

LANGMAID'S ISLAND CHARACTER GUIDELINES

1. Introduction

In support of policies outlined in the Township of Lake of Bays Official Plan and Development Permit By-law, the Character Guidelines for Langmaid's Island ("Guidelines") will ensure high standards of design and functionality for development on Langmaid's Island.

The Guidelines' overarching goal is to ensure that any built form on the Island that requires a Development Permit integrates with the natural environment and topography of the Island, and that the scenic value of the Island is maintained. Further, the Guidelines recommend construction mitigation procedures.

The Guidelines are to be incorporated into the subdivision agreement and apply in conjunction with the Development Permit Bylaw ("By-law") and set out additional detail regarding the location of cottages and accessory structures and infrastructure (*e.g.* leaching beds, utilities and generators).

It is intended that by implementing these Guidelines at the time applications are submitted for Development Permits, the visual impact and physical disturbance to the Island's natural character will be minimized.

GUIDELINES

2. General Character

The character of development at Langmaid's Island will:

- a. be designed to integrate into the existing topography and natural landscape;
- b. encourage and embrace its natural environment;
- c. adhere to best practices for maintaining dark skies.

3. Lot Layout and Massing

To achieve the general character provisions, the siting, height, size and massing of development at Langmaid's Island will:

- a. Be implemented through site specific exemptions to the Waterfront Residential Development Permit Area as set out in the applicable By-law.
- b. Consider that the site and building design promote natural ventilation and solar heat, reducing reliance on mechanical equipment.
- c. Encourage the use of roof lines that scale buildings from major to minor elements.

4. Erosion Control Plans

Erosion Control plans will satisfy the following provisions:

- a. Retention of natural vegetation is encouraged wherever possible, both during construction and throughout the life of the development.
- b. Native plant species used in replanting, restoration and enhancement shall be selected to suit the soil, light and groundwater conditions of the site,
- c. Low-impact storm water control measures shall be integrated into surface treatments and landscape design to encourage detention and improve water quality.
- d. Finished grading will be completed in a way that will provide for water to drain away from buildings, and in a manner that promotes infiltration or clean filtration to the Lake. If the natural site conditions are such that water presently flows across property lines or to the waterfront, the existing condition may be maintained, but unmitigated increase in flows shall not be permitted.
- e. Soft surface landscaping should be designed using low-maintenance and natural materials to the greatest extent possible.
- f. Where appropriate, landscape buffers shall be established that will create a natural transition between dwellings and the waterfront, through the use of soft landscaping and plantings with native species.

5. Decks, Balconies and Patios

- a. Decks shall be designed and limited in a manner ~~are encouraged as a way~~ to create an interface between buildings and the natural environment, to minimize impact and as a way to enhance the aesthetics of building elevations.

6. Site Illumination

- a. Exterior lighting will be designed and installed in accordance with dark sky guidelines to minimize glare and preserve the night sky. Interior lighting plan designs will also minimize lighting impacts on exterior areas.
- b. The use of indirect and/or downward accent lighting is encouraged.

7. Services

- a. Back-up generator installations shall only be utilized in the event of power outages and be designed, installed and operated with quiet operation measures and screening to minimize impacts.

- b. Garbage recycling containers (bear and animal proof), utilities, service kiosks, meters, elevator housings, exhaust elements, satellite dishes, *etc.* shall be screened or enclosed with a combination of landscaping, trees, fencing and gates. Notwithstanding, these services shall not be located within a shoreline activity area.
- c. Water service lines from the Lake to dwellings will be buried or otherwise concealed.
- d. TV satellite dishes larger than 0.9 meters (3 feet) in diameter, whether mounted on the ground or on the roof of a building, are not permitted.