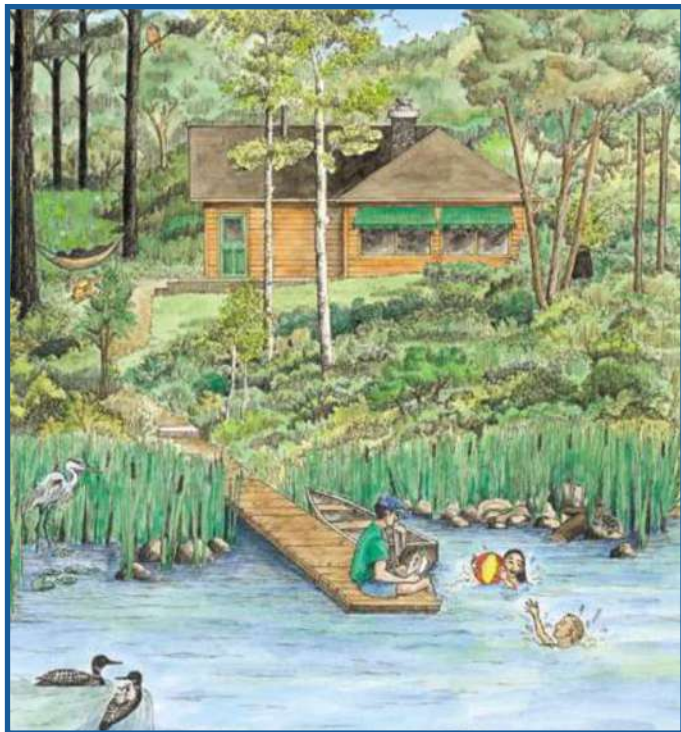


# WATERFRONT DEVELOPMENT BEST PRACTICES



## DID YOU KNOW....

That waterfront development accounts for the majority of development activity within our Township.

As such, our goal is to work with property owners in the continued protection and improvement of our lakes and waterways.

The Official Plan outlines various land use and general development policies to support the protection, improvement and restoration of waterfront areas.

The Township's Zoning By-Law includes special zones and provisions to address waterfront policy concerns:

- 60m minimum water frontage for new lots;
- Additional lot coverage and floor space index provisions;
- 30m minimum water setback for all buildings/structures with the following exceptions:
  - Unattached decks, gazebos & hot tubs, provided the total of all is no more than 14m<sup>2</sup>;
  - Various projections of attached uncovered decks; and,
  - Marinas, pump houses, marine facilities and stairs.

## WE ARE HERE TO HELP!



### Rideau Lakes

#### Development Services

1439 County Rd 8, Delta, On K0E 1G0  
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## DEVELOPMENT SERVICES DEPARTMENT

1439 County Rd 8  
Delta, ON K0E 1G0  
1.800.928-2250

<https://www.rideaulakes.ca/live/home-and-property/developing-your-property/waterfront-development>

## WATERFRONT PROTECTION - WHY DOES IT MATTER?

The Township's lakes are an environmental and economic treasure that provide social benefits to residents and visitors. These lakes also play a critical role as a part of the Township's ecological system. Keeping our lakes clean and abundant is important to the Township and our residents.

This brochure includes best practices to guide the process before, during and after construction to protect our waterfront and to maintain the cultural heritage landscape of the shoreline area.

## BEST PRACTICES FOR WATERFRONT DEVELOPMENT

- Maintain existing vegetation within the 30m water setback
- Encourage the development of a natural shoreline buffer extending 15m back from the high-water mark. Note: A water access path is permitted.
- Outdoor lighting be downward cast and as minimal as required.
- Materials used on the exterior of the structure should be of a natural colour of material that is reflective of the surrounding environment to align with our cultural heritage goals.

## SHORELINE BUFFER

Are you experiencing shoreline erosion, geese on your lawn and excess weeds or algae blooms along your waterfront? A Shoreline Naturalization Buffer can help!

A natural shoreline buffer is rich in native plants, trees and shrubs. It is not highly landscaped or manicured. Typically, this is a "no-mow" area with little to no maintenance. The result is a thriving, resilient shoreline that protects lakes, rivers, streams and their surrounding areas. A natural shoreline buffer is one of the simplest and most cost-effective ways landowners can reduce their impact on the health of a waterbody.



The above photo shows a buffer that was created with the help of the Rideau Valley Conservation Authority.

## PLANT NATIVE SPECIES

It is recommended to plant native species as they are likely to survive and thrive and are lower growing to maintain your waterfront view! Connect with your local conservation authority to find out what is available to you!



The above photo shows an example of silt fencing used during development to keep sediment of construction away from other features on the property.

## MITIGATION MEASURES

The following can help reduce the potential impacts of your proposed development:

- Retain all existing vegetation between the proposed site of development and the water;
- Use eavestroughs on the structure with a gravel settlement area at the outlets;
- Install silt fencing during development to protect the water and keep sediment of construction away from the water feature;
- Dispose of excavated material away from the lake; and
- Ensure that storm water runoff is captured and directed away from the lake to an area of infiltration.

## SEPTIC MAINTENANCE

- Pump your septic every 2-3 years. Maintaining your septic system is critical in protecting our lakes and groundwater. Have your septic tank pumped out on a regular basis. Ensure the tank is easily accessible for maintenance and servicing.
- Do not water your lawn around the leaching bed as this can reduce its ability to absorb and treat wastewater from the house.