix</li> <li>Development permit system allows for the imposition of conditions that must be fulfilled prior to the issuance of a development permit and conditions that must be fulfilled as part of a development permit.</li> <li>Urban centres designation to be eventually fully serviced - no detrimental effect on lake water quality as a result of private individual septic - shoreline residential development policies apply until serviced</li> </ul>	30 m from a coldwater stream 15 m from any other watercourse - 7.5 m to remain as natural buffer	30 m	<ul style="list-style-type: none"> <li>Lesser setback subject to site evaluation may required to confirm that suitable soils exist and reduced setback will not result in negative impacts on water quality</li> </ul>	0.4 ha  0.8 ha - for new lot on an island of less than 4 ha	Max 10% lot coverage  For shoreline activity area, max coverage = 40%	Min. 60 m  Narrow water body - 90m  Category 2 lake - 120 m  Category 3 lake - 152 m	75% for residential, 66% for resort commercial, 50% for marina in natural state  Depth of at least 15 m for new lots Depth of at least 8 m for vacant lots  Existing developed lots with buffers along at least 75% of water frontage and depth of 8 m are recognized as complying with by-law - further restoration is not required
Township of Muskoka Lakes	Official Plan	<ul style="list-style-type: none"> <li>Waterfront designation - lands extending inland 150 m from any standing waterbody greater than 8 ha or any substantive river</li> <li>Physical and functional relation to waterfront area within and beyond 150 m is used to deem not to be waterfront or be waterfront designation respectively</li> <li>Preservation and protection of appearance of the shoreline in a natural vegetated state is encouraged - 15 m of undisturbed buffer is required from the high water mark</li> <li>Recognizes District's Lake System Health Program and classification of lakes</li> <li>Township also classifies lakes based on lake character, settlement history and lot development</li> <li>Policies differ based on sensitivity of lakes</li> </ul>	20 m	30 m	<ul style="list-style-type: none"> <li>Considerations to alternatives where required setbacks are not possible due to terrain or other constraints and where on site phosphorus management is implemented</li> </ul>	0.4 ha  0.8 ha for lots with water access only Other for specified lakes		Min. 60 m  Min. 90 m for lots with water access only Other for specified lakes  Shoreline frontage for narrow waterbody - 90 m where width of waterbody is 75 m - 150 m 120 m where width of waterbody is less than 75 m	Target of 15 m in depth from the high water mark to be natural undisturbed buffer for new and vacant lots  For existing developed lots buffer targets should be achieved to the extent feasible  7.5 m for urban centre designation

Municipality	Mechanism	Summary of Policies/Provisions	Shoreline setback for development	Shoreline setback for leaching beds (septic)	Considerations for lesser setbacks	Lot Sizing	Lot Coverage	Shoreline Frontage	Shoreline Buffer / Vegetation
Township of Muskoka Lakes	Zoning By-law	<ul style="list-style-type: none"> <li>Waterfront residential - WR1, WR2, WR3, WR4, WR5, WR6, WR7, WR8</li> <li>Uses "-7" suffix to indicate MNRF has identified concern for habitat significant to wildlife</li> <li>Lakes classified as Category 1 (large), 2 (medium sized), 3 (small sized) and 4 (special)</li> <li>Waterfront commercial - WC1, WC1A1/2/3/4, WC1B, WC2, WC3, WC4, WC4A.5/1/1.5/2, WC4B, WC4B1, WC5, WC6, WC7</li> <li>Waterfront landing zone - WL</li> </ul>	20.1 m  30.5 m for Lake Trout Lakes	30 m  existing setback or min. 15 m whichever is greater for replacement or enlargement of existing septic	<ul style="list-style-type: none"> <li>Existing legal non-complying front yard setback less than 15.2 m - buildings and structures may be enlarges, extended, reconstructed or alters at existing setback or a min. of 10.6 m whichever is greater</li> </ul>	0.4 ha  2 ha for backlot	From 5% - 10% (depending on category of lake)	60 m to 122 m (depending on zone)  201.2 m for backlot	15.2 m wide abutting and running parallel to the high water mark - applies to all lots on which development takes place within 60.1 m of the high water mark
Township of Muskoka Lakes	Site Plan Control By-law 2006-100	<ul style="list-style-type: none"> <li>By-law to designate a Site Plan Control Area</li> <li>All land within the Township is Site Plan Control Area</li> <li>All lots zoned WR, WR2, WR4, WR5, WR6, WR8 are under site plan control</li> <li>All lots that front onto highly sensitive lakes or over threshold lakes</li> </ul>							
Township of Muskoka Lakes	Site Alteration By-law 2008-56	<ul style="list-style-type: none"> <li>By-law to regulate and prohibit the modifications being made to the landscape on properties</li> <li>Applies to all lands within 200 feet of a navigable waterway in the Waterfront designation, all lands within 25 feet of a navigable waterway in the urban centre or community designation, and all lands zoned EP or Scenic Corridor</li> <li>Prohibits site alteration within 15 m of a navigable waterway in the waterfront designation and within 7.5 m of a navigable waterway in the urban centre or community designation</li> <li>Requires to obtain permit for any site alteration within 60 m of a navigable waterway in waterfront designation and within 7.5 m of a navigable waterway in urban centre or community designation</li> <li>Exemption of placing or dumping of fill necessary for one driveway no wider than 4.5 m</li> <li>Exemption of placing or dumping of fill, removal of topsoil, blasting of rock or alteration of grade necessary for installation of septic system or foundation for a structure (blasting of rock less than 450 m3)</li> </ul>							
Township of Muskoka Lakes	Tree Preservation By-law 2008-55	<ul style="list-style-type: none"> <li>By-law to conserve, prohibit, protect, restrict, and regulate the possible harvesting, removal, injuring, damaging and destruction of trees on private properties</li> <li>Applies to all lands within 200 feet of a navigable waterway in the Waterfront designation, all lands within 25 feet of a navigable waterway in the urban centre or community designation, and all lands zoned EP or Scenic Corridor</li> <li>Prohibits injury or destruction of tree within 15 m of a navigable waterway for lands designated Waterfront and within 7.5 m of a navigable waterway for lands designated Urban centre or community</li> <li>Exemption of trees measuring less than 25 mm DBH, or in order to erect building, structure or septic (no tree to be removed or injured beyond 5 m from outer edge)</li> <li>Exemption for access road no wider than 4.5 m</li> </ul>							
Town of Huntsville	Official Plan	<ul style="list-style-type: none"> <li>Waterfront designation - 150 m from any waterbody greater than 8 ha</li> <li>Provides policies for land-water interface - shoreline development and protection</li> <li>Filling, dredging and other shoreline alteration is strongly discouraged</li> <li>Alteration of any shoreline required necessary approvals and is only permitted where erosion control measures are designed by qualified professionals</li> <li>Greater setback may be required to address terrain constraints, recreational water quality, land prone to flooding, or to preserve habitat or specific features</li> </ul>	30 m from cold water lakes or rivers  20 m from all other lakes or rivers  In urban area - 20 m from coldwater stream and 15	30 m	<ul style="list-style-type: none"> <li>sufficient lot depth not available</li> <li>terrain or soil conditions exist which make other locations more suitable</li> <li>where setback is not further reduced</li> <li>where there is an established building line situated no closer than 10 m to the shoreline</li> <li>provide or implement compensating measures designed to sustain or enhance the integrity of the shoreline area</li> </ul>	1 ha for new lots	60 m for new lots  Specific requirements for some lakes	For new and vacant lots - A min. of 75% of the shoreline frontage of a lot will be maintained in a natural state to a depth of 15 m  For developed	For new and vacant lots - A min. of 75% of the shoreline frontage of a lot will be maintained in a natural state to a depth of 15 m

Municipality	Mechanism	Summary of Policies/Provisions	Shoreline setback for development	Shoreline setback for leaching beds (septic)	Considerations for lesser setbacks	Lot Sizing	Lot Coverage	Shoreline Frontage	Shoreline Buffer / Vegetation
			m from any other stream						lots or lot in urban area - targets should be achieved to extent possible and a net improvement over existing situation is required.
Town of Huntsville	Zoning By-law	<ul style="list-style-type: none"> <li>Shoreline Residential zones - SR 1, SR2, SR3, SR4, SR5</li> <li>Shoreline commercial zones - CS1, CS2, CS3, CS4</li> </ul>	20 m to 30 m (depending on zone) 30 m from cold water streams 20 m from warm water streams	30 m		0.4 ha to 1 ha (depending on zone)	5% to 10%	60 m to 120 m (depending on zone)	Min depth of 15 m from shoreline maintained across 75% of the lot  Areas outside the min shoreline buffer that are not built with structures will have soft landscaping
Town of Huntsville	Site Plan Control By-law 2014-127	<ul style="list-style-type: none"> <li>By-law to designate a Site Plan Control Area</li> <li>All land within the Township is Site Plan Control Area</li> <li>Residential development located within the Waterfront or Huntsville urban shoreline designation or Port Sydney Settlement Area, the Hidden Valley Settlement Area, and the Highway 60 corridor policy area</li> </ul>							
Town of Huntsville	Revegetation of Shoreline Buffers Policy (Development - 06)	<ul style="list-style-type: none"> <li>Sets out the standard requirements for landscape restoration of the shoreline buffer</li> <li>Applies to waterfront land use designation and waterfront properties in Huntsville, Hidden Valley, and Port Sydney urban areas</li> <li>Implements waterfront policies in Section 8.3 of the OP, and 3.2, 3.5.2.3, 3.7.6, 3.8.6, 3.12.3, 3.11 of Environment policies in OP</li> <li>Provides minimum requirements for trees - 100 medium trees per hectare + 1 small tree per 10 linear meters of shoreline</li> <li>Woody shrubs to fill all areas of the required buffer that are not built and excluding 2 m wide pedestrian pathway to shoreline</li> </ul>						min depth of 15 m from shoreline maintained across 75% of the lot	
Township of Georgian Bay	Official Plan	<ul style="list-style-type: none"> <li>Waterfront designation for lands extending inland 150 m from any standing waterbody greater than 8 hectares in area of any substantive river</li> <li>Waterfront Communities have been identified by the Township based on specific characteristics. Some of these communities host specific policies</li> <li>Waterfront Communities: Go Home Bay, Cognashene, Wah Wah Taysee, Honey Harbour, Palisade Bay/East Bone Island, Six Mile Lake</li> <li>Implementation by Zoning By-law and Site Plan Control</li> </ul>	20 m from highwater mark	30 m from high water mark	A minor variance may be sought where site constraints exist and is appropriate for the development to occur	Minimum 0.4 hectares or 1 hectare based on the high water mark for island development. Some waterfront communities have established a minimum lot size of 1.4 hectares		Minimum 60 m	15 metres from the shoreline maintained across 75% of the lot
Township of Georgian Bay	Zoning By-law	<ul style="list-style-type: none"> <li>Shoreline Residential Zones (1 through 7)</li> <li>Shoreline Residential Island Zones (1 through 7)</li> <li>Open Space</li> <li>Environmental Protection Zones</li> </ul>	20 m from the high water mark	30 m from the high water mark		0.4 hectares- 1.4 hectares	5%-8%	60m-210m	min 15 m from the high water mark

Municipality	Mechanism	Summary of Policies/Provisions	Shoreline setback for development	Shoreline setback for leaching beds (septic)	Considerations for lesser setbacks	Lot Sizing	Lot Coverage	Shoreline Frontage	Shoreline Buffer / Vegetation
									Invasive species may be removed 4.30 Shoreline Activity Area may occur within the natural state shoreline area
Township of Georgian Bay	Site Alteration By-law	<ul style="list-style-type: none"> <li>Intention to protect and preserve water quality by prohibiting the placing or removal of fill in shoreline areas and lands zoned Environmental Protection (EP) and Open Space (OS), some exemptions apply</li> <li>Preventing the extensive topographical changes to the properties in the shoreline areas, protecting and preserving the environmentally protected areas of the Township and ensuring a healthy and sustainable ecosystem and natural environment</li> <li>Owners can apply for relief from the By-law, Council is the granting approval authority</li> </ul>							
Township of Georgian Bay	Tree Cutting By-law	<ul style="list-style-type: none"> <li>This by-law is to protect and preserve water quality and the visual environment by prohibiting the clear cutting of Trees in shoreline areas and lands zoned Environmental Protection (EP) and Open Spaces (OS)</li> <li>Applies to land within the Environmental Protection (EP), Open Space (OS), Natural State Inland (OS1) or Natural State Conservation (NSC) zones, and lands within the shoreline vegetative buffer</li> <li>Trees may be tripped and pruned to provide "Viewing Windows"</li> <li>Dead, diseased or hazardous trees may be removed at any time</li> <li>protect vegetation in the shoreline vegetation buffer for the purposes of habitat protection, water quality protection, aesthetics and implementing the District Municipality of Muskoka Lake System Health Program; protecting and conserving vegetation in the OS and EP zones, sustaining a healthy natural environment; and protecting significant and sensitive natural areas to ensure maximum environmental benefits of Trees</li> <li>No person shall injure or destroy, or permit cause to be destroyed any tree on any private lands within Shoreline Vegetative buffer, EP zone, OS zone, OS1 zone, NSI zone or NSC zone</li> <li>some exemptions apply</li> </ul>							
County of Hastings	Official Plan	<ul style="list-style-type: none"> <li>Waterfront area (within Rural and Waterfront designation) is defined as those lands extending inland 300 m from the high water mark of lakes and 30 m from the high water mark of any other navigable water body</li> <li>New lot only permitted where 30 m setback/buffer areas can be accommodated</li> <li>Minimize visual impact</li> <li>Lake Plans may provide more detailed land use policy for specific lakes</li> <li>Lake Trout Lakes identified with symbol "LTL-C" (for lakes having development capacity) and "LTL-AC" (for lakes at development capacity)</li> <li>Waterfront residential lots – lots fronting onto a lake or water body that is greater than 8 ha in area or a navigable waterway</li> <li>Building mass and coverage should be limited in relation to the size and frontage of the property and with the character of the surrounding area</li> <li>Member municipalities may pass by-laws to prohibit or regulate the destruction or injuring of trees, and respecting the dumping or placing of fill, removal of topsoil or alteration of the grade or land</li> </ul>	30 m from the seasonal high water mark	30 m	<ul style="list-style-type: none"> <li>Where not physically possible to locate septic within 30 m a lesser setback of no less than 15 m may be permitted based on recommendations of a Site Evaluation Report</li> <li>EIS or Site evaluation report demonstrates that there will be no negative impact</li> <li>Residential dwellings shall be set back as far from the shoreline as is practical on existing lots</li> </ul>	0.8 ha for new lots  Min. lot size may be determined through a hydrogeological study, but shall not be less than 0.4 ha	In Zoning By-law of member municipality	Min. 100 m of water frontage for lots adjacent to a narrow water body	A natural vegetative buffer strip of min. 30 m in width should be maintained from the seasonal high water mark
Municipality of Hastings Highlands	Comprehensive Zoning By-law 2004-035	<ul style="list-style-type: none"> <li>Development proposals within 300 m of identified cold water lakes should be accompanied by a Lake Capacity Study</li> <li>Waterfront Residential Zone</li> </ul> <p>Note – Municipality has recently passed a new Comprehensive Zoning By-law on July 21, 2021 which is under appeal period until August 28, 2021</p>	30 m of high water mark	30 m of high water mark	<ul style="list-style-type: none"> <li>Requirement of MV shall be waived if septic is to be installed between 15 m and 30 m</li> </ul>	0.4 ha  Note – This appears to be increased to 0.8 ha in new ZBL	30% max	Min. 46 m of water frontage  Min. 100 m for lots on narrow waterbody	<ul style="list-style-type: none"> <li>15 m of natural vegetative buffer strip shall be maintained</li> <li>prohibited to alter or</li> </ul>

Municipality	Mechanism	Summary of Policies/Provisions	Shoreline setback for development	Shoreline setback for leaching beds (septic)	Considerations for lesser setbacks	Lot Sizing	Lot Coverage	Shoreline Frontage	Shoreline Buffer / Vegetation
									remove natural vegetation  Note – This appears to be increasing in the new ZBL to 30 m
Municipality of Hastings Highlands	Site Plan Control By-law 16-2007	<ul style="list-style-type: none"> <li>To designate Site Plan Control area</li> <li>Does not apply to Waterfront Residential zone</li> </ul>							
Municipality of Hastings Highlands	Tree Canopy and Natural Vegetation Policy 2019-024	<ul style="list-style-type: none"> <li>A policy for protection and enhancement of the tree canopy and natural vegetation</li> <li>confirms that policies set out in the Official Plan constitute policy required by Section 270 of the Municipal Act</li> </ul>							
County of Peterborough	Official Plan	<ul style="list-style-type: none"> <li>Land use designations and detailed policy is the responsibility of local municipality Official Plans</li> <li>Shoreline Areas and the Waterfront include all lands extending 150 metres from the ordinary high water mark of any lake, river, or waterway, as well as land uses greater than 150 metres from a shoreline that relate physically or functionally to the shoreland areas.</li> <li>Improve and protect the waterfront areas and permit sustainable shoreland development</li> <li>Area municipalities may use additional tools and have specific provisions in their respective zoning by-laws regarding shoreline preservation</li> <li>Local Official Plans</li> </ul>	30 metres from the ordinary high water mark	30 metres from the ordinary high water mark	<ul style="list-style-type: none"> <li>Local municipalities may permit minor variances from the 30m setback</li> </ul>	To be established by local municipalities	To be established by local municipalities	To be established by local municipalities	For Highly Sensitive or 'At Capacity' Lake Trout Lakes a minimum 30 m setback with maintenance of vegetative cover is required.
County of Frontenac	Official Plan	<ul style="list-style-type: none"> <li>Waterfront Areas generally include lands extending inland 150 metres from the ordinary high water mark of any lake, river, or waterway. They also include lands and land uses within 150 m from shore but which are physically or functionally related to the Waterfront Areas shall also be considered to be part of the Waterfront Area.</li> <li>The entire areas of islands, excluding Wolfe and Howe islands, shall normally be considered to be part of a Waterfront Area</li> <li>Implemented through local Official Plans and local Zoning By-laws</li> </ul>	30 metres from the ordinary high water mark	30 metres from the ordinary high water mark	<ul style="list-style-type: none"> <li>Local Official Plans may implement policies for reducing setback criteria</li> </ul>	To be established by local municipalities	To be established by local municipalities	To be established by local municipalities	The required 30m setback shall remain undisturbed and naturally vegetated where possible
Township of Seguin	Official Plan	<ul style="list-style-type: none"> <li>Shoreline Area designation – applied to lands that are physically and functionally related to the shoreline of lakes and rivers</li> <li>Any development within 300 m of a lake or permanently flowing stream shall be deemed to have a potential impact</li> <li>Applications for new development on the shoreline of all eligible lakes will be evaluated and based on the submission of a Site Evaluation Report</li> <li>All lakes in township must be modelled for sensitivity to phosphorus and classified as having high, moderate or low sensitivity - Council may use this information to guide shoreline development (e.g., spread out around shoreline or direct to limited locations)</li> <li>Specific policies apply for lakes which have been modelled</li> <li>For lakes that have not been modelled – proponent required to submit modelling to support proposed development</li> <li>Waterfront building design policies in OP direct</li> <li>A greater setback may be required where necessary to address water quality, wetland, fish habitat or similar issues</li> <li>Site alteration and vegetation disturbance within the 20 m setback shall be limited to minor alterations to accommodate access trails, docks, water pumping equipment or restoration work</li> <li>Revegetation of shorelines with local native species shall be required as a condition of development or redevelopment</li> <li>Performance standards for protection of the vegetation buffer and the amount and type of development permitted to encroach on buffer shall be set out in the Implementing Zoning By-law and through Site Plan Control</li> </ul>	20 m	20 m		1 ha min for new lots  1.2 ha for islands	Max. 10% of the lot area within the front 60 m of the lot  Total coverage regulations may be less than permissible lot coverage	90 m for new lots  120 m for islands	90% within 20 m of shoreline maintained in natural vegetative state

Municipality	Mechanism	Summary of Policies/Provisions	Shoreline setback for development	Shoreline setback for leaching beds (septic)	Considerations for lesser setbacks	Lot Sizing	Lot Coverage	Shoreline Frontage	Shoreline Buffer / Vegetation
Township of Seguin	Zoning By-law	<ul style="list-style-type: none"> <li>Shoreline Residential Zones – SR1, SR2, SR3, SR4, SR5, SR6</li> <li>Flexibility provided for standards in relation to shoreline frontage and size of lot</li> </ul>	20 m from any shoreline, waterbody or controlled high water mark	20 m from any shoreline, waterbody or controlled high water mark		1 ha to 2 ha (depending on zone)	Max 30% Varies for different zones in relation to lot frontage – flexibility provided	60 m to 200 m (depending on zone) 120 m for narrow waterbody	Min. 90%
Township of Seguin	Tree & Vegetation Preservation By-law 2008-103	<ul style="list-style-type: none"> <li>To regulate the protection, preservation and removal of trees within the Township.</li> <li>Applies to shoreline areas (20 m inland from the high-water mark) and land zoned Environmental Protection (EP)</li> <li>No destruction of any healthy tree</li> <li>Exemptions -               <ol style="list-style-type: none"> <li>maximum of 10% of trees may be removed throughout the shoreline area and the cleared area may be maintained open and free of trees</li> <li>dead, diseased, or hazardous trees may be removed at any time</li> <li>injury or destruction of trees within 3 m of any building or structure where building permit has been issued</li> <li>removal of a damaged or destroyed tree where in the interest of public safety, health or general welfare following man-made or natural disasters, storms, high winds, floods, fires, snowfall or freezes</li> </ol> </li> </ul>							
Township of Seguin	Blasting By-law 2008-104	<ul style="list-style-type: none"> <li>To prohibit or regulate blasting in areas of the Township. To protect and preserve the visual environment and the natural environment by prohibiting the blasting away of cliffs and areas of rock in shoreline areas and EP lands.</li> <li>Applies to shoreline areas (20 m inland from the high-water mark) and land zoned Environmental Protection (EP)</li> <li>No blasting permitted</li> <li>Does not restrict blasting outside the shoreline areas and EP zones and does not in any way impair the construction of buildings, roads, or facilities in lands outside the shoreline areas and EP zones</li> <li>The by-law is flexible. Council may grant exceptions.</li> </ul>							
Township of Seguin	Site Alteration By-law 2008-105	<ul style="list-style-type: none"> <li>To prohibit or regulate the placing or dumping or removal of fill in areas of the Township. To protect and preserve water quality by prohibiting the placing or removal of fill in shoreline areas and on EP lands</li> <li>Applies to shoreline areas (20 m inland from the high-water mark) and land zoned Environmental Protection (EP)</li> <li>No placing or removing fill</li> <li>The by-law is flexible. Council may grant exceptions.</li> <li>By-law does not apply to:               <ol style="list-style-type: none"> <li>placing of fill for minor landscaping</li> <li>maintenance or replacement of any existing landscaping, existing driveways and existing beaches</li> <li>the use, operation, establishment, alteration, enlargement or extension of a sewage treatment system approved under the Ontario Building Code</li> <li>the placing or removal of fill within 3 m of any building where a building permit has been issued</li> </ol> </li> </ul>							

**Background and Directions Report  
Haliburton County Shoreline Preservation Review**

---

---

## **Appendix G**

List of Stakeholder  
Interviewees

1. County Council
  - i. Warden Liz Danielson
  - ii. Councillor Andrea Roberts
  - iii. Councillor Brent Devolin
2. Lower tier Municipalities
  - i. Township of Algonquin Highlands – CAO and Planner
  - ii. Municipality of Highlands East – CAO and Junior Planner
  - iii. Municipality of Dysart et al – CAO, CBO and Director of Planning
  - iv. Township of Minden Hills – CAO, CBO and Consultant Planners
3. Crowe Valley Conservation Authority – Regulations Officer
4. Haliburton County Home Builders Association
  - i. Glen Evans
  - ii. Aaron Galbraith
  - iii. Keith Thomas
  - iv. Aggie Tose
5. Mill House Design
  - i. Jamie Luck
6. Landscape Concepts by Chris Miller
  - i. Chris Miller
  - ii. Anne Fox
7. Boshkung Lake Tree Service
  - i. Michelle Bromley
8. Black Rock Landscapes
  - i. Conner Harris, Rayman Beitchman LLP (Counsel to Black Rock Landscapes)
9. Haliburton Highlands Chamber of Commerce
  - i. Amanda Conn
  - ii. Mark Bell
  - iii. Andrea Stane
10. Environment Haliburton
  - i. Susan Hay
  - ii. Terry Moore
11. Coalition of Haliburton Property Owners Association
  - i. Paul MacInnes
12. Coalition of Equitable Water Flow
  - i. Edward Spence
  - ii. Bill Cornfield
  - iii. Chris Riddle

**Background and Directions Report**  
**Haliburton County Shoreline Preservation Review**

---

---

## **Appendix H**

July 29 Open House  
Presentation



# **Haliburton Shoreline Preservation Review**

## **Public Open House # 1**

Presented by:

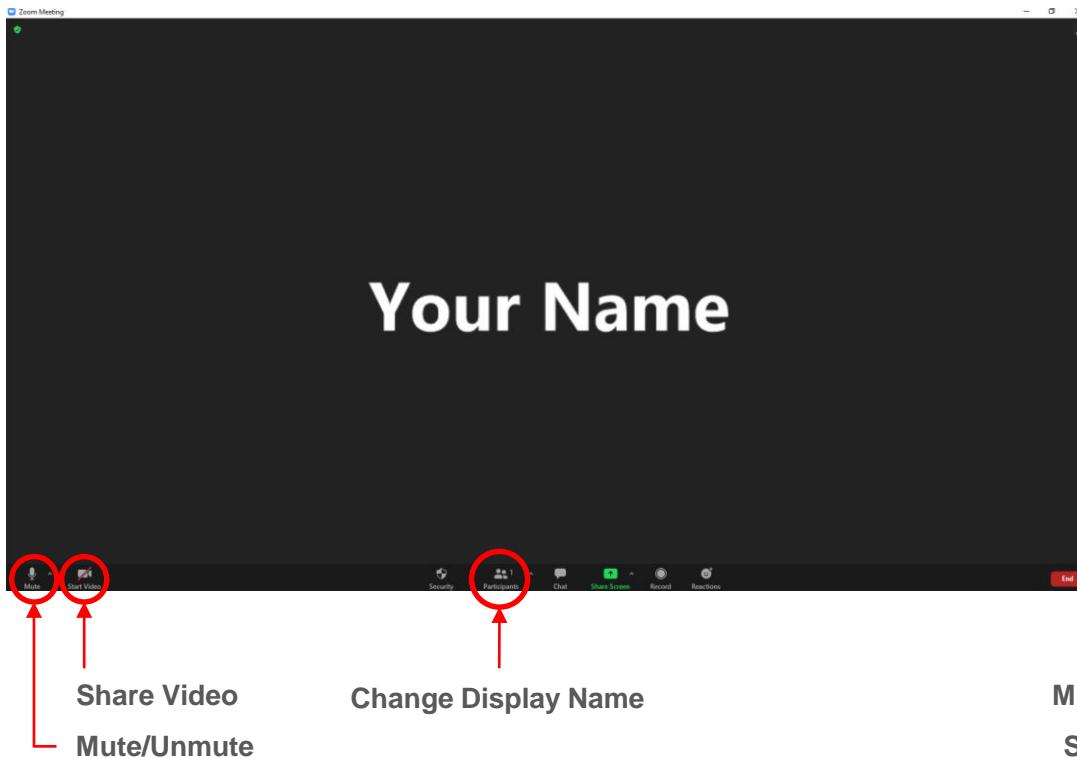
Brent Parsons, HESL  
Jason Ferrigan, JLR

Date: July 29, 2021  
JLR No.: 31228

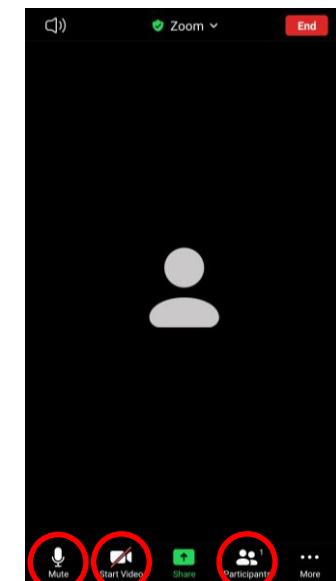


# Zoom Meeting Protocols

Personal Computer



Smartphone





Hutchinson  
Environmental Sciences Ltd.



## Haliburton Shoreline Preservation Review

### Public Open House #1

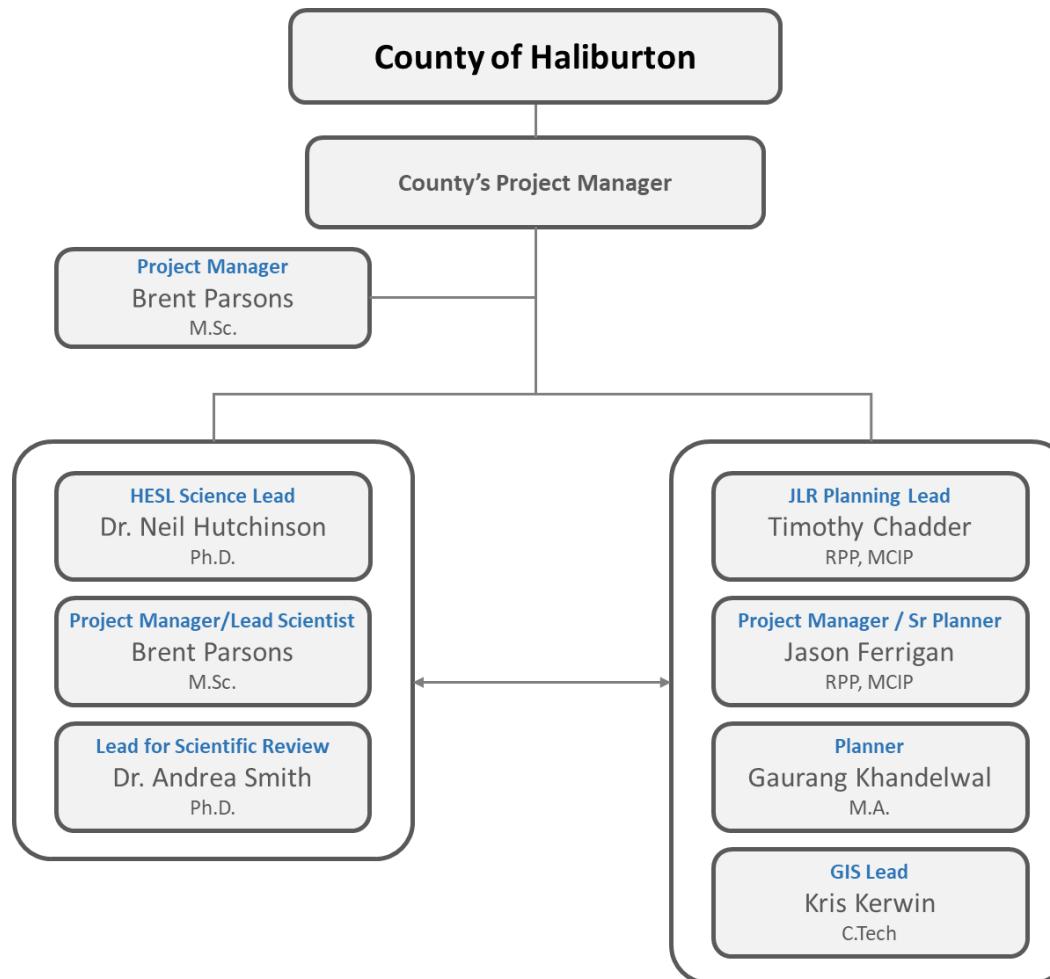
# Open House Agenda

---

1. Our team
2. Our assignment
3. Our approach
4. Our work to date and emerging understanding
5. **Over to you ... we want to understand your perspective**
6. Summary of what we heard and preliminary feedback
7. Next steps in the process



## Our team





Hutchinson  
Environmental Sciences Ltd.



## Haliburton Shoreline Preservation Review

Public Open House #1

# Our assignment

---

Independent and objective review of the draft Shoreline Preservation By-law

1. Scientific literature review
2. Successful municipal practices
3. Public and stakeholder engagement

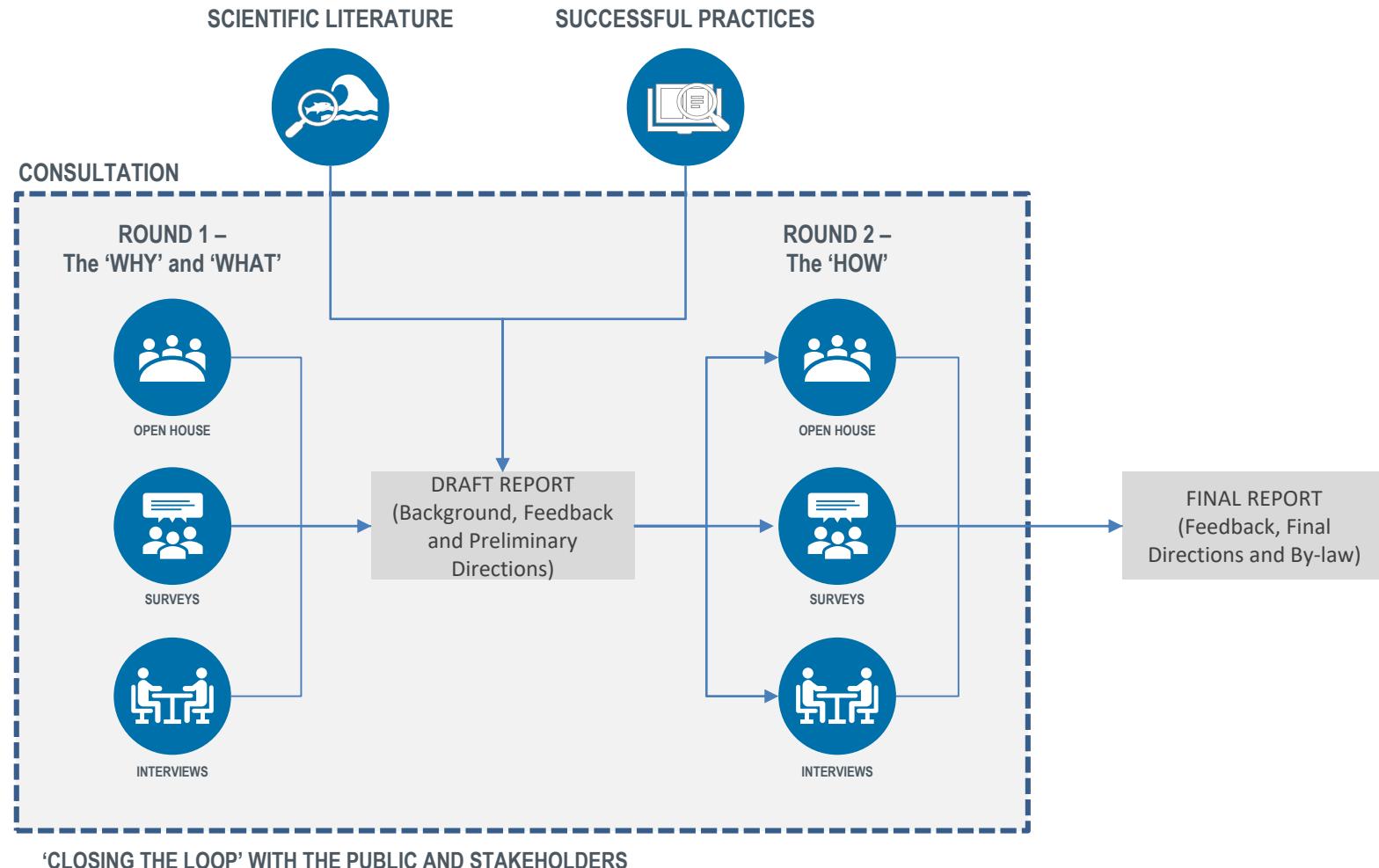


# Our approach

Item/Task	May	June	July	August	September	October
<b>Phase 1 - Project Start Up</b>						
Task 1 - Project kick off meeting						
Task 2 - Preliminary scan of existing background information						
Task 3 - Develop preliminary consultation and engagement strategy						
Task 4 - County Council Meeting to confirm overall work plan						
Task 5 - Refine overall work plan and consultation and engagement strategy						
<b>Phase 2 - Understanding and Direction</b>						
Task 6 - Conduct scientific literature review						
Task 7 - Conduct municipal best practice review						
Task 8 - Consult with stakeholders and the public						
Subtask 1 - One on one interviews						
Subtask 2 - Virtual Open House						
Subtask 3 - Surveys (traditional and electronic)						
Task 9 - Prepare Draft Report (Background, Feedback, Preliminary Directions)						
Task 10 - County Council Meeting to Discuss Report						
Task 11 - Consult with stakeholders and the public						
Subtask 1 - One on one interviews						
Subtask 2 - Open House						
Subtask 3 - Surveys (traditional and electronic)						
Task 12 - Prepare Final Report (Feedback, Final Directions and By-law)						
Task 13 - County Council Meeting to Discuss Final Report						



# How public and stakeholders are involved





# Our progress to date and emerging understanding

---

Independent and objective review of the draft Shoreline Preservation By-law

## 1. Scientific literature review

- Consulted 6 scientific experts
- Reviewed 54 scientific papers relating to shorelines

## 2. Successful municipal practices

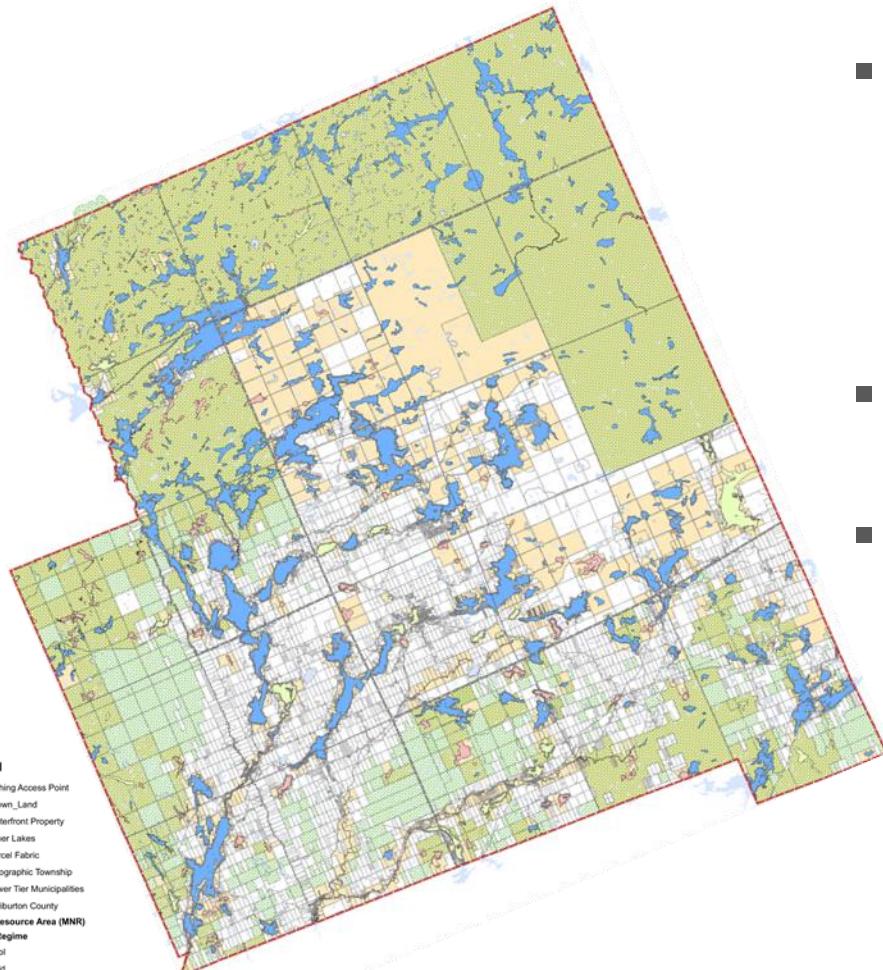
- Reviewed existing mechanisms in effect in the County
- Researching approaches in 12-15 comparable municipalities

## 3. Public and stakeholder engagement

- Updated the County's website
- Conducted 17 one on one interviews with "stakeholders"
- Received and reviewed 18 submissions from stakeholders, residents, business owners
- Designed a community survey



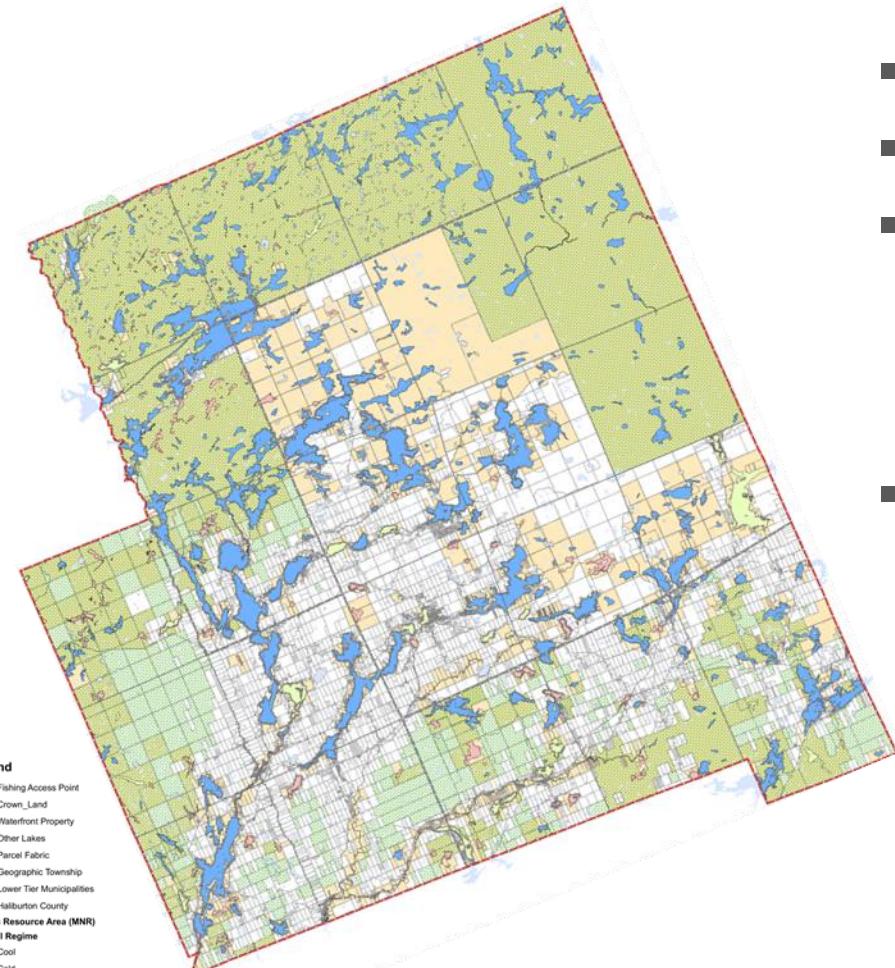
# Our progress to date and emerging understanding



- The County has 951 bodies of water
  - 64% are “cold water”
  - 4% are “cool water”
  - 32% are “warm water”
  - Natural and reservoir lakes
- Approximately 49% of land base is private patent land
- 97% of waterfront lots are private patent
  - 82% are residential with average lot size of approx. 11,500 sqm & median lot size of approx. 3,000 sqm
  - 15% vacant lots with average lot size of approx. 45,000 sqm & median lot size of approx. 5,200 sqm



# Our progress to date and emerging understanding



- Lakes are valued
- Healthy lakes are supported
- Understanding that additional approaches to sustainable waterfront development may be required
- Desire for any additional approaches to be reasonable, balanced, clear, understandable, achievable and effective



Hutchinson  
Environmental Sciences Ltd.

JL  
J.L. Richards  
ENGINEERS • ARCHITECTS • PLANNERS

## Haliburton Shoreline Preservation Review Public Open House #1

# Over to you ... what is your perspective?



Photo Credit: County of Haliburton



## Our next steps

Item/Task	May	June	July	August	September	October
<b>Phase 1 - Project Start Up</b>						
Task 1 - Project kick off meeting						
Task 2 - Preliminary scan of existing background information						
Task 3 - Develop preliminary consultation and engagement strategy						
Task 4 - County Council Meeting to confirm overall work plan						
Task 5 - Refine overall work plan and consultation and engagement strategy						
<b>Phase 2 - Understanding and Direction</b>						
Task 6 - Conduct scientific literature review						
Task 7 - Conduct municipal best practice review						
Task 8 - Consult with stakeholders and the public						
Subtask 1 - One on one interviews						
Subtask 2 - Virtual Open House						
Subtask 3 - Surveys (traditional and electronic)						
Task 9 - Prepare Draft Report (Background, Feedback, Preliminary Directions)						
Task 10 - County Council Meeting to Discuss Report						
Task 11 - Consult with stakeholders and the public						
Subtask 1 - One on one interviews						
Subtask 2 - Open House						
Subtask 3 - Surveys (traditional and electronic)						
Task 12 - Prepare Final Report (Feedback, Final Directions and By-law)						
Task 13 - County Council Meeting to Discuss Final Report						



**Thank you!**

**Background and Directions Report**  
**Haliburton County Shoreline Preservation Review**

---

---

## **Appendix I**

Community Survey  
Questions and Responses



## SHORELINE PRESERVATION SURVEY

The County of Haliburton is blessed with many lakes that serve important environmental, economic and social roles. The lakes support a variety of aquatic species, flora and fauna. They support a vibrant tourism economy and are home to many residents. They are a drinking water source for many. They provide countless opportunities for recreational activities such as swimming, boating and fishing to name a few. The health of our lakes is important for the wellbeing of the community and its continued prosperity.

Several years ago, the County embarked on a process to enhance its existing approach to shoreline preservation, building on existing mechanisms that guide waterfront development in the County, like the County and local municipal Official Plans. The outcome of this process was a draft Shoreline Preservation By-law intended to guide site alteration, vegetation and tree removal in shoreline areas. In light of the significant interest in the Draft By-law, the County retained external consultants to review the matter and return with an independent recommendations on a new Shoreline Preservation By-law for the County.

The County of Haliburton retained Hutchinson Environmental Sciences Ltd (HESL) and J.L. Richards & Associates Ltd. (JLR) to complete this assignment. HESL and JLR's scope of work includes a review of the scientific literature related to shoreline preservation, an environmental scan of successful shoreline preservation practices in other municipalities, and consultation to gauge resident and stakeholder opinion and feedback.

Further information regarding the study can be found at <https://www.haliburtoncounty.ca/en/living-here/shoreline-preservation.aspx>

A Virtual Open House was held on July 29, 2021 as part of the first round of public consultation. You can access a recording of this Virtual Open House at <https://youtu.be/9L797DHe6Tw>

This survey was developed by HESL and JLR and is being made available to County property owners, residents and business owners to complete between August 9, 2021 to August 22, 2021. The survey is intended to collect perspectives on waterbodies, waterbody health, waterfront development and shoreline preservation generally. The information collected through this survey will be used to further HESL and JLR's understanding of the area and inform their advice to County Council. As part of the next phase of the process, a second survey will be made available to gauge perspectives on the best approach to shoreline preservation in the County.

For the purposes of this survey, waterfront development includes any residential (e.g. homes, cottages, condominiums), commercial (e.g. marinas), industrial or institutional development that occurs along the shores of lakes, rivers and streams in the County. This includes things like new construction, additions to existing buildings, the demolition and replacement of existing buildings, and replacement or construction of associated structures like docks, retaining walls, decks, gazebos, saunas, landscaping, etc.

We appreciate you taking the time to participate in this survey. Your insights will be kept confidential and shared in aggregate form only.

## **FIRST, TELL US A FEW THINGS ABOUT YOURSELF**

1. Where do you live?

- Township of Algonquin Highlands
  - Municipality of Dysart et al
  - Municipality of Highlands East
  - Township of Minden Hills
  - Other: (please specify)
- 

2. What represents you best? (select all that apply)

- Resident – Permanent
- Resident – Seasonal
- Business Owner

Please specify the type of business \_\_\_\_\_

- Other  
(please specify) \_\_\_\_\_

3. Do you own waterfront property (i.e. a property next to a lake, river, stream or pond)?

- Yes

If you selected Yes, please specify whether you live on the property

- permanently
- part-time/seasonal basis

- No

**SECOND, PLEASE PROVIDE US YOUR VIEWS ON WATERBODY HEALTH**

4. How important are the County's waterbodies (i.e. lakes, rivers and streams) to you?
  - Extremely Important
  - Very Important
  - Somewhat Important
  - Not Very Important
  - Not at All Important
  
5. Thinking about the waterbodies that you know, what challenges to their health do you see?  
(select all that apply)
  - Climate change (e.g. changes in water chemistry, flow of water, etc.)
  - Water levels (e.g. declining or increasing water levels)
  - Fish populations (e.g. fish stock health)
  - Recreational use (e.g. water quality for swimming, powerboat use, etc.)
  - Shoreline development/preservation (e.g. number/size of docks, amount of vegetative cover)
  - Water quality (e.g. oxygen levels, phosphorus levels, bacteria, other pathogens)
  - Aquatic invasive species (e.g. Eurasian Water-Milfoil, etc.)
  - None
  - Other (please specify)

- 
6. Thinking about the challenges you identified, how can they be addressed?

### **THIRD, PLEASE PROVIDE US YOUR VIEWS ON WATERFRONT DEVELOPMENT AND SHORELINE PRESERVATION**

7. How familiar are you with waterfront development activity that is occurring along shorelines within the County (e.g. building renovations, building expansions, new construction, construction of accessory structures such as gazebos and docks, landscaping)?
- a. Extremely Familiar
  - b. Very Familiar
  - c. Somewhat Familiar
  - d. Not Very Familiar
  - e. Not at All Familiar

If you answered a, b or c to the above question, thinking about the development projects that you know, are you concerned that the development projects are unsustainable to the health of the waterbody?

- Extremely Concerned
- Very Concerned
- Somewhat Concerned
- Not Very Concerned
- Not at All Concerned

Please explain why?

8. How familiar are you with the existing mechanisms (e.g. Shoreline Tree By-law, Official Plans and Zoning By-laws) that the County and lower-tier municipalities use to guide how development occurs within waterbody shorelines?
- a. Extremely Familiar
  - b. Very Familiar

- c. Somewhat Familiar
- d. Not Very Familiar
- e. Not at All Familiar

If you answered a, b or c to the above question, in your opinion, are these mechanisms effective at ensuring appropriate development in shoreline areas?

- Extremely Effective
- Very Effective
- Somewhat Effective
- Not Very Effective
- Not at All Effective

Please explain why?

9. Are there any other approaches or mechanisms that the County and lower tier municipalities use to enable sustainable waterfront development and protect shoreline areas?

Please provide a description below.

10. How important do you think naturally vegetated shoreline buffers are to enable sustainable waterfront development?

- a. Extremely Important
- b. Very Important
- c. Somewhat Important
- d. Not Very Important
- e. Not at All Important

If you answered a, b or c to the above question, in your opinion how wide should the naturally vegetated shoreline buffer be?

- Less than 5 metres
- 5 to 10 metres
- 11 to 20 metres
- 21 to 30 metres
- Greater than 30 metres

Please specify the distance and the additional benefit that it would provide

---

11. What do you think are the benefits of naturally vegetated shoreline buffers? Please provide up to five benefits in your opinion.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

12. What do you think are the drawbacks of naturally vegetated shoreline buffers? Please provide up to five drawbacks in your opinion.

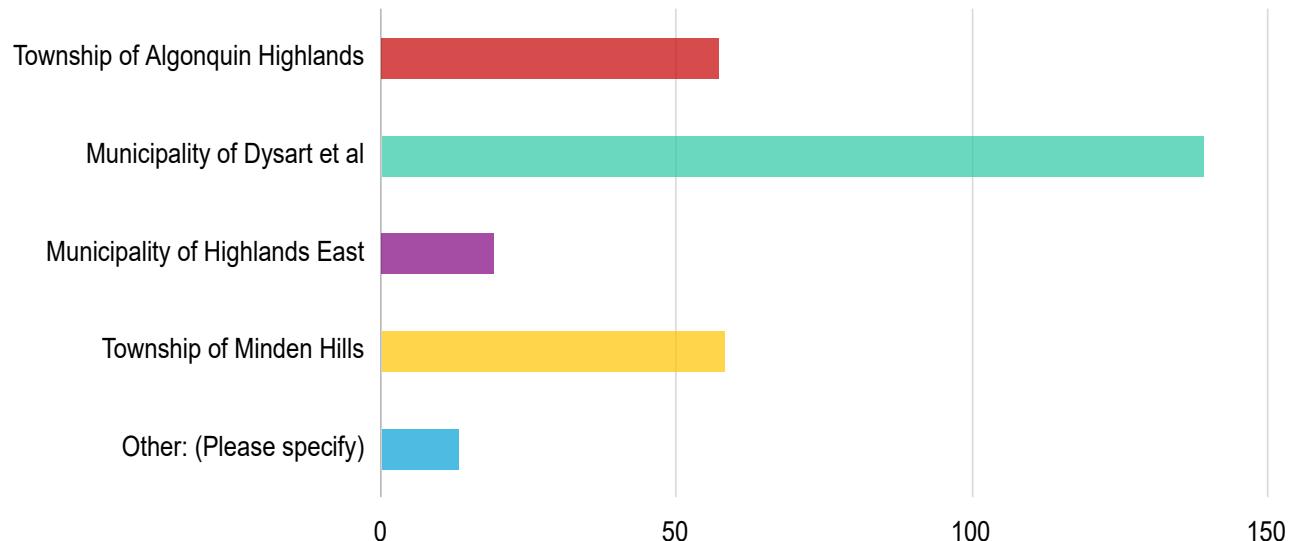
1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

THANK YOU!

Thank you for taking the time to complete this survey. We appreciate receiving your perspective. Your feedback will be reviewed, analysed and shared (in aggregate) with County Council as part of their considerations of a new Shoreline Protection By-law for the County.

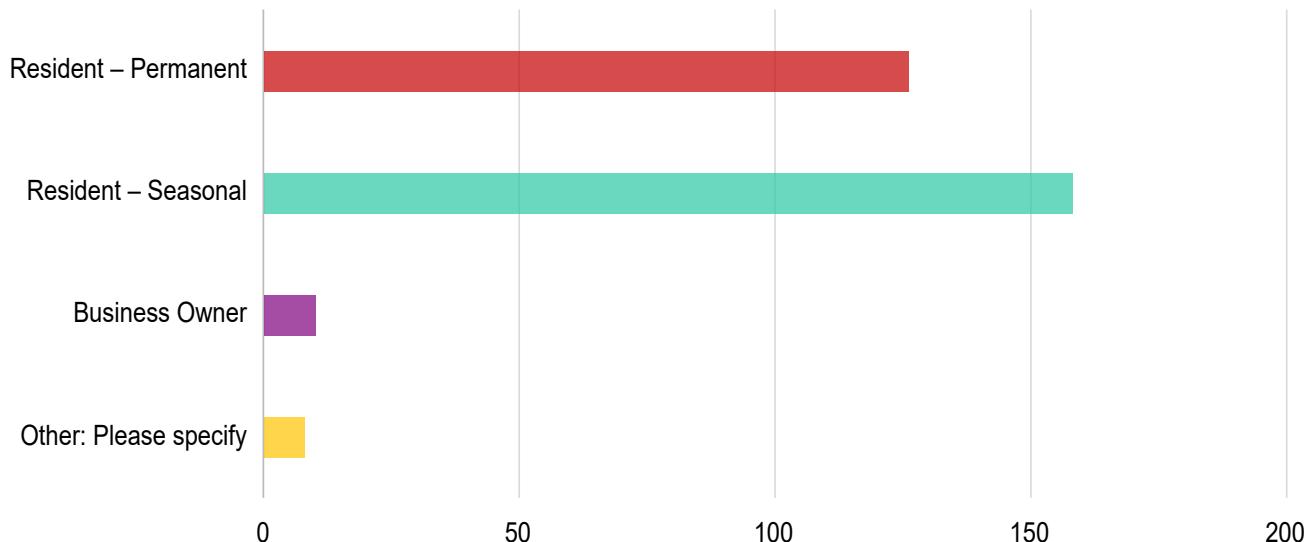
# HaliburtonShorelineStudy

## 1. Where do you live? \*



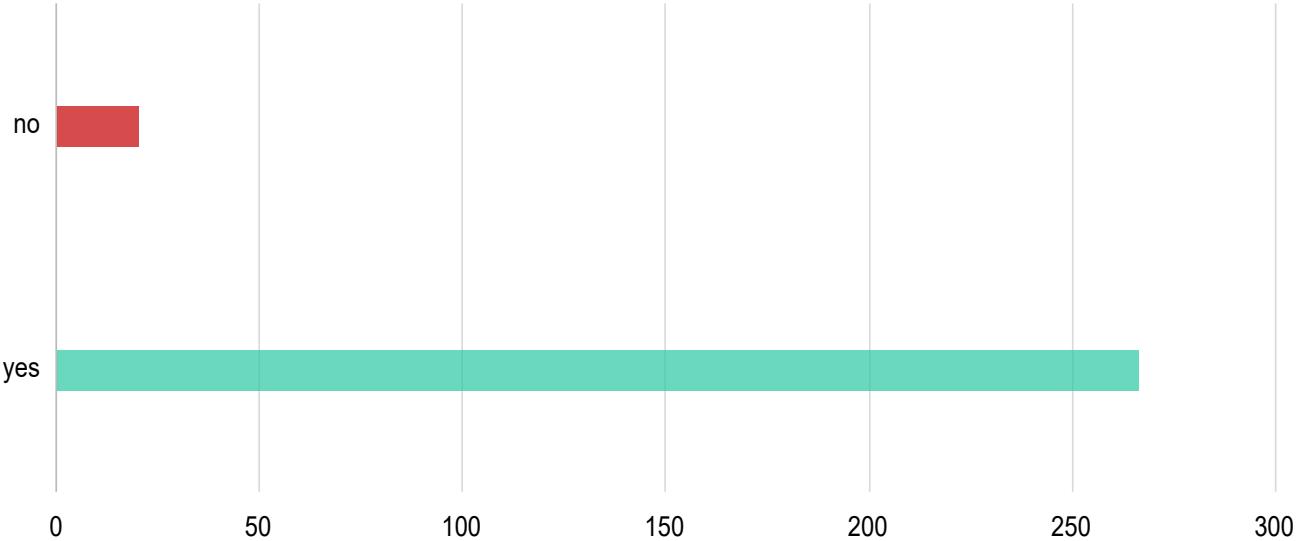
Answered: 286 Skipped: 0

## 2. What represents you best? (select all that apply) \*



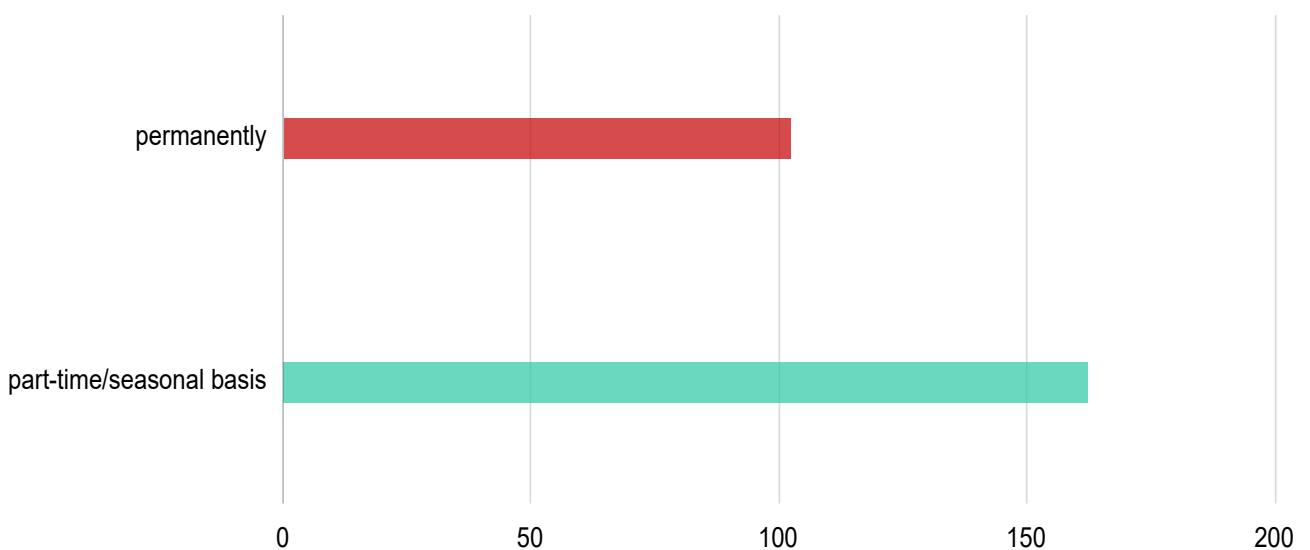
Answered: 286 Skipped: 0

## 3. Do you own waterfront property (i.e. a property next to a lake, river, stream or pond)? \*



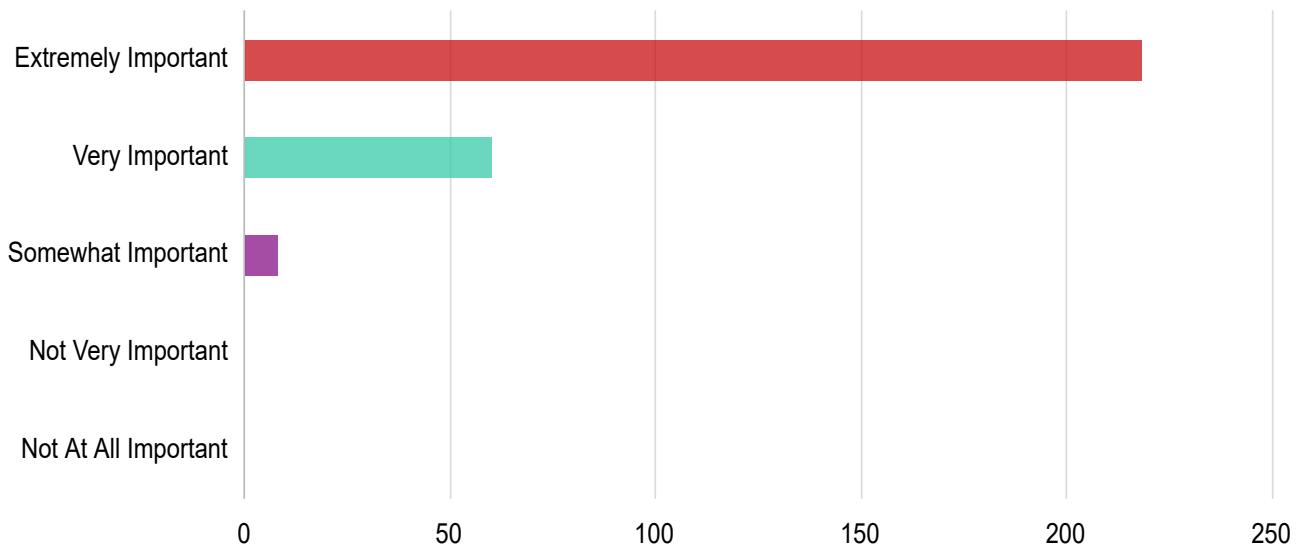
Answered: 286 Skipped: 0

**If you selected Yes, please specify whether you live on the property**



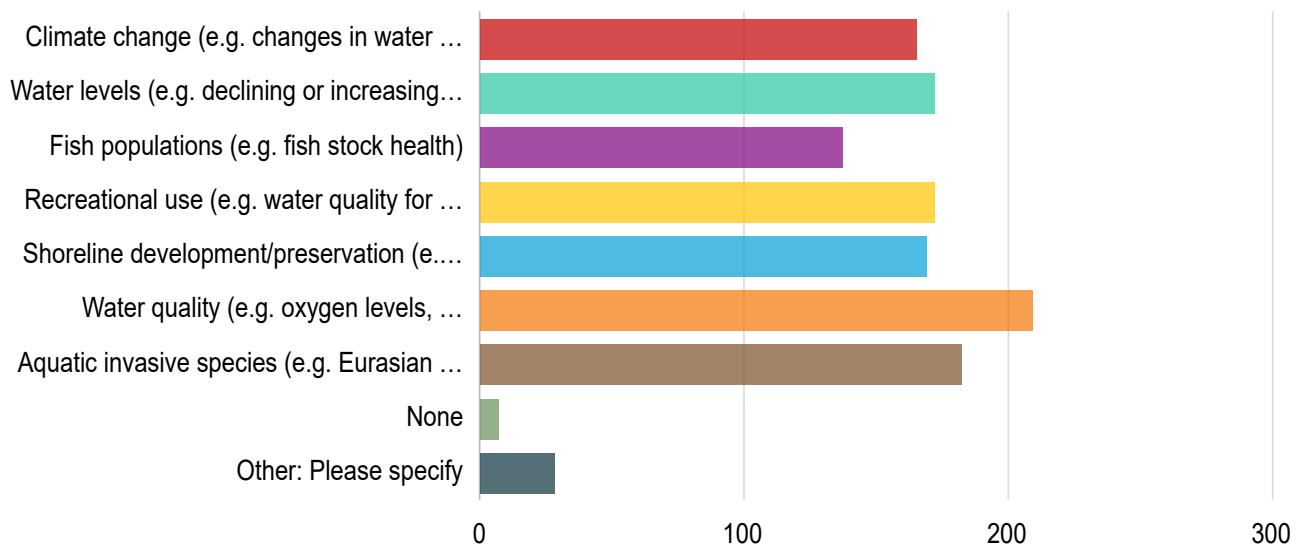
Answered: 264 Skipped: 22

**4. How important are the County's waterbodies (i.e. lakes, rivers and streams) to you? \***



Answered: 286 Skipped: 0

#### 5. Thinking about the waterbodies that you know, what challenges to their health do you see? (select all that apply)



Answered: 286 Skipped: 0

#### 6. Thinking about the challenges you identified, how can they be addressed?



## **Response**

## Count

Working together to protect our shared resource. Regulations to constrain selfish people consuming other people's resources (eg quiet, or healthy water)	1
With some form of well defined and enforced regulation.	1
With smart and balanced solutions	1
With education and positive reinforcement. Working WITH home owners rather than against them.	1
Making the process quicker, easier and realistic and more collaborative rather than frustrating and heavy handed.	1
Whoever takes care of the lig removal at the dam should monitor the water levels more closely.	1
We need to get septic tanks upgraded and stop people from using fertilizer and weed killer (and other chemicals) on their properties so that they don't leach into the water bodies.	1
We need a strong shoreline preservation bylaw where work cannot start without a permit	1
We need better enforcement of the laws . Take a boat ride around Kennesis Lk or Redstone Lk .. Monster cottages/homes , trees clear cut , With the influx of more people to Hntn area lakes and rivers the lake (s) are taking a beating in many ways .	1
We must have septic inspections on-going. Second, no clear cut to the water. Third, maintain a separation between septic bed, gardens, lawn, etc. with natural plants tyhat can filter the water before it gets to the lake.	1
We have no problems	1
We all have to do a better job of helping our water, living creatures, plants, etc. Education is very important. Glad you are holding the meetings so people can not only voice their opinions but listen to the "science".	1

Water testing, surveying, bylaws, owner education, tax credits for positive behaviour	1
Water Management-The bigger issue is not what people are building along the shoreline, but the use of pesticides and other chemicals on their property which make their way into the Lakes and Waterways	1
Water levels that are uncontrolled need to keep in mind seasonal development of fish and plant growth. Local municipality need to stop charging people to take leave and debris to the dump as they end up in the water system- look at the Gull River output	1
Water levels need to be monitored better by the ministry. One year they have downtown flooding, the next we have 10 feet of beach in the Spring!	1
Wake board boats on certain size lakes only and certain areas. Septic tanks on all lakes must meet stringent conditions and be updated. ALL septic tanks not just those owners that comply,	1
Updated septic Decrease chemical use in water Government and climate change	1
Unified approach by all	1
Unhealthy septic systems, people clear cutting so they can see the lake, boat wakes are out of hand. The large wakeboard boats need to be controlled. Stop all the multi family rental at homes and cottages to stop the extra burden on septic and land fill.	1
TSW needs better water management that is not directly related to just boating.	1
Tighter restrictions on shoreline development, requirements for naturalized shorelines, public education.	1
Tighter building guidelines, not allowing clear cutting of trees and changes to the shoreline.	1
Through national/global climate change initiatives Water levels - through water level control mechanisms	1
Through inspecting new boating vessels before entry into the water system, frequent inspection and repair of septic systems, mandating a wider natural buffer along the shoreline, and through public education.	1
Thoughtful bylaw enforcement	1
There is no one answer. One hopes that education is the answer but we have seen with COVID that you cannot reach a significant portion of a population. We need rules, regulations and laws to put in place the protections we need,	1
There is no need for new bylaws when current bylaws are not enforced.	1

There does not seem to be any consistency with respect to any bylaws on our lake. We had to remove a deck because the legs were in the water. We removed it; however there are others on our lake that have not had to be removed. 1

There are many guidelines already. Educate the population and use them! 1

The septic inspections is the best way to address these concerns.....30 metre buffer is not needed and very punitive to owners....overkill and not the answer....easy to give a blanket answer like that and not understand the ramifications 1

The large wake surf boats - their wake is destroying the shoreline 1

The constant erosion of our shorelines caused by the severe water level fluctuations due to the Trent Severn system is the biggest detriment to our waterbodies / shorelines. 1

The challenge is how should cottage owners protect their private property rights against confiscation misguided, ill-prepared local authorities who now hired consultants to give them cover under the guise of protecting shorelines. 1

The bylaws for tree removal and chemical use must be enforced. Enforced fireworks to the marina at holidays. Large scale commercial properties should not be allowed. Building size needs to be strict for the size of the lot. Septic systems must comply. 1

That's not my area of expertise. 1

Strong shoreline preservation by-law with a 100 foot provision for dwellings. Also need more enforcement officers to ensure compliance. 1

Stricter regulations regarding shoreline development. 1

Stricter by-laws and active enforcement of the by-laws related to waterfront development and shoreline conservation. 1

Strict standards and education 1

Strengthen septic re-inspection, long term study on beaver dams, county and municipalities use an alternative to salt on the roads 1

Stop the mindless shoreline regulations. There are already ample regulations in place to preserve the shoreline. My lake, (Gull Lake), had a shoreline evaluation done several years ago and the shoreline was already being very well preserved. 1

Stop any more building on the lakes. Mandatory checks and maintenance on septic systems. Assist property owners in renewing natural shoreline plants and vegetation. Give a credit or incentive to those who willingly revamp their shoreline. 10, not 30m rule 1

stock more fish education on invasive species better/more consistent water level management 1

Start with the things we can control that directly affect the water quality and health of our lakes. Reduce the use of fertilizers- there should be no grass/lawns near the . Septics should be controlled, shorelines should be kept natural. Education is key 1

Speed limit along the river and shoreline needs to be identified and enforced. The wake is dangerous/detrimental to loons, kayakers/paddleboarders and the shoreline. 1

Specific inspection program and enforcement. 1

skiing, wake boarding and surfing is doing the most damage. township culverts have no protection to the land license boats to be on the municipality lakes The larger motor/boat the larger the annual fee. Camps should be at a premium Ban surfing 1

Simply; by privileged humans simply lowering their standard of living and their apparent and constant "need" for more stuff. 1

Shoreline protection bylaws Abs increased funding for enforcement 1

Shoreline preservation. Limited use of recreational vehicles on water. Shared resources. Personal responsibility for climate change 1

Shoreline preservation bylaws and educating people on why it's important. 1

Shoreline naturalization with a 30 metre boundary and a required remediation of properties not in compliance with this. 1

Shoreline erosion due to extreme motor boat activity at boat launch and through narrows causing large waves to erode shore and shoreline trees fall into the lake. In addition, gas and oil from motor boats leave residue on swimming ladders and canoes. 1

Sharing of information and education. 1

Septic system inspection and grant programs for replacement when needed - data for replacement should be based on water quality data at the shoreline compared to baseline data. 1

Septic system checks, education for homeowners. 1

Septic inspections. Monitoring run offs. Regulating building. 1

Septic inspections are good idea 1

Septic inspections are a must. 5-10 feet of natural vegetation is a good idea 1

Septic inspections 1

Septic inspection programs should be re-instated (mandatory), lakes re-stocked with fish species, public education at boat launches re: invasive species 1

Septic inspection program and ensure all old noon functioning systems are replaced and sized correctly. Enforce existing rules/ laws not a new bylaw.	1
Septic Inspection and adherence, pesticide ban, mosquito spray ban	1
Septic control is the most needed	1
Septic (and outhouse and drysink) inspections, buffer zones by water, make it cool to live gently on the lake (influencers?).	1
Science-based "systems" approach which identifies most important risks and prioritizes for action as effectively/efficiently as possible while respecting property owners' rights.	1
Rigorous septic inspection programs similar to Dysart's initial effort; elimination of fertilizers and pesticides; elimination or proper policing of short-term rentals to prevent overuse of septic systems	1
Restrictions on size of docks/boats. Ensure all boats coming into the lakes are clean and free of invasive species.	1
Restrict amount of development on the lakes and proximity to the shoreline. This may be unpopular to some in that it restricts individual freedoms, however we can no longer afford the luxury of unrestrained development. Protect the commons.	1
Removing invasive species, introducing natural species to counteract them. Reducing jet skis, large wake boats	1
Regulations and bylaws that are proactively enforced, not complaint driven.	1
Regulate the size of boats. Regulate Shore development. Stop clear cutting waterfront lots and stop the use of lawn fertilizer and mosquito spraying.	1
Regular septic system inspection and enforced necessary repairs Ban on fertilizer and pesticides Encourage natural shoreline vegetation Maintain a 3 metre natural shoreline border Incorporate the existing tree bylaw	1
Regular inspection and maintenance of septic systems; using biodegradable products	1
Regular checks on septic systems. Enforcement of current by-laws regarding building and waterfront changes. Too many examples of permits approved for hardscaping of shorelines in our area.	1
Reasonable restrictions are desirable. It requires experts in the field to provide guidance as to what works in order to achieve the desired results. We do not need politicians pushing their own unqualified opinions on the citizens of this township.	1
Reasonable control through requests, education and \$ by lake membership	1

Reasonable bylaws around development and proper enforcement. Frequent water testing and information provided to owners. Education around motors used on the lakes and rivers. 1

Real septic inspections as they started on Kenness Lake. The inspections being done now are a joke and I've seen personally many spilling over and running right into the lake. 1

Quit painting the 'development' as the issue. Preservation implies that those with existing grass are the good? If someone has 100 trees within 100 feet of the water neighbour to have grass and 5 trees? Who needs regulation? 1

public education, provincial legislation, municipal OP/zoning/bylaws, enforcement 1

public education, development & enforcement of preservation by-law(s) 1

public awareness and enforcement of regulations for shoreline protection 1

protect water quality but this bylaw oversteps on individual rights. we need balance. 1

Properly manage short term rentals through zoning bylaws and official plans so that they're not spread out across the County here, there and everywhere. Control it through identifying properties that are advertised. Short term rentals should be commercial 1

PROPER septic inspections. Ensuring that rental units aren't exceeding their septic size (ie - renting out to 15 people per week in a cottage with a septic sized for a 3 bedroom home). High wake boats creating waves that pummel the shoreline. 1

Proper education if/when you buy property in Dysart - people from the city have no idea what septic systems are or what not to flush, how the capacity is detrimental etc. Enforcing the by-laws that are already in place. 1

Promotion and education how to address them as an individual or as a group on the lake. 1

Probably limit the number of power craft on water. I am on Soys and there has been a massive increase in recent years. I have no issue with people enjoying the water, but boats are getting bigger and many cottages now have multiple power boats. 1

Prevent owners from having lawns that go to the water's edge 1

Preserving existing shorelines is a big step in preserving lake quality. Removal of existing shrubbery should not be allowed nor should the building of huge rock walls along the shoreline. 1

preservation of natural vegetation in a 30 m wide buffer limits on what landscapers can do to shorelines, making them accountable require that no lawn cutting be done within a certain distance of the high water mark ban fireworks 1

Policy is key. I don't think that people will police themselves. 1

policing by government officials. awareness of potential issues and their property values	1
Permits must be pulled and enforced for buildings and lake side docks- stationary and floating.	1
People exercising common sense and enforcement of regulations that prevent denuding of the landscape.	1
Our small NO boat restrictions Rock shoreline with vegetation on top Boats stir up and reduce water quality by erosion under trees which die and fall in Education and relationship with owners will work over time AND be more effective (Carrot vs stick )	1
Our lakes Should not used for the canals.	1
-ongoing stakeholder engagement and education -a consistent county -wide policy/bylaw that is reasonable to enact AND is regularly and consistently enforced	1
Obvious.	1
Obeying existing rules and regulations	1
Need to stop allowing the monster "cottages" with fully manicured lawns and cement and rock ultra facilities on the shorelines. Make a natural shoreline part of site plan	1
Naturalized shorelines are important. No more lawns at the shore. Septic inspections are a good thing..	1
Natural shoreline mandates. Septic inspections	1
My main concern is shoreline development! We have been on the lake and have watched as cottage properties have been upgraded and winterized. Every year full time residency is taking place. With the extended residency, shorelines are being cleared.	1
More visible no wake zone signs. People flying by on jet skis and large wake boats	1
More strict rules and regulations around building, usage of motorized vehicles, and infrastructure for further environmental studies	1
More enforcement of existing rules eg more police presence to enforce boating regs, more by-lay officers to follow up on by-law complaints and mitigation for septic systems.	1
More enforcement of existing bylaws, less grandfathering of property too close to the water, less motorboat and personal watercraft use	1
More education not another useless bylaw that will be enforced.	1

More education for new residents and visitors who do not understand their individual impacts on our environment., including mandatory disclosure requirements for real estate agents and short term rental owners.	1
More education for invasive species. Strict bylaws for shoreline protection More involvement from MOE regarding water quality testing Get all septic and outhouses tested	1
Monitoring, education and enforcement of existing rules. The 250 word max to this response prevents me from elaborating further, unfortunately.	1
Monitoring of lake meets land shoreline. Septic health enforcement (prob number 1) Education of what can can't be used near waterfront , not many are educated especially in short term rentals or newer owners	1
Minimizing development (docks, boathouses, etc) on shorelands, strong enforceable bylaws limiting tree and vegetation removal, mandatory septic inspection programs, shoreland revitalization programs, anti-wake measures, building of community support.	1
Many things. I think one of the biggest shoreline issues is large wake causing boats and the removal of trees at the shoreline	1
Mandatory Septic Inspections as required and enforced in a timely manner Address fertilizer & Pesticide use and their affects on water quality Identify Lakes not close to 75% naturel shoreline and focus in them Shore vegetation planting program	1
Mandatory inspections of shorelines and septic systems.	1
Maintain the natural shore lines, do not permit gardens, lawns on the water front. Maintain septic tanks. How detrimental are sea doos and motor boats, if not maintained. They also come close to the shoreline, at high speed!	1
Maintain steady water level, monitoring more of shore line development	1
Limiting shoreline development and pollutants. Encouraging preservation of the shorelines.	1
Limited to no signage for public boat launches Limited infrastructure for public boat launches (to keep single day boaters away) I feel residents take better care of the lake than day or week visitors	1
Limit landscaping to reduce fertilizer runoff. Take action on climate change. Provide tax incentives to maintain a natural shoreline.	1
Limit development. Limit size and types of water craft. Require permits/fees for non-taxpayers use of water bodies. Increase enforcement of polluters.	1
Laws to protect the earth	1

Last 10 years, <10mcg/L P and declining, oligotrophic (redstone lake) - No concern w/ P levels and think current septic insp. program is great and addresses this potential risk. Great Secchi depth to o. Lake draw downs erode shorelines, should minimize.	1
Lake associations and the Federal government	1
Kill this proposed bylaw and increase septic inspections	1
Keeping water level 1 foot lower than the highest to avoid water erosion in the Spring. Using more No Wake buoys to avoid erosion caused by boats.	1
Keep water level more the same More fish in the lake Educate people on invasive species	1
Just keep a focus on this info and provide a way for all stakeholders to get feedback.	1
Information to residents regarding negative effects on that environment and positive measures to p reserve.	1
Info booklet for new cottagers. Increase their awareness of how their activities affect their new lake or river. ie Spring Boat wakes impacting nesting loons. Milfoil destruction reroots elsewhere, phosphorus seepage from dishwashers etc	1
Implement an effective septic inspection program. Enforce the existing bylaws. Educate property owners on water quality and positively encourage compliance	1
I would like to see grass/lawns eliminated from lake front properties. Sea-doo use is a concern, a lot of reckless use of these watercraft - speed and just total lack of respect for waterfowl, people. We have had some green/blue algae on nearby lake.	1
I wish Kennisis lake had a consistent water level. It wreaks havoc on our shoreline (erosion) and I think it inhibits the growth of water plants I'm also against lawns on the lake. I think they should not be allowed and fertilizers prohibited	1
I don't think any of the municipalities are enforcing enough when it comes to failing septic systems on waterfront properties. My next door neighbour at my cottage is apparently using an old metal fridge as the emptying source for his sewage. How is this	1
I believe that the water level in Oxtongue Lake is controlled by the dam on South Tea Lake in Algonquin. Perhaps we need to revisit the criteria used to determine water discharge from South Tea Lake?	1
I am saddened by the shoreline change at the old mill on 12 mile lake. Trees, low lying grasses were removed and replaced with large stones that dont fit with this shoreline. I dont see the necessity for them. It changed the whole look of the shoreline.	1

Holding those doing the damage responsible for re naturalizing the water front instead of a paltry fine. (clear cutting shore lines, adding loads of sand to make beaches), limit the size of water vehicle motors, monitor winter ice huts for fishing.	1
GHG emissions reductions through a carbon tax to address climate change generally. Septic inspection to promote water quality. Watercraft cleaning, and education about native species to control invasive species. Shore too small to have real impact.	1
Full septic inspection and pump out!!	1
Forget about this 30m setback tom foolery - lets first address septic systems and make sure they are working properly not this fake survey they did 1-2 years ago - it was a joke and a lot of the septic s they surveyed should not have passed.	1
Follow through with proper testing of septic systems. Check soil for leaching not based on how many beds a cottage has.	1
Follow suit with out west and stop using salt on our roads for our townships	1
fish huts should be banned	1
Extensive damage from boating especially large wake boats is way more damaging to our lakes than a big dock.... Seasonal cottages can also create a lot of damage from lack of understanding and respect for our lakes and most often do t realize it	1
Establishing a more appropriate minimum water level for better expectations of utilize the lake. More aggressive repopulation of fish. Preservation of vegetation but less regulation of minimum shoreline allowance as each property is unique	1
Ensure septic systems are fun, and local farms do not use pesticides which leach into water systems (and also into people via food.)	1
Enforce septic systems, penalize owners that don't maintain their properties. I am on Kennisis and the quality of the lake is great as we have a responsible community.	1
Enact by-laws that preserve the shoreline in its natural state, regulate development that affects shoreline and water quality, fairly regulate water levels, inspect septic systems and require proper maintenance.	1
Eliminate water access and docks on lakeside/high water mark beside the road allowances	1
Education; better monitoring and enforcement of by-laws and regulations	1
Education, Awareness, incentives to increase naturalization	1
Education on environmental issues and how it impacts our water	1

Education for property owners	1
Education and enforcement when necessary. Management of the water resource by responsible parties.	1
Education- many people are concerned but aren't certain what they can do on their own property. To improve my shoreline, I'd first want to know if what we already have is good. Then we would like help to have a landscape plan.	1
Educating people on preserving and enhancing a natural environment and shoreline	1
Educating people and having counselors in place that believe in climate change and protection of lakes and the environment!	1
Disallow lawns, clear-cutting to waterfront, poor septic systems, inspection of above.	1
Create a buffer zone around the lakes in which development is prohibited	1
controlling usage. Airbnb's & short term rentals are typically a much higher intensity usage	1
Control the huge variances in seasonal water levels.	1
Continue with the current bylaws for setbacks for current cottages and perhaps move to tighter restrictions for any new developments	1
Continue to use and enjoy the lake responsibly which means having a healthy septic system, boating safely, repairing, maintaining or replacing the dock and/or cottage when required and mowing my lawn. Don't tell me how I can use my property.	1
Continue to stock lakes with fish; promote and provide native tree species/plants to residents to plant along shoreline; test & monitor all lakes for water quality; continue to provide education.	1
Consider ways to reduce carbon emissions from local activities such as vehicles, construction, etc...	1
Closely regulate shoreline development. Ensure shared use minimizes environmental impact.	1
Close the Haliburton Dump as it drains into Grass Lake and into Kashagawigamog.. Pinestone Golf course drains into Kash also and yearly tons of fertilizer are washed into the lakes. People should have to replace old septic systems.	1
Climate change at federal level; shoreline preservation at local level; lake pollution at the personal level	1
Class 4 septic inspections: Education	1
Carefully - without too many unnecessary restrictions	1

Careful planning and regulation of shoreline development.	1
Can't change climate change.	1
By everybody doing their part in keeping our lake clean	1
By enforcing septic system quality which seems to have gone by the wayside	1
by doing whatever is necessary to preserve our lake and surrounding property.	1
By addressing all alteration or development within 30 meters of the high water and provide proven solutions to reduce, or eliminate the adverse effects to the shoreline. Change the or deny permit to reduce the effect in the case of severe adverse impact.	1
Better management of the water flow through the lakes.	1
Better control over fluctuating water levels. Boater education.	1
better awareness and more rigorous management. eg, there are several shoreline violations of bunkie constructions, why is KLCOA not escalating with the municipality on behalf of its members?	1
Banning the creation of lawns 30 meters from the shoreline. Educating fishers about sustainable fishing techniques. Limiting the size and speed of motorized boats Continue educating people about the importance of healthy septic beds.	1
ban wakeboats	1
Ban wakeboard boats, destroying habitat, docks, boats shoreline	1
Ban wake surfing activities on smaller lakes and limit the action to the center of the larger lakes such as Kennisis. Other water sports are fine such as tubing and even wake boarding.	1
Ban of fertilizers... address power boats and the wakes -shore line erosion many cause.	1
Aquatic invasive species - provide water hoses to allow day use boaters to wash their boat before launching. Unfortunately, we can't do much about climate change, just be respectful of what has already been implemented.	1
actual action rather than steady discussion, delays, hand waving, etc.	1
A whole suite of initiatives needs to be brought to bear. There needs to be a strong prior review by law to control shoreline development but there also needs to be a serious educational effort to raise the literacy level on shoreline ecology.	1
A reasonable setback from the high water line for all new development. 30 meters is excess and 20 would be adequate.	1
A coordinated, multi-disciplinary evidence informed strategic plan	1

A combination of education about best practices, ready access to information and resources to guide people in making good decisions easily, and regulation to act as a deterrent to those who otherwise don't care. 1

1. Transition to fossil fuel vehicles will help mitigate global warming. 2. Hire a team of professional 'water keepers' to monitor the health of lakes and rivers. 3. Increase septic system monitoring. 4. Reduce use of cement/tarmac for roads, driveways, 1

1) I think that regulation of recreational use, particularly things like wake boats are a key aspect of preservation of the raperian zone. 2) Rentals should be regulated and limited to reduce load on septic & well systems and to reduce recreational loads 1

1 Detailed septic inspection 2 Restrictions on rental properties. \*permits required \*number of persons allowed in a rental property must be restricted \* no short term rentals \* limit the number of weeks 3 Permits should be required for new docks. 1

"reasonable" shoreline guidelines that "are the same for everyone not just those who have the financial ability to bypass the guidelines" 1

???, 1

(1) ban all fireworks for personal use. They are discharged over the lakes, polluting the waters, terrifying the wildlife. (2) enforce the bylaws. Many times a month, fireworks are discharged, and trees are cut down by the shoreline. (3) restrict rentals. 1

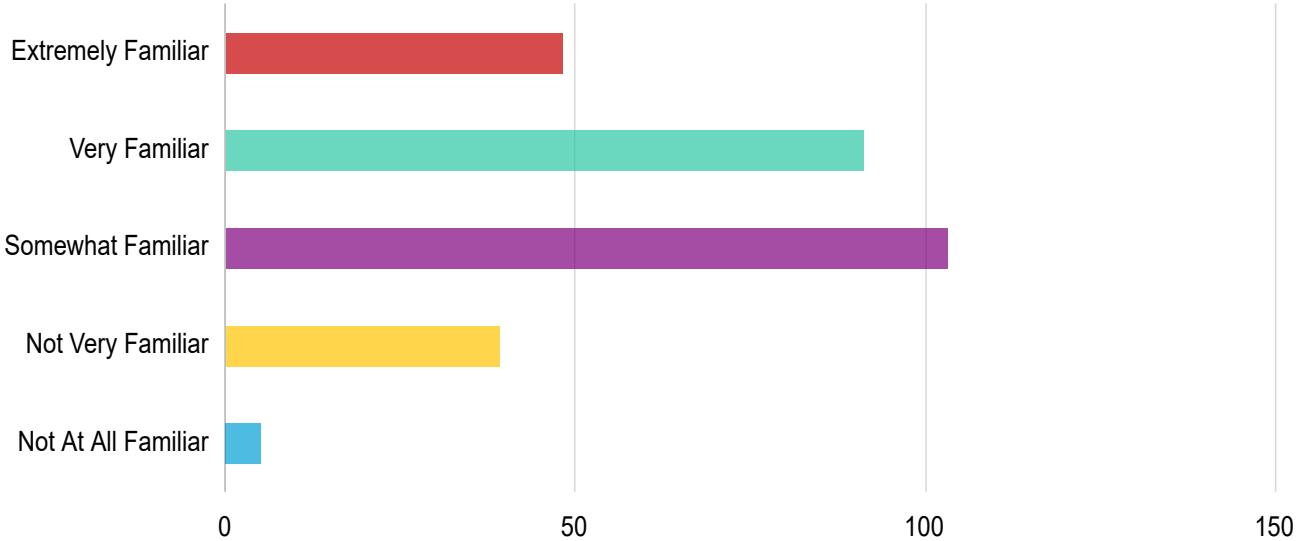
Enforcement. for shore line violations is difficult for municipalities need to create an attitude if you see something say something. we are all in this together and the municipality needs help but also in turn must follow through with actions 1

Encourage shoreline preservation, with education and maintaining current building restrictions Septic system maintenance and enforcement Boating restrictions with emphasis on wake boats and large power Fish stocking 1

0

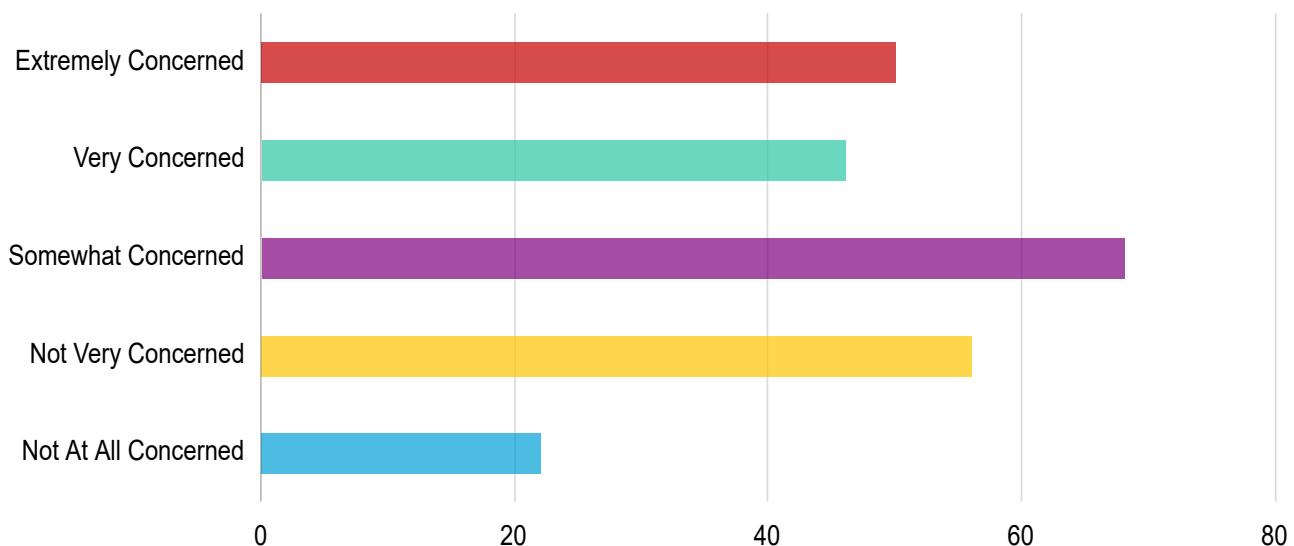
Answered: 201 Skipped: 85

## 7. How familiar are you with waterfront development activity that is occurring along shorelines with...



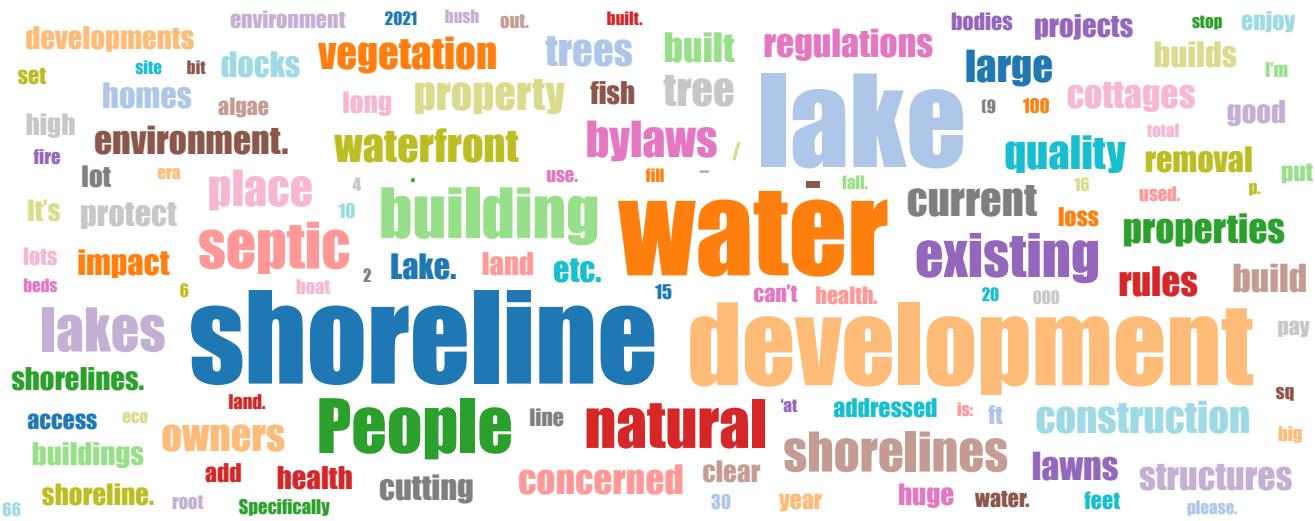
Answered: 286 Skipped: 0

If you answered a, b or c to the above question, thinking about the development projects that you k...



Answered: 242 Skipped: 44

Please explain why?



## Response

## Count

Yes, why is it that new big developments can do as they please. Clearly affecting the shore and clearing cutting most trees. 1

Without strong by-laws that specifically protect the shoreline, I'm not confident that existing by-laws will protect the shoreline and water health. 1

Without healthy water bodies our environment and economy would suffer. 1

With the odd exception new development adheres to current expectations re septic tree preservation and natural shorelines. Those rare developments can be addressed through existing bylaws 1

With all the current development and renovations of existing buildings on the water it is a huge concern that people are not understanding the implications to lake health because they are too busy building their fantasy abode in fantasy land. its BS 1

Well controlled changes to property. 1

we simply cannot have construction that violates shoreline setback. 1

We only have so much waterfront and need to protect it so others can enjoy it for years to come. I'd like to see more parks so not just the rich can enjoy this area. 1

We need to find ways to accommodate the needs of others but to mitigate all of our environmental impacts. let people know what they can do to lessen their impact. Simple, achievable first steps and then move to more long lasting strategies. 1

we have to preserve and maintain what we have as the Lord isn't making any more land or Lakes!!!! 1

-We are seeing new buildings that have brought in fill to expand the lot at the waterfront. -No vegetation buffer at shoreline -Green grass at the waterfront, fertilizers used. 1

Uneven by-law inspection and enforcement	1
Uneven application of bylaws. Overkill in many cases. We have water access property with no realistic fire protection and a fire pump is not permitted within 30 m of high water by Dysart.	1
Tree removal Septic systems Much development can be done in a sustainable manner some regulation. Many properties were built in an era where there was no consideration to shoreline. They should not be punished but educated Property taxes increased	1
Too much stress on shorelines.	1
Too much pressure and power by few who gain financially in further commercial development of our shorelines. Bigger footprints from newer cottages.	1
Too much manicured property directly in front and up against the water bodies.	1
Too many lawns and hard surfaces too close to the shoreline causing drainage issues and increased goose populations	1
Too many and too many variances	1
Too little regard for the shoreline, there needs to be more enforcement with regards to paving and lawns.	1
They're being done by professionals that usually also live on the lake or surrounding lakes and enjoy the water. They do things properly to stop erosion (as in my case)	1
They are not large scale and are properly constructed.	1
These waterfront development activities are not the root problem of any water quality issues	1
These structures are residential and don't pollute the environment. If these were heavy chemical and mining industry structures then I would be concerned. Anything residential is fine.	1
There was a persistent blue green algae outbreak on the lake where I reside last fall. I am also involved with an environmental organization in the County and understand the science.	1
There is zero evidence our lakes are any different from 100 years ago.	1
There is a limit to the sustainability of waterfront development. Lakes can only withstand a limited amount of development and leisure usage before being adversely affected. Lakes are not a disposable play toy of the wealthy but need to be respected more	1
There is a building being built on Little Kennisis that was allowed to build way to close to the water being that it must be at least 10000 sq ft in size. Where is the fairness in that?	1

There have been several recent new builds on our lake and the clear cutting of trees down to the waterfront is concerning 1

There has been an increase in the number and size of the properties being built. Many are rental properties. The lakes and surrounding areas can't withstand the stress this is placing on the environment. 1

There are too many construction projects whereby the shoreline is totally stripped of vegetation and rock walls are constructed along the shoreline. 1

There are sufficient regulations in place. If followed and enforced water quality should not be negatively impacted. 1

There are no or minimal consequences for not following the rules. Owners seem to be able to do whatever they want without consideration for protecting the environment. 1

There are more monster cottages that are being built with huge lawns created by cutting down trees and vegetation. more geese on the lake because of these unnatural open spaces. come monster boats that speed and disrupt wildlife (loons). 1

There are existing mechanisms of control. Tree by-law, zoning, setback rules, etc. 1

There are enough by-laws in place to cover this 1

There are bylaws are in place based on lot sizes regarding shoreline development. Some lakes are at capacity with no new lots being created. 1

There are a multitude of bylaws in place municipally and provincially that define what can be built where and how. 1

There are a few developments where i wonder how they are allowed to be building what s being built but these are very rare 1

The trend is: - Clear cutting the trees - Hardening of the shoreline beyond what is needed for reasonable access 1

The riparian zone is affected. Development can increase septic loading. 1

The official view of 'at capacity' is unrealistic. 1

The lake is almost completely built out. The remaining development will be inconsequential to the overall quality of the waterway. 1

The lack of strong enforceable bylaws, will result in the loss of good water quality in our lakes and rivers, resulting in the loss of fish and wildlife habitat, more blue-green algae events, more invasive species and direct loss of property values. 1

The guidelines already in place are more than adequate I agree with septic inspection however i do not agree with activist groups such as Beshore.ca that will only listen to studies that agree with their thoughts 1

The development is not the concern if it's managed properly and controlled correctly and used by the owners and not rented out. 1

The building going on in our area is replacing old unsafe docks, tidying up landscaping, building safe walkways to the lake. As long as folks aren't razing everything to the ground & planting massive lawns, it seems reasonable 1

The bigger the cottages, now huge homes, the more boating, the removal trees and bush etc, when homes are built for a better view....poor property maintenance and storm run off 1

Specifically to our lake - seems to be done with care. 1

Some property owners proceed without approvals and oversight. 1

Some new development projects do an excessive amount of tree removal and should be addressed - however this is already in the current bylaw and not being dealt with currently. 1

Some new builds replacing shoreline with massive stone deck docks...can't be good for the environment. Massive constant waves from wake surf boats also can't be good for environment and damaged our dock this year 1

Shorelines should be kept as close to their natural state as possible to keep lakes and rivers healthy. Manmade docks, rock walls and structures should be controlled and natural vegetation should make up a large portion of the property shorelines. 1

Shorelines are being altered at an alarming rate. These properties change hands frequently and each new owner seems to press the limits a bit further. 1

Shoreline preservation is the focus but in isolation is not going to protect the lake. regulate septic systems, watercraft wake, noise, gas/oil leakage, Shoreline lighting is detrimental to some wildlife. Provide recreation off of the waterfront . 1

setbacks are fine 1

Septic system capacity. Cottage rental # of actual guests overload the stated # of bedrooms for the septic system 1

Seeing shore lines build on and expanded with landscaping , maybe it is OK but a big change 1

Seeing more foam and algae on the Lake the last few years. With COVID in 2020 and 2021 more seasonal residents like us are spending more time at our cottage, which is putting greater pressure on the water system. 1

Science tells that healthy shorelines contribute to lake health. The shoreline is our last line of defense against pollutants entering the lake from multiple sources. Much of the development is destroying the shoreline. 1

Rich people will do what they want and pay off the municipality or pay the fine. Until the government changes their approach middle class owners will take the brunt of any tightened restrictions. So it's fruitless to worry. 1

Regulations already exist. New regulations are proposed for political purposes. Use science - not questionnaires filled in by laymen. 1

Rainwater runoff has 4 times the phosphorous than most lakes. 1

People cut down trees and remove the natural shoreline plants and they either don't understand the negative impacts of this or they don't care. There also doesn't seem to be a way to police infractions. 1

People are trying to make the lake just like the city -- then later they will complain it's not like it used to be when they decided to come here. 1

People are improving their cottages and are following guidelines that help to reduce any issues that could possibly occur to the environment. 1

People are building and buying large homes and cottages to use as multi family rental income. 1

Owners clear cutting their properties to allow for new builds. This changes the beauty of our lakes as well puts extra pressure on them 1

Overdevelopment can cause water quality issues- should be addressed at the planning stage for new builds (where no building before) and not for properties that already exist and may require upgrades to landscapes. 30m from high water level is too much. 1

Over the decade most developments have been shoreline aware. There have been a few where there have been flagrant breaches with shorelines being excavated. We don't need draconian rules for the majority it we need enforcement for flagrant breaches 1

Over development and increased use of dwellings developed as seasonal put increase pressure in lake systems. If it's seasonal dwelling it should either be used seasonally or must be updated to year round use. 1

Our lakes can only support so much human activity. There are more developments and as a result, more motorized vehicles disrupting the serenity and quality of the water. Many homes are very large, causing more people to use the lakes for their enjoyment. 1

Our lake is a small landlocked lake and having more cottages built could impact the quality of the lake water 1

Only concerned about commercial development (hotels, conf centres, etc) not single dwelling residential	1
Ongoing increase to density on lakes that are already at-capacity Further loss of natural shoreline for future water quality Seems to be little consideration of future state of our lakes	1
Once the shorelines are changed , very difficult to get them back to original state .	1
On our Lake a recent development stripped the shoreline of natural vegetation and installed lawn. Both are detrimental to lake health with harmful runoff going straight to the lake	1
Obvious	1
No because there are enough government regulations to protect them	1
New development requires permits and approvals, including for septic systems and building setbacks to the HWM. The survey question leads to me think that there is a bias against new development .	1
New builds have proper septic and are set back further from the water. I believe the bigger risk re the 60-80 year old cottages that are close to the water with old septic or septic beds	1
New buildings and sewage systems far healthier than old buildings,septics.	1
Natural materials such as wood cribs and encapsulated floats are being used.	1
Native species are losing their habitats and in some cases are becoming nuisance animals. Depleting shoreline resources for species including loons will severely impact their ability to survive and thrive.	1
My interest is Kennisis Lake and I have not seen any development which any intelligent person would seriously consider harmful.	1
Much of the new development involves the removal of natural vegetation and a hardening of surfaces and shorelines with the creation of lawns to the shoreline. Wetlands are filled in and trees cut despite the County's Shoreline Tree Protection By-law.	1
Most projects are trying to keep as much of shoreline natural as possible but also allow for access to waterfront and enjoyment of lakes and properties.	1
Most people are developing responsibly and guided / constrained by existing bylaws. I see few projects where people try to emulate suburban Mississauga by clear cutting- and planting sod- the tree bylaw at work	1
Most developments follow the existing rules and regulations which are working quite well and the 6 foot set back is adequate	1

most contractors do it right. we already have a tree cutting by law in place but probably no enforcement along lakeshore. 1

Most concerned about water quality and fish habitat. Removal of shoreline vegetation is bad. Shall own water fish and turtles need shade and structure at the shoreline 1

More specific guidelines need to be given and education of how to assist. 1

Maybe not enough supervision of development 1

Many of our local tradespeople are doing a great job at helping to preserve our local shorelines. There are always a few 'bad apples' but to penalize everyone for the mistakes of a few is extremely unfair. 1

Lawn being put in and natural shoreline disappearing. 1

Lately people seem to have total disregard to how they are negatively affecting the water quality. They are either ignorant or have taken the stance that if they do it and get caught they will pay the penalty. 1

Large, year round, landscaped homes increase demands for building resources, water, land, and septic systems. This trend is unsustainable. Increased use of motorized watercraft that accompanies more homes wreaks havoc on wildlife in and around the lakes. 1

Large construction project (9,000 sq ft cottage) being build on location of former Little Kennisis Lake Lodge. Shoreline has been completely re-covered with large granite slabs. How can this be allowed? Cottage footprint is closer to water than prior. 1

Landscaping occurs unchecked 1

Lakes are pretty much at capacity now. More development will mean mire pollution and pressure on the lake. There is a problem with increased numbers of permanent residents, who seem to put much more effort into maintaining urban style lawns. 1

Lake capacities make sense 1

Kennisis lake is 15 feet above its natural level from 1900. What we do now is nothing compared to this change to the lake. 1

It seems as though older waterfront lots could do whatever they wanted / then a few rules came into place . New construction seems to be taking huge liberties - creating beach, road access right to water and or developing the entité shoreline 1

In a number of cases, residents continue to clear-cut properties essentially all the way to the water, build retaining walls, etc. 1

I'm not totally aware of "building renovations, building expansions, new construction, construction of accessory structures such as gazebos" criteria. Educate me. I perhaps should be more concerned.

If there is going to be a bylaw, ALL properties should have to comply, not just new builds. Existing builds should have to work towards restoring their properties to more natural states. Variances should not be granted if they impact the environment.

If the current bylaws are not enforced then the situation gets worse. We need to show we can enforce what exists today before we incrementally add new restrictions

If people build to code and have good septic systems and don't use fertilizers and manicured lawns things would be good. I am not convinced a 30' naturalization is necessary but natural plant species along the shoreline would be beneficial

I've seen cottages excavation at the water front gone from a 16 ft dock to 100 ft of retaining wall and patios

I would think that during the permitting process, sustainability would be addressed in the design of the development

I would be very concerned if it was only a handful of individuals acting to deteriorate the health of the water bodies and ecosystems; but it's not, it's everybody.

I worry that tax revenue needs are being placed before lake health. The lake residents are viewed as endless sources of revenue to support communities. Putting unrealistic permits in place will mean people will just construct with no regard of the lake.

I trust that those building new around me are following proper rules around building and septic and care about the environment. More important to get the old 2 stroke engines off the lake and upgrade the old septic systems rather than ignoring violators

I think we need to maintain a balance p. It's primarily recreational dwellings and we need to be able to protect the water quality while at the same time enabling recreational use of the area. I'm shocked we're not banning fertilizers first for example.

I think the biggest problem as I mentioned is septic. And secondly mass clearing of trees and vegetation and shorelines to make way for massive new builds.

I see new cottages being developed with shorelines that are lined with soldier stone and river boulders/rocks. The lack of maintenance of the natural shorelines kills breeding grounds and habitat for a variety of important lake flora and fauna.

I feel that the government is drastically over stepping in this area and that property owners should have the right to build anywhere on their properties, as long as safety codes regarding structures are met.

I don't like people changing shorelines. Not as concerned about docks since most places just have one at the shore and some extensions because of water levels. The fish, turtles and loons that hang around my docks seem to do so for protection and food. 1

I believe most people don't want to damage the lake they are building on so knowledge is key. Instead of too many rules good knowledge would go a greater distance 1

I am not sure that a dock will cause the same damage that a wave boat causes... the turbidity this boat creates is affecting all shorelines dramatically. egg masses washed away, loon nests drowned, etc. etc. 1

I am not as concerned on the development - more concerned on the contributors such as septic leaching, fertilizer use, phosphorous product use etc. Restricting what people can / can't so doesn't solve root cause contributing factors. Focus on this please 1

From a technical standpoint it might be an uphill battle. 1

Existing tree preservation by-law and current zoning by laws - I believe adequately manage/protect the health of the shorelines, without infringing on their current zoned purpose - waterfront residential use. WR is purchased to be enjoyed, responsibly. 1

Existing rules for septic setbacks, tree removal, etc are good when properly enforced. There needs to be balance and flexibility for land use 1

Existing regulations - e.g. Ontario regulations regarding amendments at/below shoreline not being enforced. 1

existing bylaws are effective at protecting lakes. Not too restrictive so they allow owners to use and enjoy their land at minimal cost. Middle class owners can still own and modify their land. Existing owners take precautions and protect shoreline 1

eco terrorist groups are running the agenda 1

Each property is unique and for most part I think most owners are concerned enough themselves to responsibly make appropriate decision for climate protection 1

Dysart allows too much development along lakes. Too many lakes are at capacity. At capacity is too much development. Many new builds have put in rock along shoreline 1

Docks are unnatural cover for fish. Property development is fine as long as natural wildlife habitat, fish habitat etc are not being disturbed. There should be no development adjacent to any marsh, wetland, protected land etc. To delicate to mess with. 1

Development too close to the lake, especially development within the first 10 - 15 meters. 1

development projects require expensive building permits which means approval based on the adequate existing bylaws. 1

Development in itself does not cause pollution nor damage to the environment. 1

Development can take into account the shoreline health - but when your on a lake that's levels rise and fall so drastically- that has a bigger impact on the shoreline over what development does 1

Currently there is a lot clearance prior to receiving a building permit happening on our lake where many trees have been felled...the native vegetation has been stripped away from the lakeshore.... and grass has been planted. 1

Current regulations provide the tools to address concerns. Maybe the issue is monitoring and enforcement of violations. 1

Current new build setback is more than adequate and impact can be mitigated by preventing narrow waterfront lot frontages from being created. 1

Current cottage being built on Little Kennisis is totally unacceptable! Cottage sizes are increasing. This is resulting in excessive site clearing and blasting in order to get the heavy equipment on site. In many cases there is no vegetation remaining. 1

construction of permanent structures and working on shore line changes are happening without proper permits policing is up to the residents construction is by companies who know that it is in violation but get away with these practices. 1

Considerable natural flow of fresh water through our lake regularly replenishes it and ensures any contaminants are treated naturally. Our lake recovered from the acid rain of the 1970s even before arguably unnecessary current restrictions were enacted. 1

Changes to the environment could effect the landscape taking away from the country look. More population can effect the water sources etc 1

Changes to existing structures do not have to conform to set-backs and can go to the Committee of Adjustment for further development on the 30' zone. We are not keeping up with the changes that climate change is creating. 1

Causes for concern - more and bigger development, more shoreline degradation, more use of water bodies , eutrophication 1

Call me and i will go over this 416-523-5500 1

Bylaws that are in place now have been effective 1

Bylaws not enforced re tree removal, shoreline use , etc After the fact is too late...folks are disregarding bylaws 1

By-laws are already in place to handle them	1
Buildings are significantly set back from the shoreline, so I don't see a problem. Folks on Oxtongue Lake have been reasonable and restrained with regards to docks, etc. There is little in the way of landscaping that would cause fertilizer runoff concerns	1
Building setbacks don't account enough for the destruction of trees and vegetation that accompanies construction and habitation of structures, esp. if variants are leniently given. Why are people buying up shorelines road allowance? To avoid regulations?	1
Because they are following the rules	1
Because the bylaws that are in place are allowing people to do work that stabilize the shoreline without eliminating it like people did in the past	1
As stated above. People creating shorelines that dont match what was naturally there. Large rocks placed strategically along what was a sand, low grass, treed shoreline.	1
As long as they meet present regulations.	1
Approved building plans are seemingly larger and larger.	1
Appears to be more clearing of vegetation closer to water than necessary. People are opting for green lawns instead of natural vegetation. Also, major stone landscaping is being done.	1
Any construction projects are already guided by municipal bylaws	1
Amoral to rape the earth	1
Already existing laws in place	1
Allows major runoff directly into the lake	1
All those who build generally respect the lake and its health	1
All new builds have to follow the existing rules and bylaws and that covers what is important	1
Again the new large homes are being allowed to have fully landscaped, manicured lawns with concrete decks and no natural shoreline at all.	1
Abuse of setbacks and tree cutting with no penalties or very small penalties	1
A reasonable setback from the high water line for all new development. 30 meters is excess and 20 would be adequate. Of more concern are these very green and perfect lawns which could only be achieved with fertilizers and herbicides. Idiots.	1

A neighbouring commercial property (an inn) cut down many large waterfront trees, are building additional docks, will be expanding an infill grassy area into the water, dumping loads of sand into the water to create a beach. No permits. It's disastrous 1

A lot of companies are not qualified to be doing the work they are or do not seek out the proper permits to be able to follow the best economical plan of action - a huge lack in enforcing the need to get permits regarding shoreline work. 1

A lack of environmental impact considerations within the building codes as well as a lack of awareness of said impact 1

A dock or land based structure does not affect water quality as the lake we are on levels move or 6 feet and normal high water mark would have been 10 feet from the current high water mark 1

I am concerned for the future, however, b/c of the growing size of buildings, denaturalizing of shorelines, and improper use of lake. Indirect effects through wetlands destruction is also a concern. 1

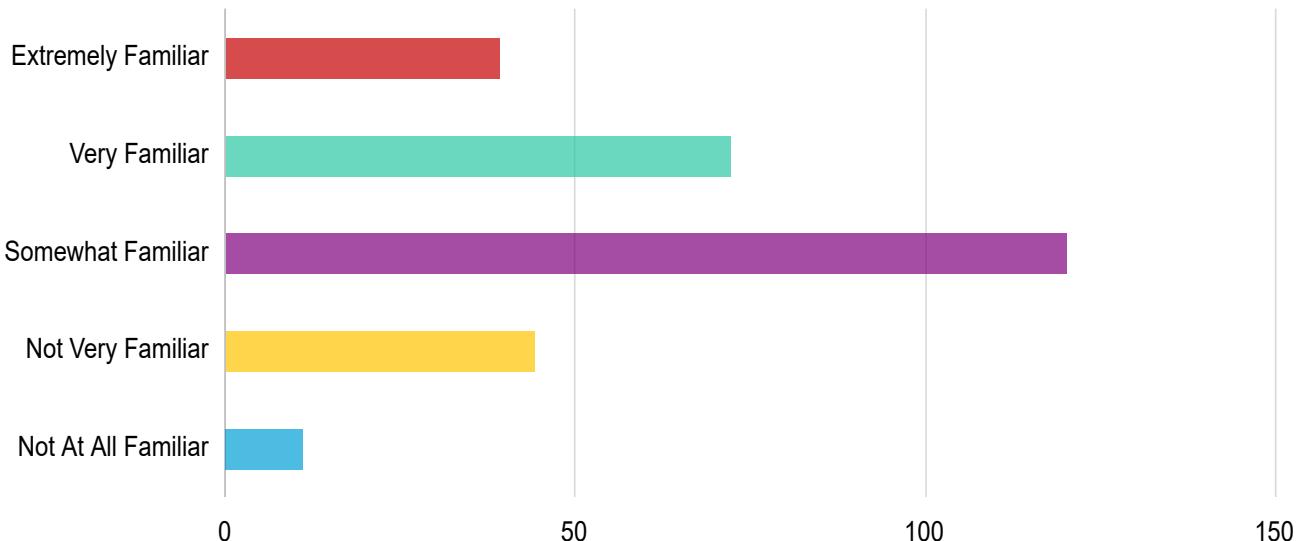
I am aware of the development which has and is taking place along the eastern shoreline of Halibuton Lake, as well as on parts of Percy Lake. If County Council was so concerned about shoreline and water quality, why was this allowed to proceed? 1

A lake can only support so much activity. Back lots, as an example, add to lake usage (boats, swimming) and add to septic runoff. As our temperatures rise with climate change, less ice and shorter freeze up, will add stress to the lakes. 1

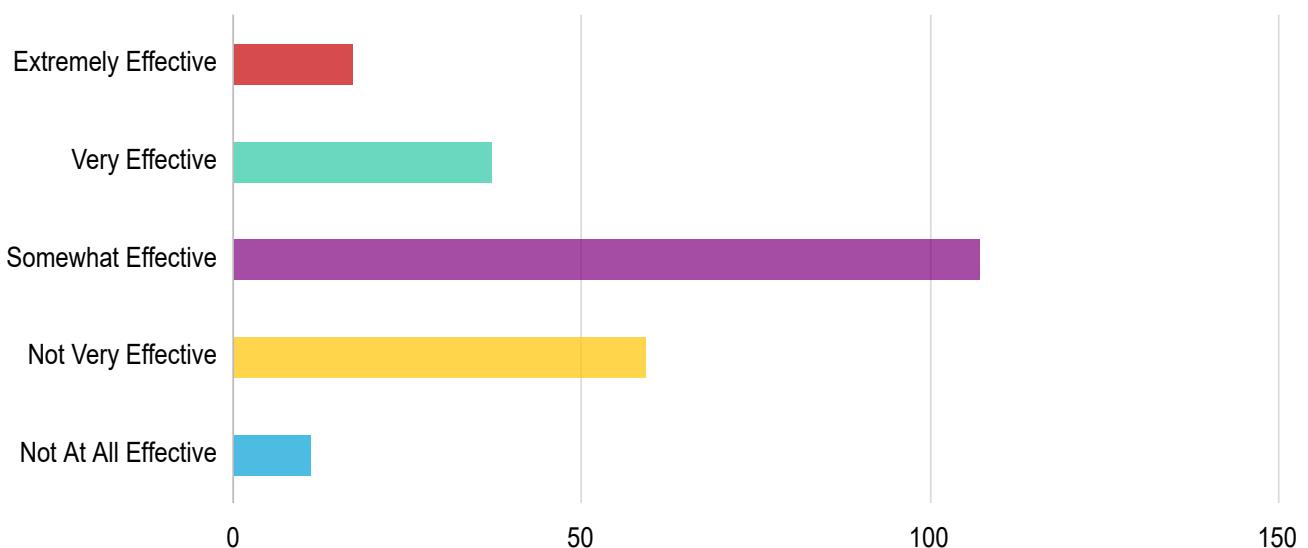
0

Answered: 171 Skipped: 115

#### 8. How familiar are you with the existing mechanisms (e.g. Shoreline Tree By-law, Official Plans an...



If you answered a, b or c to the above question, in your opinion, are these mechanisms effective at ...



## Please explain why?



## **Response**

## Count

Yes setbacks, etc are in place for things like the dwelling, septic, etc. However, current bylaws, such as those around tree removal around waterfront aren't being followed. What about vintage cottages with old systems that are creating issues?

When land is sold and homeowners apply for building permits- the County needs to take a greater role in educating and inspecting and enforcing shoreline protection	1
What I know about are very effective. I could have answered "extremely effective" if I extrapolate the effectiveness of those I don't know about. Educate me!	1
Well people still clear trees on their shoreline, and nothing seems to happen...	1
We need a comprehensive set of regulations that allows us to develop in harmony with nature. Present rules are ineffective and do not go far enough in protecting our shorelines. We need a permitting process so we can catch/reduce harmful development.	1
We have more than enough by-laws already implementing more will effect property values builders and building trades in a negative way	1
we have been on our Lake since 1974--when our kids were little we had lots of frogs on our beach--then we went for a long spell that you couldn't find any frogs--now they are coming back so we must be doing something right.	1
We already have great by-laws with regards to tree preservation, shoreline construction, etc yet we don't ban fertilizers and haven't completed all the septic inspections. Those things would make a far bigger impact and wouldn't hinder recreational use.	1
Waterfront property owners often don't understand why natural shorelines are important. Landscape companies often don't either or just want to make money. Some people view their rights to do whatever they want to their property no matter what.	1
Very hard to police without neighbour's reporting each other and that is not always going to happen	1
Variances are approved. Work is done with no approval with no repercussions or remediation.	1
Too much activity without resources to properly monitor and enforce.	1
Too many variances and penalties not strong enough	1
To completely stop shoreline development is not the best way to go. Offer best practices, or different ways to enhance a waterfront property that don't have a huge environmental impact is perhaps more reasonable.	1
They're not enforced!	1
They meet the requirements and aren't overly restrictive.	1
They don't go far enough as we need a shoreline preservation bylaw plus the enforcement is weak	1
They cover it all	1

They are written in long documents that are difficult to understand and hard to find. Even redrafting these creates rules, confusion and resentment rather than education and encouragement to do the right thing. 1

They are not enforced (and neither are boating regulations. 1

They are not being used to manage short term rentals. Renters are generally not as concerned about lake health, the environment etc as the owners. Short term rentals should be steered through zoning to the serviced lakes in a commercial zone. 1

They are good enough 1

They are ensuring stabilization 1

They are effective when enforced. 1

They are already very rigorous . There has not been much lake deterioration over the past 50 years I have been here 1

They achieve the goal of managing WR development responsibly, while allowing people to use the property as intended. Too much regulation - prop values will decrease, less desirable to buy, reduced tax rev. eg, Rural zoning vs WR If too onerous I may sell 1

These mechanisms do not work on small personal developments. People believe it is their property and they can do what they like. Leaving it up to neighbours to call bylaw enforcement doesn't work. 1

These measures seem a bit extreme. 1

There seems to be no enforcement of existing regulations. 1

There is no enforcement unless a neighbours reports a neighbours. There simply are enough inspectors to properly enforce the bylaw 1

There is no enforcement on the current bylaws unless people call and report other people. 1

There is no enforcement of current bylaws. Developers find it easier to pay the fine. Fines need to be increased and property owners need to be forced to restore the shoreline to its original state. 1

There is lack of enforcement. Renovations of existing structures is permitted. 1

There is inconsistency between municipalities in terms of plans and bylaws which can cause confusion to stakeholders working within the various regions of the County. There is insufficient resource to inspect/enforce existing bylaws 1

There does not seem to be enough enforcement- septic tanks on Kennisis- I believe 100 did not comply and still have not been enforced. Pilot project needs full completion. 1

There are no or minimal consequences for not following the rules. Owners seem to be able to do whatever they want without consideration for protecting the environment. Also, enforcement depends up a complaint being made which is a barrier itself. 1

There are no enforcement of the rules. There are too many people who view the lakes as backyard pools with little regard to the ecosystem. People ask about irrigation systems, lawn services, rodent/insect control, tree removal to sun the deck, etc. 1

There are many exceptions applied for and only if neighbours complain does anything happen. Many are approved and lots of places are built within the 30 m. setback. 1

There are incidents in which they are ignored by property owners and there is little accountability 1

There are few mechanisms to regulate illegal building that result in cut trees . Educating people about maintaining healthy forests is key to sustainability. Haliburton lakes are a unique geographical feature in the world that needs special care. 1

There are consequences to these things already. Again it would be way more effective to educate people about them instead of assuming they know. People don't want to ruin there lake. Knowledge and education will be more effective 1

There are Bylaws and policies in place, along with a permitting ang approvals system. 1

There always seems to be approval by the township for any and all construction. Everything seems to pass through the C of A 1

The problem with these existing programs is that the enforcement is not there. To add further strain to a budget that is already stretched thin seems like a bad decision. To properly enforce a shoreline bylaw will cost the county thousands. 1

The OBC works so long as it is enforced. Septic reinspections work. 1

The majority of residents will listen to the rules, if they know what they are. 1

The lakes are clean 1

The issue is what happens when someone flagrantly breaks the rules. 1) continue to educate 2) support shoreline restoration 3) punish flagrant breaches (<1% of homeowners) I'd guess 1

The information is not readily accessible or available in plain English for owners. It requires people to be proactive to find info out. They can rely on developers and it is not always in their interests to quote higher to do the job right. 1

The current regulations work if enforced while still allowing for an owner to develop their property without excessive oversight. 1

The current by-laws are not enforced due to the lack of qualified staff to access the alteration of development. 1

The by-laws are very hard to enforce due to lack of staff. Enforcement is mainly reactive rather than proactive due to same staffing issues. 1

the bylaws are NOT being adhered to. there is a great example today at 1024 champlain, kennisis lake, where a new bunkie was constructed that violates the shoreline setback. why is KLCOA not addressing with the municipality on behalf of its members? 1

The approach is holding back new responsible development, while there are clearly a lot of sites that are complete and do not comply. 1

The actual shoreline bylaw which is MNR based and knows their stuff controls it just fine as is. This crap of shoreline being 100' past where the high water mark is absurd and not shoreline at all. 1

that is not my answer above, detractor should also be..... not familiar with these mechanisms, general public may not know of these mechanisms in place it doesn't imply that the ones in place are not effective 1

Take a tour of any lake. There is a definite attitude of do what you want without considering that the cumulative effect is having a detrimental impact on the environment. Waterfront clearing, massive docks, boats that belong in Lake Ontario, etc. 1

Stupid by laws that are not enforced 1

Shoreline tree bylaw helps keep healthy trees as shore anchors. Plans and bylaws help insure development meets building codes and any local requirements unique to the municipality. 1

Seems to me that people go ahead and do what they want and Sony bother to get permits. This means it isn't effective. 1

See previous 1

See existing shoreline evaluations organized by FOCA. The very positive evaluations of shoreline health took place with only the existing regulations in place. 1

See below comment about some recent builds....seems to be contrary to many people's understanding of current rules, so many conclude that money and influence is allowing permits and construction that are destroying our natural shoreline. 1

See above answer 1

Scientifically sourced methodology 1

Property owners build dwellings and cut trees and vegetation illegally and are not penalized. If penalized, the cost is very low. For example one builds a bunkie close to shoreline without permit and then is penalized with a \$400 fee. 1

Plenty of current legislation and controls are in place by multiple levels of government. The issue is that they are not being enforced. See example of construction on property of former Little Kennis Lake Lodge. 1

People still just do what they want and there is not enough staff to monitor it all 1

People should have more flexibility (with approval) to develop their property that meets their and their family needs with also remaining sustainable 1

People just break the bylaws and pay the fine. If you're doing a multi million dollar cottage a fine is really just a permit-after-the-fact fee -- and the permit can't be declined because you already did the thing. 1

People follow laws and rules when there is a collective consciousness to do the right thing. We need to rise that consciousness. 1

People do as they wish once inspections have taken place. 1

People and contractors do it anyway. Current Fines are not a deterrent 1

People always seem to be able to find a work-around. 1

Our lake areas already prevent boat house development - the only thing allowed is docks - which have minimal input 1

Only effective if enforced. Otherwise it's up to neighbours to call in and report their neighbours which causes tension and ill will. 1

Official plans mention natural shorelines but there are no zoning by-laws to back this up. 1

Obviously not very effective, if this continues to be an issue. The County/municipalities have recommended measures that should be taken and they should be adopted. 1

Obviously COVID has delayed inspections. However time is of the essence. 1

Numerous large development projects on our lake 1

Not that effective in isolation of septic system regulation, boating regulation etc Very punitive for those who are already 30 metres from shoreline Have developers come up with more sustainable options when working around the lake 1

Not sure, except, new builds, what happens there? 1

Not much enforcement on the tree bylaw	1
Not enough restrictions on landscaping within that first 10 - 15 meters. Grass and too much hardscaping is the problem and we need to keep the teeth in the septic inspections.	1
Not enough enforcement. No sense having rules if no one does anything about enforcement. Not comfortable ratting out neighbours.	1
Not enough education goes into informing old residents that haven't kept up with this education and for new buyers that haven't had waterfront properties	1
No permitting required for the site preparation phase before a building permit is issued. In the absence of adequate enforcement capability on the part of the Municipality it falls to neighbours informing on other neighbours which lake residents avoid.	1
No one seems to enforce the existing by laws	1
No one enforces or polices it	1
no monitoring	1
No control over the shoreline of these massive structures	1
need to develop a collective will to change and have more personal responsibility for change - This will come from education, development of sustainable options, better sharing of resource rather than continued expansion of individual resource	1
Municipalities need tax dollars and often approve development which has negative environmental impacts. They are afraid to raise taxes to support the implementation of bylaws with strong environmental controls. Complaint based controls are ineffective.	1
Most property owners respect the laws and regulations; however, it seems there are still too many who do not.	1
Most people abide by the bylaws. Government seems to ignore the bylaws.	1
Most lakes were developed years ago and views/access to water opened up. Very little cutting of natural vegetation at the shoreline today and our lake is over 75% natural. Rather than take away my property rights, address bigger issues such as septic.	1
Most don't know about it. Trees are cut on shorelines with no regard.	1
Most are helpful. I believe the current tree by-law is a bit too restrictive.	1
More education and enforcement is needed	1

Many property owners seem to be aware of the reasons to protect the lakes. New development and properties as they change ownership are easiest to control and affect changes to shoreline preservation.

Major clearing of natural vegetation. 1

Like all by-laws, enforcement is lacking and penalties are not a deterrent to those persons who do not care about rules. Another by-law (the one being proposed herein) wont change that. Focus should instead ONLY be on those lakes with poor water quality.

Lax and uneven by-law enforcement 1

Laws work when enforcement happens 1

Lakes are healthy per recent survey. Township staff work with residents. Bureaucratic bylaws need more staff. Tax revenue vs budget is important. Budgets need to be sustainable without breaking tax base. Enforce existing bylaws before saying they dont work

Lack of proactive enforcement. 1

It's too easy to buy an exception. 1

It seems hard to enforce bylaws such as shoreline tree removal. 1

I'm aware that we are not to cut large healthy trees down without a good reason, or replace entire rocky shorelines with beach sand (I think that's a by-law, anyway), but some take "preservation" so far they really should just live deep in the woods.

If enforced they have worked well in the past. Most of the people are not idiots. 1

I viewed the open house.....all the answers were presented there 1

I understand that unless someone complains about a building or lack of planting near the shoreline -nothing happens. Too many trees get cut down & too many lawns. We see geese on neighbours lawn now and feel concerned that this may contribute to pollution.

I think they are a little lax. Also, they are very hard to enforce. If you're not in a town, it's easy to remove trees, for example, without anyone noticing, or before anyone notices. Penalties aren't strong enough. Neighbours don't like to snitch. 1

I think the existing bylaws offer some protection 1

I still see people violating rules - mostly comes down to neighborhood reporting 1

I say only somewhat effective because there are many bylaw and law infractions that are not enforced. Complete hardscaping, right into the water! And night is done to prevent it or rectify it. Terrible.

I have several neighbours that mow the lawn to the water's edge every weekend 1

i have seen a few developments that clearly paid no attention to current zoning regs 1

I have been on the lake 30 years. I used to see every other lot clear cut, now there is a handful out of 900 cottages. The municipality is doing a good job enforcing existing laws. Thank you. 1

I feel there is not enough enforcement of the rules. From My understanding these laws are only enforced during new construction or if a neighbor complains. Not acceptable 1

I don't have enough knowledge about how this is working throughout the County. Enforcement of guidelines and regulations is always the challenge. Education is just as important. Teaching that 'water is life' is key. 1

I don't believe that they are being enforced enough to be really effective. 1

I don't see the by-laws being enforced in a very active manner. 1

I don't believe that trimming trees to permit a view is going to do any damage. In fact it will allow the roots to become thicker and stronger instead of long too heavy trees that will fall into the lakes. 1

I believe some rules are too restrictive. We made an investment in our property and we care about the environment and should be trusted not to ruin it. If I want to build a screened in porch on my deck, or add a dock etc being denied seems unreasonable. 1

Huge influx of residents building homes along shorelines , things are changing fast . 1

Historically, the county has not enforced these by-laws when infractions occur and property owners make representations to Council when variances are being requested by neighbours. 1

Haliburton Country does not have enough bylaw officers to enforce the bylaws. Too many owners are cutting down trees. If they get caught, they pay the fine (if they get caught). And the trees have been destroyed, how does the fine bring them back? 1

Far too many different levels of government crossing responsibilities and no protection whatsoever at public launches/docks for hindering invasive species entering our lakes. No plan for excessive parking issues, facilities for recreational parks. 1

Existing rules such as not cutting trees of a certain diameter near the shore make sense but aren't enforced. 1

Existing mechanisms already impose significant restrictions on reasonable development, not just at the shoreline, but well back of it (30m). 1

Existing by-laws are there to encourage keeping shoreline natural but monitoring of these rules are left to neighbours to monitor. 1

Every year while going to different lakes in Haliburton county you see further destruction of the shoreline. People removing trees and natural vegetation with no enforcement. 1

Enforcement is limited and when it does take place the fines and restorative measures are so small they do not influence behaviour. 1

Enforcement is lacking. Fines are too small. Neighbours have to do the policing. 1

Enforcement is a major concern. This should not be a neighbour complaint driven process. Inspections are essential with follow on orders for improvement 1

Education is short lived if any. Neighbours are hesitant to rat out the offenders. Many owners and renters are here only to play, for recreational purposes. Not focused on the environment, ecology. 1

Difficulty in enforcement 1

Different water bodies have passed legislation redevelopment along shorelines that are very effective, Perhaps consolidate the best of these into a Countywide rule with specific rules for ie river development versus lake development. 1

Development is not the issue. 1

Despite building codes, some new property builds change the shoreline right to the water's edge. 1

Could be effective but nit substantial enforcement 1

Call me 416-523-5500 1

Bylaws are rarely enforced and frequently ignored. Property owners are content to risk a fine to pay for their improved view of the lake. 1

bylaws are in place to prohibit cutting of trees, removing stuff from the water, and setbacks for construction. People who do the wrong thing have been fined and also had to remediate the problem they caused (replanting trees for example) 1

Building of non residential structures within the 30 metre shoreline is not adequate. 1

Being ignored and not enforced. Once ignored it is too late. Perhaps too many exceptions being granted. 1

Because they're not properly enforced. 1

Because these ppl think the fines are a joke and happily pay them and just continue to neglect the water, for their own enjoyment. 1

As I understand it, municipalities gain greater tax revenue as square footage increases. They then have little incentive to restrict the size of developments. It is also ineffective to rely solely on a complaints based system of bylaw infraction.

As a complaints based service many issues go unchecked

An example on my lake, shoreline trees were cut down in violation of existing by-laws and wealthy cottage owners easily paid the fines. As far as I know, replanting was not required, so the fines were ineffective in remedying the damage.

Again, I don't have issues with what is being built and developed along the Lake, more about what people are using on their properties.

Again the removal of trees would effect the sustainability of the environment!

30 metres of shoreline vegetation is proven to do little. At the same time you've got old boathouses, bunkies and cottages 20 feet from the shore, and businesses dumping sewage into the lakes.

0

Answered: 155 Skipped: 131

**9. Are there any other approaches or mechanisms that the County and lower tier municipalities use...**



Response	Count
Not sure	3
No	2
Don't know	2

Yes - get better control over water levels - the lack of planning down stream shows that plant vegetation and fish spawning is more effected by this change than development could ever have . Also limit grass lawns at shorelines 1

Water testing, surveying, bylaws, owner education, tax credits for positive behaviour 1

Use honey instead of a stick with people and their land, if shoreline preservation is your goal. 1

Updated septic Maintaining appropriate water levels Working to fight climate changes 1

unknown 1

This survey is biased. need to balance shoreline protection with common sense and non harmful projects. - No sun umbrella's on docks, no regulations on wakeboard boats with 5 ft wakes, no limit on Trent usage - lake drops 7 ft - Huge shoreline impact! 1

This should say " are there any other approaches that could be used to enable sustainable waterfront. The answer is "Yes". Increase the fines and force restoration of the shoreline. 1

There was recently a huge portion of natural shoreline sold to a random buyer - it was put in debate through municipality reps & they were very quick to agree to the sale instead of enforcing the need for natural shorelines. (Off of Wilkinson Rd.) 1

There should be more consistency in the by-laws among the lower tiers. ie Septic inspections. I know the septic inspections in Highlands East were nowhere near the level of detail as the ones in Dysart. By laws must be enforced 1

There must be. 1

There have been natural shoreline restoration demonstration sites created by the Townships working in conjunction with the CHA, lake associations and other groups. Elvin Johnson Park on Halls Lake is an example of this sort of cooperation. 1

The county should look in the mirror how they handle there properties. 1

The best way would be to provide services (water and waste water) we know that's extremely expensive so instead control activity and development through zoning. The unserviced lakes should not be used for commercial activities like short term rentals. 1

The best I found is the cottage association per lake. Not enough from government. 1

Sure; make actual laws that people actually have to follow. And make them in the best interest of the land, water and creatures. Anything less will simply be a bandaid solution to your human-centered water concerns. 1

Sure go back to offending properties and reassess. 1

Stop the new shoreline bylaw as it is a money grab and this survey is bogus that "anyone " can answer it!! 1

Start enforcing current bylaws Education campaigns Property tax rebates for incentives to naturalize shorelines Treat residents as intelligent partners for program Offer free native plants Implement water testing programs for evidence based decisions. 1

Social media, inspections 1

Size of lake including area and depth 1

Shoreline development is already regulated enough 1

Shoreline checks a few times throughout the year 1

Set your rules and stop letting people buy their way into breaking them and damaging our natural resources. 1

septics septic and how about we do proper septic inspections 1

Septic reinspection, which is more important than any wake or shoreline preservation bylaw that the municipality is contemplating, because most septic tanks on the lake are 50+ years old. 1

septic inspections 1

Send inspectors and stop people cutting lawns. 1

Seek and support enforcement 1

see above 1

Routine inspections and issuing elevated property taxes instead of fines (fines are seen as the cost of business, we need something with more impact to deter shoreline deforestation). 1

Reduce wake. 1

Read above about charging annual fees. As well as a one time fee to have a dock. These funds need to go directly to lake preservation and beach safety. 1

Put money towards plant material to help older properties help remediate their shorelines. New development is not the problem. The problem in this county are the older cottages with lawn to the lake, septic systems that are not working properly etc. 1

Pubic education. 1

Provide guidance and certain reasonable laws, but the rumours of no pruning or cutting down brush allowed within 30m of shore is ridiculous. Keeping views, creating safe paths and docks, is necessary and part of the reason we enjoy the lake. 1

Pressure other ministries to enforce their regulations	1
Periodic surveys of status and feedback to all.	1
OSRA purchase process	1
On our lake it is pretty much 'the wild west' where new developments infringe on any existing legislation knowing they are not likely to get caught....and if they are discovered then a standard 'apology' is - 'so sorry...won't do it again next time'.	1
Nothing significant at present.	1
Nothing effective. Septic inspection as an example. Waste of time and money the way it was done. Didn't check effectiveness or structure of system, just checked level and proximity to lake. Stop the municipality's from dumping road salt and sand in lakes.	1
Not to my knowledge.	1
Not to my knowledge	1
Not that I know of. The municipality needs to consider that they also need to look at their properties and see that they also follow the guidelines. All waterfront property owners should receive and sign acknowledgment of the rules regarding these matters.	1
Not that I know of.	1
not that i am aware of... The ones in place are taken extremely lightly as is. to date i still see people clear cutting water front and adding loads of sand to make a beach suitable for their needs.	1
Not that I am aware of.	1
Not sure what this already in place.	1
Not really there job	1
not aware of anything new. should designate 40 foot area on waterfront lot that can be improved. balance natural. enforcement is critical.	1
not aware of any.	1
Not aware of any specifics	1
None that are effective.	1
No opinion	1
Net Zero carbon mandate for all activities	1

Most property owners are aware of what is happening with climate change Most are willing to make changes Need to educate and give incentives to change

More education, also more scientific research on the needs. Not just environmental beliefs.

1

MNR regulates everything that touches water.

1

Manage septic tanks closely and prevent fertilizers and pesticides from being used at waterfront properties

1

Manage consistently the existing bylaws more oversight

1

Make a natural shoreline be part of the building permits, site plans etc

1

Make a good and easy to understand check list page of what is allowed, what needs a permit and what is not allowed

1

Loon nesting and wake prohibitions during loon nesting seasons

1

Limit the size of these new mansions being built.

1

Limit power boats on smaller lakes like Oxtongue.

1

Let the staff do their job and don't let those who think....but really don't know...dictate what the staff and elected officials should be doing

1

Keep the roads relatively poor. I'm serious. People who cut down trees, install lawn, then complain about geese are also the people who can't handle a rough road. Spending money making smooth wide roads attracts those people same as lawns attract geese.

1

Is waterfront development even sustainable at all? Keep trying to have strict guidelines.

1

Inspections are required for any building. Inspectors ensure that buildings are properly set back, and septic systems are properly done. These are the highest risk items to lake health. How about submitting a shoreline plan when taking out a building permit

1

Inspect septic systems properly.

1

Information through platforms like Environment Haliburton etc would be helpful.

1

Inforce existing bylaws not make new ones.

1

Incentives for naturalizing shorelines.. Free native plant give always.

1

Incentives

1

improve awareness and education efforts. All gov't should have info officers with developers/contractors being a key audience. Environment trumps economy. Without healthy environment/conservation of natural resources there will be no healthy economy 1

If there is going to be a bylaw, ALL properties should have to comply, not just new builds. Existing builds should have to work towards restoring their properties to more natural states. Variances should not be granted if they impact the environment. 1

If something is not done soon in regards to shoreline preservation , we will end up like the shore around Lake Simcoe . ie. almost no natural areas , except for the few public parks . 1

I think education programs to help property owners understand environmental concerns better would help them make better informed decisions on how to protect shorelines more effectively. 1

I question the ability of the local politicians to provide a reasonable and balanced view. 1

I like the fact all the septic systems are being inspected! Well done. 1

I don't understand if you are asking about things that are used or things that could be used. 1

I don't know. 1

I believe there is a 30ft setback from high water mark for building structures 1

I believe that the bylaw is required at 30 m. It is disappointing that a few botch it up for the many. But, a bylaw we can understand and BE ENFORCED! 1

I am not aware of any 1

Hire enough staff to enforce existing bylaws. Look back behind the lakes at where more dangerous issues lie and deal with them first. 1

Haven't seen any that are effective/enforced. 1

Further easily accessible and understandable education/information for people that is presented in a judgement free way. I would love to see a similar out program like Guelph Ontario's Healthy Landscapes visits. 1

Free assessments to assist owners in reclaiming and returning to their natural Shorelines would be helpful. 1

For new builds or renovations, require a detailed landscaping plan with large penalties for not following it. 1

Ensure the design of the development during the permitting phase has sustainability and resiliency incorporated into the design and is protective of the environment 1

Ensure 100% compliance with the septic inspection program from 2019 as owners that failed to complete inspections in 2019 were not fined and no action was taken against them. Monitor properties and what people are using on their properties.	1
Enlist the knowledge keepers of local Indigenous peoples. They can, perhaps, teach non-indigenous like myself how to live more harmoniously with the natural world. Workshops, teach-ins, guided walks, lake and river paddling, etc. can be a fun way to teach	1
Engage in a holistic approach to waterfront development, Passing by-laws is important, it is even more important to educate. reach out to First Nations who live in the area. They have insights on how to manage the shorelines in an ecological manner.	1
Enforcement of low wake zones. Enforcement of existing bylaws. Enforcement of existing bylaws for development. Prosecution of those that don't follow laws.	1
Enforcement of bylaws	1
Enforcement and restoration	1
Enforce the existing regulations. They are commonly not enforced.	1
Enact the proposed shoreline preservation by-law, inspect, enforce, fine and require remediation of damage.	1
Employ more bylaw officers.	1
Elimination of short-term rentals. Ridiculous that a few profit from operation of commercial businesses in residentially-zoned areas, while the majority of other property owners suffer from noise, excessive septic use, etc.	1
education, alternate activities, shared resource, On a small bay with perhaps 12-15 cottages. There are 12-15 huge docks to tie up 10-12 large power boats of which only 3-4 are on the water at any time - we have basically built an off shore shoreline	1
Education of builders landscapers and owners. This is your investment	1
Education is probably the most effective method, and funds should be allocated to leverage other campaigns and ads used in similar "cottage country" locales across the province. I have seen such campaigns since I was a cottage kid 50 years ago.	1
Education and balance	1
Education	1
Educate...I believe most people want to do the right thing, Support shoreline restoration, eg how to do and access to local plants to purchase to restore I personally would be happy to pay for a shoreline consultation and the recommendations to manage	1

Don't know	1
Determine the desired population loading	1
Cottagers pay an incredible rate of property tax. They should be allowed 30-50% of their shore line for enjoyment otherwise you will unnecessarily long docks.	1
Cottagers associations maintain some degree of vigilance. Social media points out issues as they arise. Municipalities can use both to further their agendas.	1
Control rental properties - ie licensing, so that you can limit #'s based on septic size. Control wakeboards (not sure how this can be accomplished). Proper septic inspections including flow tests.	1
Contractors, landscapers, tree cutter lose their license if they don't adhere to bylaw. Property owners pay huge fine	1
Consistent enforcement of the current bylaws. Incentives to keep shorelines naturalized.	1
Consider larger minimum lot sizes for new waterfront developments to decrease overall density. Actual enforcement of existing regulations.	1
Communicate how to renaturalize. What are local plants? Sample plans. Make native plants available easily/cost-effectively. Recognize owners that renaturalize.	1
Common sense instead of just policies	1
catering to special interest groups seem to motivate a certain council member who has the title warden	1
Builders and developers should demonstrate in their plans how they will protect shorelines, and if they do not comply, there should be significant repercussions. Provide free plants and labour to rehabilitate existing lawns that touch the shoreline.	1
Better public education and awareness Rules around emptying and maintaining septic tanks Prevent clear cutting but allow owners to fall sick, dead and dangerous trees without permit.	1
better policy re short term rentals	1
Ban fertilizers and complete the septic inspections! Shocked that we aren't focusing on those two things.	1
As above..number 6...eliminate docks and access unless the property is owned and then if owned maintain the proposed buffer zone allowing only a percentage of the shoreline to be altered for accessibility to the water	1

Apply the rules consistently. There are at least 5 cottages on Kennisis Lake and Little Kennisis Lake that have not respected the existing bylaws. What is done about this? For example, on Little Kennisis a cottage owner built into the lake. 1

already use or want to use? I fear that the county and municipalities are going to push through a bylaw that property owners do not support. Publish a bylaw in layman's terms and present it as a referendum with our next property tax bill. 1

All permits come with a site visit to discuss issues and lake health. Permits need to be individualized to the property. Important to ensure that we are actually protecting the lake and not creating permit and environmental assessments for tax revenue. 1

Aerial photos or film of the lake waterfront every so many years. You'll notice the changes. 1

A percentage of property shore line is a better guide and more equitable than # of feet wide. Do many answers below will not be the correct reflection of this question 1

A 20 foot clearing restriction. 1

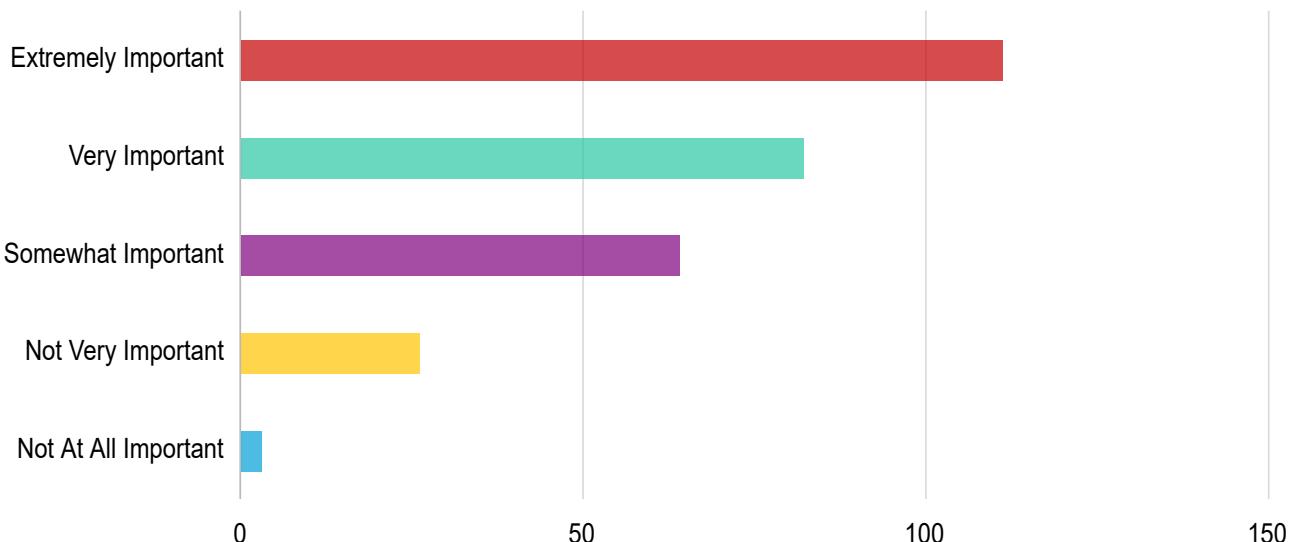
Ist not familiar with waterfront development on Lakes other than mine , do we not already have existing bylaws that enforce sustainable waterfront development ? You mentioned Shoreline Tree bylaw ? was that changed from 4" to 2" no notification ? 1

? 1

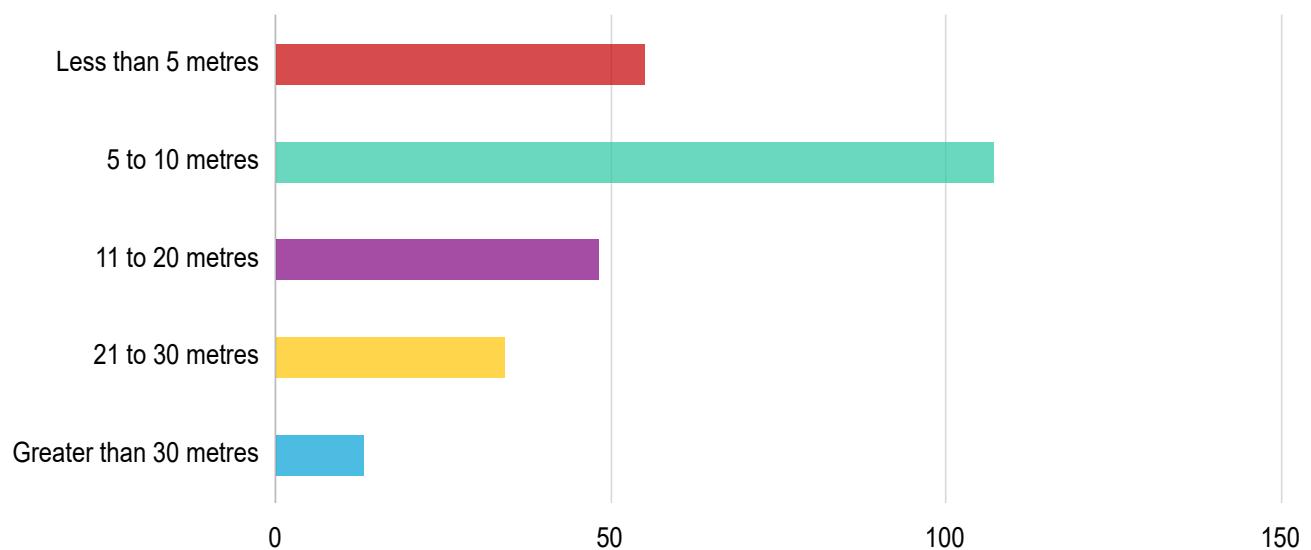
0

Answered: 138 Skipped: 148

#### 10. How important do you think naturally vegetated shoreline buffers are to enable sustainable water... 10. How important do you think naturally vegetated shoreline buffers are to enable sustainable water...



If you answered a, b or c to the above question, in your opinion how wide should the naturally vege...



Please specify the distance and the additional benefit that it would provide

The word cloud requires at least 20 answers to show.

Response	Count
Yours the scientists i don't need to tell you lol	1
the wider the buffer, the greater the protection from runoff, the better the habitat for wildlife	1
The science says 30 metres. Greater than 30 would be effective in protecting more biodiversity, and climate mitigation	1
Leave shoreline permeable for at least 30 m.	1
Full lot depth on 90% of any property (ie no structures on 90% of any lot width) would provide meaningful habitat and reduce human load.	1
As much natural vegetation as possible around lakes and streams. Wider area provides extreme precipitation event protection, reduce nutrients and chemical flow toward lakes.	1
30m of vegetation to slow run off and intercept nitrogen, phosphorus and chlorides from entering the water.	1

30 metres provide a safe buffer.

1

0

Answered: 8 Skipped: 278

**11. What do you think are the benefits of naturally vegetated shoreline buffers? Please provide up to three.**

There are no answers to this question yet.



## Response

## Count

Water quality	6
Prevent erosion	5
Erosion control	5
Prevents erosion	3
Erosion	3
wildlife habitat	2
minimize erosion	2
Lake health	2
Clean water	2

Wildlife - Frogs etc	1
Wildlife	1
Wild life	1
Where are the questions about:	1
What is more important is what is happening above the shoreline as everything leaches into the lake	1
water management, i.e. runoff, erosion, flooding	1
Water health and quality	1
Water filtration	1
water cleanliness	1
Visually beautiful	1
Vegetation to hold shore from erosion	1
Vegetation helps to filter runoff	1
vegetation for minnows	1
Vegetation acts as a kind of "filter" to reduce unnecessary nutrients leaching into the lake	1
-vegetated buffer for healthy lake	1
To remove sediment and chemicals from run off	1
They provide some limited habitat for amphibians and shore birds	1
Supposedly they absorb some contaminants from entering bodies of water	1
Support wildlife	1
Superior water quality- natural filtering	1
Storm water runoff protection and protection of lake water quality.	1
Stops runoff or at least slows it	1
stops harmful run off from entering the lake	1
Stop water run off into lakes	1

Stop rainwater runoff	1
Stop geese from coming on shore	1
Space for aquatic life	1
Soil retention - can be done if managed as well	1
Slows down run off and polluted run off	1
Shoreline tension on alpine lots.	1
Shoreline Stabilization	1
Shore erosion	1
shade for cooling, a biological verge for all types of animal life	1
See above	1
runoff	1
Run off controls.	1
Reducing runoff of lawn and garden chemicals	1
Reduces soil erosion.	1
Reduces negative leaching of harmful materials into the water. Less shoreline erosion. Beautification.	1
reduces erosion	1
Reduced potential for erosion	1
Reduced erosion	1
Reduce shoreline erosion	1
Reduce phosphorus leaching into lake..	1
Reduce phosphate levels from septic tanks from entering the water	1
Reduce erosion	1
Reduce chemicals from entering lakes	1
Rain water Filtration	1

Rain run off prevention	1
Puts Oxygen in the lake	1
Provision of habitat for nesting birds and sources of food for other wildlife	1
providing habitat for wildlife	1
Provides some erosion control	1
Provides more natural nutrients for the water	1
Provides a buffer and filter for surface water run off	1
provides a bit of erosion control	1
Provide shade for water therefore higher oxygen levels in water-good for fish etc	1
Protects the shoreline from the surf boats	1
Protects the natural defense of the lake	1
protecting water quality and fish populations, maintaining biodiversity and mitigating climate change	1
protect shoreline from washing away	1
Protect habitats for animals, insect, etc.	1
Protect fish and other wildlife	1
Promotes wildlife habitat	1
privacy	1
Prevents shoreline erosion	1
Prevents developmental runoff from entering the lake	1
Prevention of erosion	1
Prevent washout	1
Prevent shoreline erosion	1
Prevent Erosion.	1
prevent erosion from rain/downpours	1

Preserves lake	1
Preservation of shoreline flora and fauna	1
Pollution reduction	1
Phosphorus filtering	1
oxygen for the lake	1
Nutrient removal	1
Nutrient absorption	1
nuteient uptake	1
None	1
naturally filters run off going into the lake	1
Natural habitat protection for local plants and animal life	1
Natural growth of aquatic life	1
Natural filtration process for septic systems	1
Natural drainage	1
Na	1
Maintains water quality	1
Maintain the health of the ecosystem.	1
Lowers erosion	1
Lots of critters hang around when the shoreline is natrual. And geese don't like it.	1
Lessens the negative impact on fish and wildlife populations	1
Less erosion/run off into the lake.	1
Less erosion, higher water clarity	1
Less erosion	1
Lake levels rise and fall so if I have a extra 40 feet of shore line at low water where do you plant vegetation	1

Lake health	1
Keeps the lake looking somewhat natural while letting people enjoy their property	1
Keep geese off the lake	1
Keep geese off land	1
It looks nicer than a lawn,	1
Improved water quality	1
If you have grass it doesn't end up in lake when cutting	1
If no grass, no geese!	1
I don't think all Shore lines are the same and can be treated equally	1
I don't have confidence in my answer to this because you didn't provide any examples of "naturally vegetated shoreline buffers".	1
Holds in soil from wakeboard boat wakes and excess rain damage	1
Helps to control watershed	1
Helps the lake look more natural	1
Helps prevent shoreline erosion	1
Helps filter phosphates, etc.	1
Help reduce erosion	1
Help prevent erosion.	1
Healthy ecosystem	1
Habitats for species who keep waterways healthy	1
Habitat for wildlife such as amphibians, insects, waterfowl and fish.	1
Habitat	1
Greater fish and other species habitat	1
For fish and wildlife populations	1
Flora and fauna habitat preservation	1

Fish spawning	1
Fish populations	1
Fish love it	1
Fish habitat	1
filtration of water	1
Filtration of septic system run off and surface water run off	1
Filtration of runoff	1
Filtration of run off water	1
Filtration	1
Filters runoff	1
Filters natural runoff from the land	1
Filters for seepage into lakes or rivers	1
Filters contaminants	1
Filtering the ground run off water before it hits the lake.	1
Filtering system	1
Filtering pollutants before they teach the lake	1
filtering of water into the lake	1
Filtering of run off	1
Filter Run-off - particularly where septic systems aren't working properly. (Inspect Septics!!!)	1
Filter pollutants	1
Erosion protection	1
Erosion prevention	1
encourage native animal habitats	1
Controls runoff	1
considering our lake in particular falls annually by 5 feet due to water draw off, a natural is	1

cleans water runoff	1
Cleaning	1
Cleaner water	1
By saying naturally over and over again you are omitting the effectiveness of engineered shoreline s	1
buffers provide a natural habitat for e.g. frogs, minnows.	1
Better for the wildlife.	1
beauty	1
Appearance	1
Aesthetics and makes the lake look more natural	1
aesthetics	1
Acts as a filter between land and water	1
Absorbs nutrients and contaminants from surface runoff	1
Absorbs a lot of toxins in the land that then don't leach into the lakes	1
A variety of buffers. One part may be less than 5 meters but t he next may be 20 metres.	1
10 feet or 3.1 meters to keep out Canada Geese	1
The above makes little sense to me. All lots are not the same. Some are rocky with deep water, ot hers shallow/sandy. Look at individual lots and help owners individually - not one plan fits all	1
	0

Answered: 191 Skipped: 95



## **Response**

## Count

Shoreline erosion	2
Help with shoreline erosion	2
Habitat for wildlife	2
Habitat	2
wildlife habitate	1
Wildlife habitat	1
Waterfront plants also help absorb/clean the water itself	1
Water quality	1
Water life	1
Water filtration (phosphate and other chemicals)	1
Visual appeal to out lakes	1
Vegetation helps with erosion when the water levels are high.	1
Tree shade along shoreline gives lower water temperature and maybe less algae	1
The Highlands's are known for their natural shoreline. Gives a more natural look.	1
Supporting sustainable tourism. Water and natural shorelines are a key tourism asset	1
Storm water management	1

-stops water flow coming down lakefront property and is then captured by vegetated buffer, does not create wash outs	1
Stops shoreline erosion	1
Stability of the shoreline	1
spawning for fish	1
somewhat irrelevant, fish species cant spawn there and erosion occurs all through that zone	1
Slows down erosion	1
slowing down water run off to reduce sediment incursion into lake	1
Shoreline erosion reduction	1
Shoreline Erosion protection	1
Shoreline erosion mitigation	1
shelter for water fowl	1
shades the shallow water	1
Shade on the water	1
Septic run off filtration	1
Septic protection	1
septic effluent flow is better filtered	1
Safe haven for fish	1
Roots help prevent erosion	1
Reduced terrain for Canada geese (which are much more numerous now than in the past \$	1
Reduced potential for pollution	1
Reduce water flow rate	1
Reduce the amount of nutrients from entering the water.	1
Reduce phosphorous.	1
Reduce geese from fouling shoreline areas	1

Reduce erosion	1
Reduce algae blooms	1
Providing adequate filtration of developmental runoff	1
Provides wildlife habitat along the shorelines	1
Provides shelter, food and safe travel corridors for wildlife.	1
Provides nesting grounds for waterfowl	1
Provides habitat for terrestrial creatures	1
Provides food to aquatic life/shelter	1
Provides a buffer for runoff into the lake	1
Provide natural environment for animal/insects. Food and habitats.	1
Protects wild life eg birds and fish habitats	1
Protects the shoreline where a large percentage of tiny creatures live.	1
protects the lake from pollutants	1
Protects fish spawning areas	1
Protects fish habitat	1
Protection of the fish and fowl	1
Protectes erosion	1
Protect wildlife	1
Protect water	1
protect things like fertilizer etc. from getting into the waterac	1
Protect shorelines from erosion	1
Prevents chemicals from entering the lake	1
Prevention of erosion through vegetation	1
prevent shoreline erosion	1
Prevent run-off from shoreline properties	1

Prevent rapid erosion.	1
Preserves habitat for aquatic species, flora and fauna	1
Preserve shoreline	1
Preservation of natural water filters	1
Potential wildlife conservation	1
Pollutants can disapeate	1
Pleasing to the eye.	1
People not using fertilizers	1
Nutrient take up and absorption.	1
Nutrient absorption - Can be done dealt with septic setbacks and proper landscaping as well.	1
Nothing	1
No fertilizing required	1
Nature	1
Natural vegetation preservation to prevent shoreline erosion	1
Natural Filtering of contaminates	1
Native species of insects, plants, animals preserved	1
Na	1
mowing of lawns to the waters edge should be banned. why would this be needed?	1
more biodiversity (frogs, bees, insects, birds, fish, martens, etc)	1
moderating water flow of rainwater	1
Mitigation of erosion	1
Minimize sediment and contaminants from run-off reaching the Lake	1
Makes the lake look better	1
Maintains the rugged maybe not beautiful appearance of ones shoreline	1
Maintains the ecosystem	1

Maintaining the natural appearance	1
Maintain habitats of shoreline species	1
Lowers the geese population (they look for easy land access next to water)	1
Loon nesting	1
Limits erosion	1
Less erosion	1
keeps runoff out of the lake	1
Keeps geese away	1
Keeps geese and other birds, etc off your shoreline - no poop to contend with	1
Keep geese and their poop away from shoreline	1
Keep contaminants out of lakes	1
It's hard to provide a comment when I don't fully understand what you mean.	1
improving water quality	1
Improved wildlife health	1
If protected from both the land and water side, they provide spawning and nesting opportunities (i.e: people in boats need to have a stand off requirement)	1
hold the shoreline from erosion	1
hold back run off	1
Helps wildlife	1
Helps to filter septic run off	1
Helps protect against muddy rainwater from entering the lake or stream	1
Helps prevent runoff	1
helps absorb phosphates in run off	1
help to prevent erosion	1
Help prevent pollution from fertilizers, etc.	1

Help prevent eutrophication	1
Help naturally regulate water levels.	1
Help fish life	1
Help control /reduce water runoff which might contain pollutants	1
Healthy food for beneficial insects	1
Healthy environment for fish/water fowl/turtles	1
Harmful run off absorbtion	1
Habitats for fish	1
Habitat for loons, etc	1
habitat creating for the insects amphibians and reptiles many now at risk 'cause of these cottage f ools	1
Good swimming	1
Fostering of natural vegetation and aquatic habitats	1
Forest sustainabilit	1
Fish habitat when trees fall	1
Fish habitat	1
Fish and other animal habitats	1
Filtration of chemicals	1
Filtration for rain and run off. Therefore less acid rain and phosphorus entering water.	1
Filters toxins running from higher areas	1
Filtering grey water	1
Filtering any run off from septic systems.	1
Filter out contaminants	1
erosion of shoreline	1
Enhances and protects the water quality of the lakes	1

encourages wildlife/fish	1
Encourages wildlife.	1
Encourage wildlife growth	1
encourage native plant habitats	1
deters erosion of shoreline	1
Decreased goose appearance and their damage to water quality and property	1
creates habitat	1
Clean lake water for local inhabitants and wildlife	1
Chemicals and nutrients are filtered by the buffer before getting to the lake.	1
Better habitat for fish and other aquatic species	1
Better fishing opportunities	1
Beauty of vegetation along shoreline	1
Beauty- most people on our lake prefer the natural look of nature- not grass to the shoreline	1
asthetics of shoreline	1
assist with fish habitat	1
Aquatic life habitat	1
Animals will stay off your property	1
Animal life	1
Allows lake to function properly.	1
Allows Areas for bird to nest	1
Adds oxygen to water	1
Add calcium to lake water	1
Absorption of runoff	1
A- the actual science of what will happen?	1
10 feet or 3.1 meters to provide natural habitat for animals and fish	1

The word cloud illustrates the following concepts:

- Shoreline Erosion**: The central theme, represented by large blue and orange words.
- Natural Habitat**: A large blue word, indicating the loss of natural areas due to erosion.
- Wildlife Protection**: A large green word, highlighting the impact on local fauna.
- Water**: A large green word, representing the body of water affected.
- Soil**: A large green word, showing the material being washed away.
- Aesthetic Appeal**: Words like "beautiful", "attractive", and "appealing" are used to describe the loss of scenic value.
- Conservation**: Words like "protect", "preserve", and "safeguard" are used to describe efforts to mitigate the damage.
- Human Impact**: Words like "development", "urbanization", and "pollution" are used to describe the causes of erosion.
- Environmental Benefits**: Words like "filter", "purify", and "oxygenate" are used to describe the positive effects of natural shorelines.

## **Response**

## Count

Prevents erosion	4
Visually appealing	2
Privacy	2
Prevent erosion	2
Aesthetic appeal	2
Zero	1
Wildlife protection	1
Wildlife preservation	1
Wildlife migration and habitat	1
Wildlife habitat.	1
Wildlife habitat shoreline birds	1
Wildlife habitat	1
We are in a forest.....let's the vegetation continue to,flourish	1

Water life	1
visual appeal	1
Vegetation helps filter anything that may be from the septic system.	1
vegetated shoreline however would reduce surface run off from the shore into the lakes	1
Tree sustainability (no clear cutting)	1
Stops erosion	1
stops embankment erosion and silt build up	1
Stops appealing shoreline for Canada Geese	1
Shoreline erosion protection	1
shoreline birds, eg. herons	1
Shades the shoreline for benthic creatures	1
Shade Trees	1
Septic leaching prevention	1
Secures shoreline against erosion	1
saves soil/sand from washing out	1
Safe haven for migrants and pollinators who are critical for food supplies	1
Retains shoreline	1
Reduction of nutrients into the lake	1
Reducing waves	1
reducing erosion	1
Reduces the visual impact on the beauty of our lakes- when out canoeing or boating, no one wants to see artificial landscapes. We want to enjoy the natural environment.	1
Reduces phosphorus leaching	1
Reduced erosion	1
Reduce the growth of algae	1

Reduce soil erosion.	1
Provides noise buffer	1
Provides a more natural view / experience	1
Provide wildlife habitat	1
Provide vegetation to wildlife (important to ecosystem)	1
Provide solid base for trees.	1
Provide oxygen to air	1
Provide opportunities for habitat for birds and animals	1
Provide habitat for shoreline and aquatic plants and animals	1
Provide cover on water's edge for smaller organisms in the food chain	1
Provide a natural filter for pollutants.	1
Protects wildlife	1
Protects the shore from erosion	1
protection of lake as a filter	1
Protect fisheries	1
Promotes aquatic plant and environment diversity for marine life/fish	1
Preventing geese habitation.	1
Prevent flooding	1
Preserving the state of the shoreline from erosion	1
Preserve the breeding grounds and living environments for lake and shoreline fauna	1
Preserve scenic beauty to be enjoyed by present and future generations	1
opportunities for companies specializing in natural landscaping and sustainable tourism	1
Offer better water quality	1
No others come to mind	1
Nesting can take place at shoreline	1

Natural viewscape	1
Natural view of the lake	1
Natural habitat	1
Na	1
Much more pretty and natural scenic views	1
More natural habitat for a variety of wildlife	1
More effective at controlling erosion	1
More appealing ecstastically	1
minimal erosion	1
May help erosion	1
Maintains a natural beauty to a lake with properties natural and buildings back 30 m	1
Maintain shoreline ecosystems	1
looks nicer from the water	1
Looks good	1
Less maintenance required	1
Less development	1
Keeps rowdy boaters out	1
-keeps geese off properties with the naturally vegetated shoreline	1
Keeps development spaced away from the waterfront	1
Important habitat	1
Helps filter ground water before entering the lake	1
Help prevent Canada geese from coming ashore.	1
help fish habitat	1
healthy shoreline buffer is 10 feet or 3.1 meters not the 30 meters you are suggesting	1
habitat for some species	1

Habitat	1
Greater water retention in the soil which is quite shallow in many places	1
food supply for aquatic dwellers	1
Fish and aquatic life	1
Fish and amphibian habitat	1
Fish & wildlife encouragement /shelter, food	1
Filters running water from land as it enters the water	1
Filter water	1
filter the water running into the lake	1
Filter run off	1
Filter out phosphorus and others from septic systems	1
Filter bad elements such as Nitrogen, phosphorous	1
Fewer lawns = less runoff, less mowing (thus quieter)	1
Far more visually appealing	1
Esthetics. We are in a natural environment after all.	1
Esthetics. I like to have a view of trees, not cottages	1
esthetics	1
erosion protection and trap sediments	1
Erosion protection	1
enhances habitat for wildlife	1
encourage fish spawning.	1
Enables natural purification of runoff water	1
Decreased run off	1
Controls shoreline erosion.	1
Control seepage of fertilizers etc from entering the water	1

Cleaning filter	1
Cleaner water	1
buffers action of waves	1
Bird habitat	1
Better water quality	1
Better natural filtration of human toxins	1
B- Why not just ask in the survey if you want this bylaw	1
Attracting birds and water fowl.	1
Attracting a variety of animals	1
animal life better	1
Animal and bird habitat	1
Allows Frogs and snakes to thrive	1
Aid in natural habitats	1
aesthetics	1
Aesthetically pleasing	1
Aesthetically appealing to humans.	1
Acts as buffer against runoff.	1
act as a filter	1
A buffer is better than nothing and at least it keeps the conversation going	1
	0

Answered: 138 Skipped: 148



## Response

## Count

Filter pollutants	2
Visually it creates a more natural scene. Some lakes look like subdivisions with cottages lined along the shore.	1
Tree and plant growth... native species	1
The trees at the lake provide shade.	1
The natural environment we are known for that most people crave while here.	1
Stop shoreline erosion	1
shade from these plats creates fish habitat and regulates water temps	1
Sediment run off mitigation	1
Secures riparian benefits	1
Scientists tell us it is best for the lake. Trust the science.	1
Safety for swimmers with less boaters coming in	1
Reduces noise and light pollution	1
reduces leaching of pollutants	1
Reduce phosphates	1
Reduce algae growth	1
Puts Nutrients in the lake	1

Purify the water going into lakes and rivers.	1
provides privacy and reduces noise	1
Provides habitat for fauna and flora	1
Provides food and habitat for wildlife	1
Provide habitat for wildlife	1
Provide a 'green' buffer	1
Protection of the current shoreline	1
Protect shoreline habitat for species living on land and in water	1
Promotes fish habitat.	1
Promotes clean water	1
Privacy	1
Preventing soil erosion	1
preventing erosion	1
Preserving the visual environment from the lake	1
Preserves integrity and aesthetic appeal of the natural environment	1
Preserve the natural beauty of the lake and prevent it from looking like a subdivision	1
preserve the natural beauty of shorelines and not look perfect and man made.	1
Preservation of plants	1
Plants for native animal and birds species are more available.	1
plant life better	1
Nutrient absorption	1
Noise reduction	1
Natural shoreline across from lake hide light and cottage junk	1
Natural hedge to stop garbage going into lake	1
Natural	1

Na	1
Mother nature's filter	1
More pleasing to the eye	1
More feed for shallow water animals	1
more fauna live and nest along the shoreline	1
More carbon capture	1
makes for a beautiful ride around the lake	1
Maintains the beauty of the lake,,,I don't want to live on a sub division on the lake	1
Maintain property values	1
Looks esthetically pleasing.	1
Looks better	1
Limits the use of fertilizers, that should not be used anyways	1
Less shoreline erosion	1
Less obvious building sites	1
-less maintance of shoreline - leave it natural	1
leads to better water quality	1
Lake water quality enhancement	1
Increases privacy	1
Home for lake mammals	1
Helps to protect fish habitat and fish spawning	1
helps to "purify" groundwater entering the lake	1
Helps slow nutrient flush into the lake	1
Helps shore erosion	1
help in purifying water	1
Help filter harmful human-used substances from entering the water body as quickly.	1

Health to animals	1
Health of lake	1
Having a lake that looks and feels natural might reduce subsequent generations disregard of nature	1
habitat for small animals shoreline fish	1
habitat	1
Generates oxygen	1
Filtration of Nutrients	1
Filters fertilizers, pesticides	1
Esthetically pleasing	1
Esthetically more natural	1
Erosion protection	1
Encourage the return of natural water species such as frogs, crayfish etc.	1
discouraging aggressive land owner and developers	1
Discourages Nuisance Geese	1
discourage geese	1
deters cottagers who want a "city" experience	1
C- Where are the control measures in this survey? Anyone with a link can do it?	1
Bird and animal habitat .	1
Biodiversity protection.	1
Attract smaller wildlife	1
Aquatic plant life keep the water well oxygenated	1
Alternative to lawns so no fertilizer used	1
act as a natural home for things like frogs etc	1
	0

Answered: 90 Skipped: 196



## Response

## Count

Visually appealing (most of my shoreline is completely natural- a survey performed by the cottage association couldn't suggest any improvement needed for our property)	1
-vegetated buffer for healthy fish and species	1
They beautify the shoreline	1
Shielding of electric lights on properties that affect the night sky	1
See more water plants like water lilies	1
Save time cutting grass	1
Requires less maintenance	1
Reduces nuisance birds (like Canada geese) from congregating.	1
Purify water	1
Provides beauty; quiet, shade and privacy if treed.	1
Protects the lakes for future generations	1
Promotes fish habitat.	1
Preserves natural, forested feel of the lake as a whole	1
Noise attenuation.	1
Natural wildlife such as frogs, birds thrive along natural shorelines	1

Natural vegetation helps protect the natural wildlife in the area.	1
Na	1
More natural looking properties rather than urban looking lawns!	1
More attractive	1
minimal maintenance	1
Looks the way lake shorelines should look	1
less shoreline erosion	1
Keeping septic away from the shore	1
Keep the natural systems in place for plants, animals, lakes to be in balance and thrive	1
Keep geese away	1
Increased water quality for fish and other organisms	1
Improves esthetics	1
improves aesthetic appeal	1
improved privacy and aesthetics	1
Helps stop the geese from congregating and defecating everywhere adding bacteria etc to the water	1
Health to vegetation	1
Health of the lake	1
Flowering plants provide food for pollinators, butterflies, etc.	1
flood abatement and wind break	1
Fish habitat protection	1
esthetics of shoreline	1
Esthetically pleasing	1
Erosion	1
Encourage wildlife like frogs on the shore and fish in the water	1

Don't have to fertilize or cut any grass.	1
Discourages Canada geese from accessing grassed areas and limits propagation	1
Didn't come to the cottage to mow the lawn, you know	1
Blocking excessive boat noise	1
Barrier for septic leaching	1
avoiding the Muskoka Effect	1
allows water runoff to be absorbed by vegetation/ground without running into lake	1
Aesthetically Pleasing	1
Acts as a sound buffer so loud music / dance parties do not cause noise pollution across the water body	1
A more natural setting... which is what people come here for	1
	0

Answered: 49 Skipped: 237

**12. What do you think are the drawbacks of naturally vegetated shoreline buffers? Please provide u...**

There are no answers to this question yet.



## Response

## Count

none	25
I can't think of any.	2
You need to allow more space!! I have erased most of my answers to this survey	1
Wildlife - things hiding in the grass dangers to people/pets	1
why am i paying high taxes to look at weeds	1
Weedy shoreline	1
Waterfronts are meant to enjoy , allowing a certain % for patios / Docks / boat houses / storage etc.	1
views to the lake	1
View from the cottage	1
Usable shoreline! Often work has to be done to make it accessible to the water	1
Unbalanced systems by disrupting natural shoreline, even by adding rock where it isn't normally	1
Too much Shade on property	1
this question is biased	1
They are ineffective compared to demanding large lots with limited shoreline development	1
They are good. We need more of them.	1
There aren't any as long as long as it is reasonable	1
There aren't any	1
There are none, unless you're a human with a development project of any size and the buffer is preventing you from developing.	1
there are none except visual appearance which is a learned experience for visual enjoyment	1
There are no drawbacks	1
The wording of the question does not allow for any answer that does not support the bylaw	1
The view is gone	1
take away from clear view of lake	1
sometimes does nothing to help against erosion	1

Some will say lake access, but a path to the water and the docks are allowed	1
Some vegetation can be invasive or noxious weeds or poisonous plants.	1
Some properties don't have a naturally vegetated shoreline	1
Some people won't like a natural shoreline so a heated debate could ensue. Council will need to hear from an overwhelming majority on this	1
Some lots on Oxtongue might not be buildable. Too narrow	1
some local businesses may have adapt to new development practices	1
Some are invasive	1
Slight impediment to water access	1
Sightlines	1
Shoreline buffer has far less impact compared to Trent system taking 7 ft of the entire lake.	1
Ruining property values	1
Restricted lake views from the cottage.	1
restrict what people can do on their property	1
Reduction of shoreline recreational use.	1
Reduces lake accessibility	1
Reduced individual property rights	1
Reduced enjoyment of waterfront areas.	1
Reduced ability to use your owned property	1
Reduce enjoyment of shoreline by residents	1
Reduce enjoyment for which the property was bought.	1
Proposed buffer is too large	1
Property owners should be allowed some access to waterfront.	1
Property owner not able to use property as they see fit (ie. Beach, view, etc..)	1
Properly supported and administered, there are none.	1

Promote more insects	1
prevents nice beaches for swimmers	1
Prevent the reasonable recreational use of shoreline by blocking up water access and promoting overgrowth of undesirable vegetation and decaying vegetation matter along shoreline and lake bed.	1
Personal access to the water	1
Perhaps personal preference on aesthetics	1
People will continue to dock and boat - shoreline does not stand alone	1
People want to enjoy their waterfront so how do you balance both especially on small waterfronts.	1
people need to access their lake front property, some vegetation would be beneficial as stated	1
Penalizing projects that would improve shoreline with native vegetation	1
Owners usage may be impeded	1
Over-regulated shoreline laws will ruin enjoyment of cottage life and purpose of cottage ownership in Haliburton	1
Over regulation	1
Over control of buffering- I am on a lake where 78 percent is natural	1
Our property is highly screened along the shore with a thick band of trees, there is no real draw back other than blocking sunlight on decks that don't get to dry out as much or quickly as wanted	1
Nothing	1
Not great for swimming	1
not aesthetically pleasing	1
Not addressing root cause of lake health	1
NONE.	1
None, in comparison to the benefits	1
None,	1
None that I can think of	1
None- just need enough space for a small deck and ramp to dock	1

Need to have area for beach and swim	1
Need to be the right size.....not 30 metres	1
Motors getting caught in vegetation.	1
Mosquito habitat	1
More difficult access to lakes and rivers.	1
Minor inconvenience to access and view	1
may limit development	1
May impede access to cottage	1
may be less attractive to swimmers	1
Maintenance	1
Loss of view of lake	1
Loss of use	1
Loss of functionality/usage	1
Loss of beaches	1
Limits the ability of the owner to use their property	1
Limits human shoreline use	1
Limits access to water	1
Limit or prevent access to the water	1
Limit beach areas for kids	1
less rich cottage ppl infecting our environment with their entitlement	1
Less nice swimming areas and easy access, however if lake capacities are set in place I think some shoreline development is fine as long as a certain percentage of each lake has untouched shoreline	1
Less attractive swimming areas	1
Lake use for swimming/boating	1
Lake access	1

Lack of flexibility	1
Lack of easy access to water	1
Lack of ability to enjoy your property	1
It's a waste of energy. What is the carbon footprint of this project already vs next 25 years?	1
It is very difficult to reestablish a natural shoreline in some areas of the lake.	1
Inconsistent oversight and control	1
Inability to provide same....docks etc	1
Inability to fully enjoy the waterfront property	1
Impedes peoples ability to manage their land as they deem fit	1
Impedes access to waterfront	1
impact on ownership rights	1
If you don't allow some people will just take what they want	1
If it's too large, it's too restrictive for cottage owners.	1
If it is too deep into the property, it infringes on landowners rights.	1
If completely overgrown, cottage or homeowners may have difficulty accessing their waterfronts fo r swimming, kayaking etc.	1
I don't see any drawbacks	1
I can't think of any valid drawbacks	1
I can think of no drawbacks.	1
How to balance shoreline recreational usage, THE reason for ownership, with buffer	1
Hinders recreational use of the property without corresponding benefits compared to other initiativ es like banning fertilizers and completing septic inspections that would provide much greater benef it.	1
heavy undergrowth reduces breeze from the lake to discourage biting insects	1
Hard to be told what to do with own land	1
Everything	1

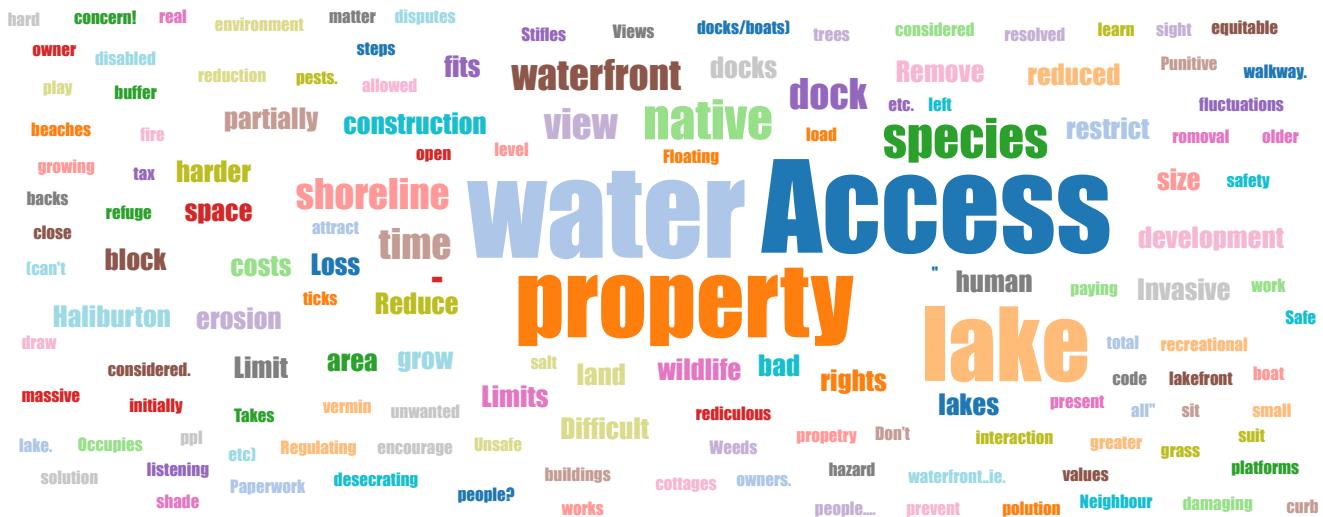
Every lake is different. 100 % rock face. Not going to do anything	1
Esthetics	1
Erosion	1
Enjoyment of lake	1
Eliminates the ability for people to enjoy the lake in terms of recreational swimming, congregating and shoreline enjoyment	1
dont think there are any with current zoning, extending too far will impede on property rights	1
Difficult when you have a beach property.	1
difficult access	1
Decreased visual enjoyment	1
Decreased usable property for recreation.	1
Can't plant because of rocks or previously groomed shoreline	1
Can not think of any draw backs to having natural shoreline	1
Can look unsightly and messy	1
can look scraggly or messy	1
Can limit beach access (ie sand beach)	1
buffer issues are generally on old work done, not new	1
Breeding ground for mosquitoes	1
Blocks view of the waterbodies when looking out from the residence	1
Attractive to geese	1
Access to shoreline for property owners to enjoy property and lakes	1
Access to a beach/swim area.	1
A lot of plant material ends up collecting in the lakes	1
A buffer in excess of 10 metres is not necessary from an environmental perspective	1
a buffer for our small lot means no space to play fun, harmless outdoor games	1

buffer larger than supported by evidence hinders development

1

0

Answered: 168 Skipped: 118



## **Response**

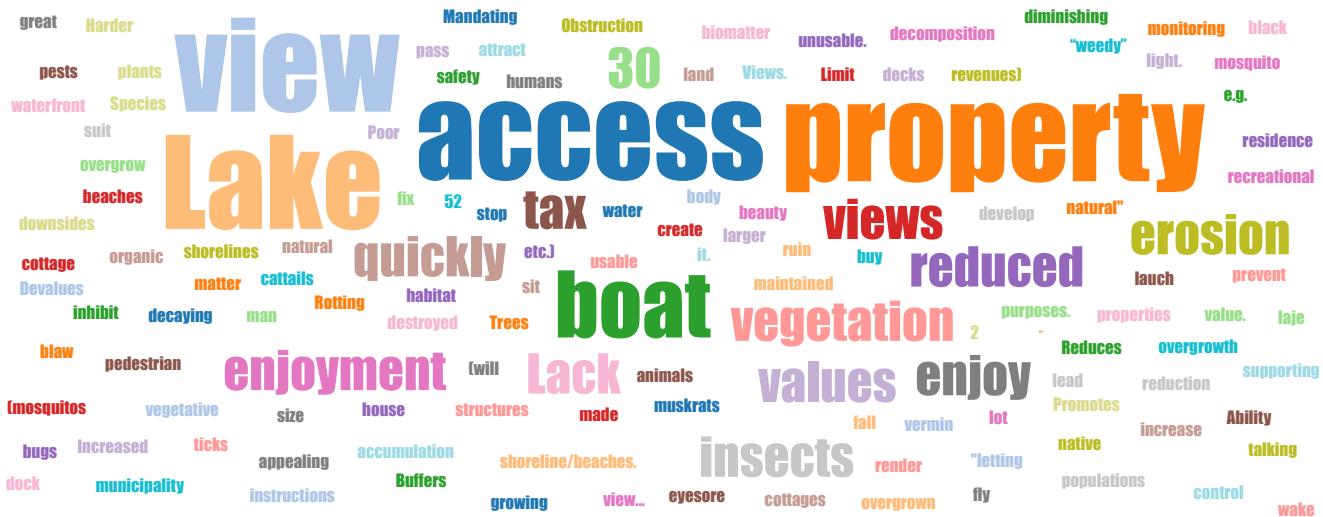
## Count

None	3
will attract ticks and other vermin	1
Wildlife refuge	1
why can't i do what i want with my property while still paying rediculous propety tax	1
Weeds need to be considered. Don't remove all but some romoval should be allowed	1
Views of the lake	1
unwanted wildlife - human interaction	1
Unsafe for access to lake, safety (can't see docks/boats)	1
total access of shoreline for docks	1
They do nothing to reduce the load of recreational water or land use	1
Takes work at least initially to get growing	1
Stifles dock construction	1

Some trees grow too close to buildings and present a fire hazard or encourage pests.	1
Some Loss of use of your property	1
Some lake view reduction	1
Safe access to waterfront..ie. steps	1
Restrict property rights and use by owners.	1
Remove beaches	1
Regulating buffer should be considered after the massive level fluctuations are resolved	1
Reduced use of waterfront area	1
Reduce lakefront property value	1
Punitive to older cottages who but within code at the time	1
ppl will have to learn about the environment before desecrating it	1
perhaps restrict access to water for disabled people?	1
Paperwork and associated costs	1
Other pollution is a much greater concern!	1
Occupies open space on the property	1
Nothing else	1
Not sure that it truly works	1
Not listening to the right people....	1
Not equitable	1
no space to sit in the shade off the dock	1
No serious draw backs	1
No one size fits all solution	1
No grass to play on	1
Neighbour disputes	1
Need to be able to have a walkway.	1

Need an area for human access to lake. Floating docks and small platforms	1
Naturally occurring damaging erosion from changing water levels	1
Much of enjoyment of lake is done now near the water	1
Mosquitoes.	1
More bugs!	1
Might not be the aesthetic the owner wants	1
messy look	1
may not provide as ready access to the water for boat launch, etc.	1
May block or partially block the sight lines of the lake from the cottage/house	1
May affect placement of dock	1
Making the water weedier,	1
Lower property values and reduced taxes.	1
Loss if curb appeal	1
Limits real estate usage	1
Limits development on property	1
Limit or prevent storage of boats (docks)	1
Limit ability to manage erosion and runoff with reasonable proven effective engineered solutions.	1
Lake visibility gets hidden	1
It's taxed land you cannot use	1
It needs to be a balance of use and shoreline though - property owners should be able to use their waterfront and at same time allow for protection of the water	1
Invasive species may begin to grow	1
Invasive species	1
Introducing non native materials and species drives out native life and matter	1
Increased enforcement costs	1

Inability to make the most of your property.	1
impact on construction landscaping	1
If one cannot even partially use their own shoreline...why by a cottage. These properties are meant to be enjoyed, while responsibly using the lake and respecting surrounding.	1
How do you SUCCEED to integrate buffers with long time usages, ownership rights	1
Harder to access one's waterfront	1
hard to know what is native and what is not	1
Food sources for beavers.	1
Encourages snakes and animals in your shoreline area. It is good to have designated undeveloped areas on a lake to accommodate native species	1
Difficult water access for personal	1
Difficult access to lake/difficult terrain	1
Devalue the property-class action suit coming?	1
Deal with existing concerns don't paint all new development with bad brush	1
Damage to structures already built	1
Can't solve all the problems - if bad septic systems, fertilizers, road salt is the problem, address it directly.	1
Can't think of any more	1
Can be dangerous for swimming if no clear view of swimmers from the shore.	1
but not left to mother nature to naturalize un-controlled,	1
Bugs increase (mosquito, blackfly etc)	1
Appearances	1
Apart from that there are no drawbacks „I am here because of the natural beauty	1
Aesthetics; view of the water	1
Access to water might be harder	1
" One size fits all" regulation of Haliburton lakes ignores specific needs of different lakes in Haliburton County	1



## Response

## Count

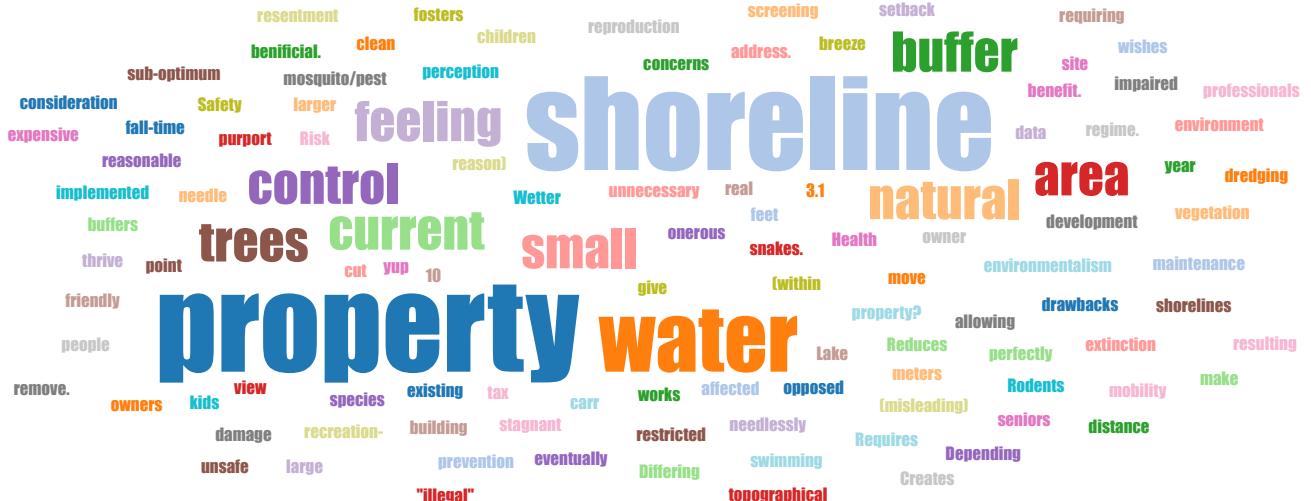
None	3
Views.	1
Views of the water body	1
Trees need to be maintained for safety purposes.	1
They do not create usable habitat for larger animals	1
The natural beauty is destroyed when humans develop shorelines	1
Species like cattails Can attract muskrats and other vermin	1
Rotting vegetation in fall	1
Reduces man made structures like boat house, decks, boat lauch	1
Reduced land values for recreational properties (will lead to reduced tax revenues)	1
Promotes overgrowth of vegetation and accumulation of decaying vegetative matter over shorelin e/beaches. Buffers quickly overgrow beaches and render them unusable.	1
Poor pedestrian access	1
organic decomposition of biomatter	1

One size does not suit all	1
Obstruction of view	1
Not too many downsides	1
May have a "weedy" look to it.	1
Mandating "letting everything be natural" will ruin views, diminishing enjoyment and property value.	1
Limit or prevent view of the lake from a residence	1
Less light.	1
less eyesore cottages in view...	1
Less enjoyment of waterfront view	1
Less appealing view	1
Lake access reduction	1
Lack of native plants to buy and supporting growing instructions	1
Lack of monitoring	1
It become quickly overgrown and inhibit access to the laje which we all come to enjoy	1
Insects (mosquitos, ticks, etc.)	1
Increased pests	1
increase in mosquito and black fly populations	1
how about talking about property tax	1
Harder to access the lake	1
Gives municipality too much control over individual's property	1
Erosion	1
Doesn't stop erosion	1
Devalues property	1
Decreased property values	1

Council's pursuit of shoreline blaw distracts from bigger issues - e.g. its failure to fix the problem that Haliburton has remained one of the poorest counties in Ontario during the 52 years that I have been a cottage owner at Kennisis Lake

Cannot provide the protection from boat wake	1
bugs, insects, snakes	1
Attracts unwanted mosquitos who can pass on disease.	1
Ability to sit near and enjoy the water- particularly if a steep lot	1
30 metrebuffer makes no sense when there are 2 seadoos and a wakeboat at the dock	1
30 m is far too great a barrier	1
	0

Answered: 46 Skipped: 240



## Response

## Count

None	3
yup still on tax and allowing the owner of said property to do (within reason) what they want to do	1
Wetter property?	1
We have an existing natural shoreline buffer that is 10 feet or 3.1 meters that works perfectly	1
Water snakes.	1

unnecessary and onerous given that the data does not point to a current Lake Health Risk under the current development regime. 1

They give the (misleading) perception of environmentalism 1

there are no drawbacks 1

The affected shoreline area is too small to move the needle on most if not all of the concerns the buffers purport to address. So all that happens is reasonable shoreline use is needlessly restricted, with no real benefit. 1

stagnant water for mosquito/pest reproduction 1

Safety for children 1

Rodents 1

Requires more fall-time maintenance to clean up the vegetation each year 1

Reduces view 1

Possible extinction of species that thrive in natural shorelines 1

Not friendly for seniors and mobility impaired people 1

Less control over your own property 1

Less breeze 1

Less area for recreation- kids swimming 1

In as opposed to shoreline water prevention of dredging and screening is far more beneficial. 1

Differing topographical environment 1

Depending on setback , sub-optimum building site resulting in more damage 1

Creates a feeling of not having control over your own property and fosters a feeling of resentment if not implemented with care and consideration for the needs and wishes of the property owners 1

A larger buffer distance may make it "illegal" to cut down small trees that will eventually be large unsafe trees requiring expensive professionals to then remove. 1

0

Answered: 26 Skipped: 260



## Response

## Count

none	4
They are not enforced	1
Safety	1
Puts restraints on social interactions between neighbours	1
Pros outweigh the cons for me!	1
Pollen in lake - allergies	1
Perhaps more labour intensive due to managing the growthn	1
oh did i mention property taxes and septic systems shouls be looked at first before any of this othe r stuff?	1
More costly to develop property	1
More bugs	1
Looks goofy to have beautiful sand shore like along 12 mile then a bunch of man layed rocks plac ed perfectly and manicured. I cant stand the way it ruined the shoreline	1
Haven't shown scientific benefits of 30 M.	1
government should not be dictating how we use the property that we own.	1
Dictatorial in nature	1
Costly to enforce by the municipality	1
Can be visually unattractive	1

Can be a fire / safety hazard, and reduces accessibility for less-abled individuals.

1

bureaucratic regulations, increased taxes, increased LUA budgets, no change in lake protection

1

0

Answered: 21 Skipped: 265



Platinum  
member

[www.jlrichards.ca](http://www.jlrichards.ca)

**Ottawa**

864 Lady Ellen Place  
Ottawa ON Canada  
K1Z 5M2  
Tel: 613 728-3571

[ottawa@jlrichards.ca](mailto:ottawa@jlrichards.ca)

**Kingston**

203-863 Princess Street  
Kingston ON Canada  
K7L 5N4  
Tel: 613 544-1424

[kingston@jlrichards.ca](mailto:kingston@jlrichards.ca)

**Sudbury**

314 Countryside Drive  
Sudbury ON Canada  
P3E 6G2  
Tel: 705 522-8174

[sudbury@jlrichards.ca](mailto:sudbury@jlrichards.ca)

**Timmins**

834 Mountjoy Street S  
Timmins ON Canada  
P4N 7C5  
Tel: 705 360-1899

[timmins@jlrichards.ca](mailto:timmins@jlrichards.ca)

**North Bay**

501-555 Oak Street E  
North Bay ON Canada  
P1B 8L3  
Tel: 705 495-7597

[northbay@jlrichards.ca](mailto:northbay@jlrichards.ca)

**Hawkesbury**

326 Bertha Street  
Hawkesbury ON Canada  
K6A 2A8  
Tel: 613 632-0287

[hawkesbury@jlrichards.ca](mailto:hawkesbury@jlrichards.ca)

**Guelph**

107-450 Speedvale Ave. West  
Guelph ON Canada  
N1H 7Y6  
Tel: 519 763-0713

[guelph@jlrichards.ca](mailto:guelph@jlrichards.ca)

