



Lake of Bays Association Submission On Planning and Development Long Docks Public Education

Lake of Bays Township Council
(Planning Matters)
June 27, 2023

Introduction

Lake of Bays Association (LOBA) represents 1200+ families living permanently or seasonally on or near Lake of Bays

Appropriate and sustainable property development is the top issue concerning home owners right now (2023 Membership Survey)

LOBA wants to partner with the Township – Mayor, Councillors, and staff – to ensure the lake and shoreland remain beautiful and environmentally sustainable for generations to come

LOBA advocates for a balanced approach that allows development provided the shoreline is preserved

Wendy Gibson, President, LOBA

Tim Hadwen, Chair, Planning, Development and Government Relations Committee

Sally Coutts, MCIP, RPP, Member, Planning Committee



Variance Criteria - Interpretation

Under the OP and Development Permit Bylaw, variations are permitted only when criteria are met, including that “the natural waterfront will prevail with built form blending into the landscape and shoreline” (DP By-Law, C.1, a))

The Township can and should interpret this criterion assertively and consistently

Issues

The intrusive impact of some applications has been underestimated

Non-complying buildings are being used as the base for new buildings with larger footprints and floor areas that often do not respect the character of the lot and its shoreline

Shoreline vegetation buffers should always be a priority



Long Docks

Docks are allowed to a maximum of 66 feet in length unless a variance is granted
Applicants will claim this length is not long enough to allow boating, and swimming

LOBA requests that Council require applicants to provide measured depths at the ends of both the existing and proposed dock, and the draft of boat(s) to be in use

Depths should be surveyed with reference to the Geodetic Survey of Canada)
elevation (Cost \$600-800)

These are reasonable requirements to justify such an intrusion into the lake



Public Education on Planning Standards

The Official Plan and Development Permit By-law are confusing for the public

A better understanding of planning standards will lead to:

- Increased compliance,

- Increased neighbour awareness and policing

- Less work for staff

LOBA requests that the Township provide public education materials on planning standards both electronically and a hard copy with the tax bill. LOBA is ready to assist

Attached is a sample draft brochure on waterfront development standards in plainer language

