

1) SHORELINE BY-LAW PERMIT “CLASS” EXAMPLE GUIDE - Draft

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<p>GUIDELINE ONLY: Application Class is at the discretion of Directors of Planning and Public Works. Class of permit will be assessed on a case-by-case basis depending on scope and nature of proposal and potential impact on flood/erosion/dynamic beach hazards on subject and adjacent lands, and on safe passage along shoreline, where appropriate.</p>				
Shoreline By-law Permit Not Required	Class 1 Permit	Class 1 (Planning/Building Code Act) Permit	Class 2 Permit	Class 3 Permit
Shoreline construction and/or shoreline alteration outside of the Shoreline Development Area (45 metres + from the 178 metre G.S.C. elevation of Georgian Bay)	Annual relocation of sand using machinery due to seasonal wind-driven sand movement that may impact approved structures or access.	Any shoreline development that is currently regulated and reviewed for compliance with Zoning By-law 22-075 (new, one-for-one replacement and/or expansions of dwellings, sheds, gazebos/ pergolas, decks, hot tubs, pools etc.) ¹ where: <ul style="list-style-type: none"> 1) The development meets required minimum setbacks of Zoning By-law 22-075, or 2) The development has received Planning Act approval through a 	Repair or replace existing in-water erosion control feature on a one-for-one basis (materials, footprint, volume, location). May require MNRF/DFO approval	Expansion or significant alteration to the materials ² of existing in-water erosion control feature. May require MNRF/DFO approval

¹ Class 1 permit is recognition that the shoreline development is being reviewed through mirrored Planning Act application and/or Building Permit (Ontario Building Code Act) application process.

² ‘Significance’ of alteration assessed on a case-by-case basis at the discretion of the Directors of Planning and Development and Public Works

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		Minor Variance or Zoning By-law Amendment for a reduced setback that has been supported through the submission of a coastal engineering study and has satisfied any Township-imposed conditions of approval		
Relocation of sand without machinery due to seasonal wind-driven sand movement	At-grade walkways one (1) metre or less in width	Buildings and/or structures that have been issued zoning compliance approval through a building permit application	Repair or replace existing retaining wall on a one-for-one basis (materials, footprint, volume, location)	Installation of new in-water erosion control feature

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Shoreline By-law Permit Not Required	Class 1 Permit	Class 1 (Planning/Building Code Act) Permit	Class 2 Permit	Class 3 Permit
Landscaping and garden maintenance without machinery	Excavating root system of three (3) or less trees where tree(s) are smaller than 20 cm in diameter at breast height (DBH) – measured at 1.4 metres above the ground	Grading of property in conjunction with a Township-issued building permit where Township Lot and Grading Plan requirements have been satisfied and Lot Grading Plan has been approved by Township	Repair or replace existing fence on a one-for-one basis (materials, footprint, height, location)	Expansion or significant alteration to the materials ³ of existing retaining wall
Removal of trees / shrubs where there is no excavation of the root system	Excavating root system of shrubbery less than four (4) square metres in area	Buildings, structures, features, site alteration and/or grading required as a Township-imposed condition of approval of a <i>Planning Act</i> application Or as required by a Township /applicant executed Development Agreement	Repair or replace existing standalone stairs/steps (i.e. concrete/wood/stone) on a one-for-one basis (materials, footprint, volume, location)	Installation of new retaining wall
Temporary snow fencing	Removal and excavation of root system of a tree(s) identified in		Grading of property with machinery where a Lot Grading Plan has not	Installation of new standalone stairs/steps (i.e. concrete/wood/stone)

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	writing by a certified arborist, or equivalent, as having defects sufficient to significantly increase the likelihood that all or part of the tree will fall resulting in a risk of personal injury or property damage.		been submitted or approved as part of a building permit (or other) application <i>(depending on scale and scope of grading, may be a Class 3 Permit)</i>	
Installation/maintenance of sewage systems	Landscaping (other than sand relocation, tree or shrub root system removal) that requires heavy machinery (including removal of invasive species) <i>(depending on scale and scope, may be a Class 2 Permit)</i>			Re-grading of property that has potential to impact the location of the 178 metre G.S.C. elevation contour

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Alterations to a building or structure as a result of an order issued under the Ontario Building Code Act by the Township Chief Building Official			Excavating root system of three (3) or more trees or excavating roots of any tree larger than 20 cm in diameter at breast height (DBH) – measured at 1.4 metres above the ground)	
Temporary event tents			Excavating root system of shrubbery over 4 square metres in area with machinery	
Construction and/or site alteration directly related and required to implement a Township-issued building permit where permit was issued prior to date of enactment of Shoreline By-law			At-grade walkways over 1 metre in width and within 15 metres of the 178 G.S.C. elevation	

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