

Table 6.1 SCRCA Board Approved April 2006 (Red text = changes as a result of the West Ipperwash Dynamic Beach Assessment which was an area specific analysis. Housekeeping in green – to align with current Board approved policies)

SCRCA Lake Huron Shoreline Development Guidelines

Development Activity	Lakeshore Area 1			Lakeshore Area 2	
	Flood	Dynamic Beach	Erosion	Dynamic Beach (dbh)	Erosion
Existing Developed Lots					
Repairs/Maintenance (No intensification of use)	Yes	Yes	Yes	Yes	Yes
Interior Alterations (No intensification of use)	Yes	Yes	Yes	Yes	Yes
Minor Additions (less than 30% of < footprint/area of existing dwelling)	No	No	Conditional ¹	Yes - landward of foredune and existing dwelling, and design must minimize dune impact**.	Dependent upon Erosion Rate **
Major Additions (equal to or greater than 30% of < footprint/area of existing dwelling)	No	No	No	Yes - landward of foredune and existing dwelling and design must minimize dune impact**	Dependent upon Erosion Rate & landward of existing dwelling**
Rebuilding of dwelling destroyed by forces other than flooding and erosion (ie. fire)	yes - if same size/footprint and utilizes maximum lot depth (most landward location)			Yes – same/size footprint, most landward location and design must minimize dune impact.	yes - most landward location
Rebuilding of dwelling destroyed by flooding and/or erosion	No	No	No	No	No
Relocation of dwelling away from shoreline	Optional on the part of the landowner; encouraged by CA			Owner should consider this as a future option, depending on severity of hazard	
Existing Vacant Lots (Infilling)					
New Dwellings* <i>W. Ipperwash- area specific analysis</i>	No	No	No	Conditional ^{3/7} <i>No; unless Conditional⁷ met.</i>	Conditional ⁴
Septic Systems	No	No	No	Yes-most landward location	Yes - most landward location
New Development					
Creation of New Lot(s) (ie. Severance, subdivisions)	No	No	No	No	No
Technical Severance***	Yes	Yes	Yes	Yes	Yes
Lot Consolidation	Yes	Yes	Yes	Yes	Yes
Land Use designation/zone changes	Support Changes to planning documents to Hazard, Natural Environment or Open Space designations			Support Changes to planning documents to a lakeshore overlay (subscript "L") designation	
	Do not support proposed zoning, land use designation or official plan changes which further intensify land use: ie. Seasonal residential to multi-unit dwelling				
Accessory Structures					
Unattached Garages	No	No	No	No	Dependent upon Erosion Rate & landward of existing dwelling
Major Structures (structure greater than 14m ²)	No	No	No	No	Dependent upon Erosion Rate & landward of existing dwelling
Minor Structures (10 m2 - 14m2)	No	No	Conditional ²	Yes – landward of foredune and existing dwelling.	Dependent upon Erosion Rate & landward of existing dwelling
Swimming Pools	No	No	No	No	Dependent upon Erosion Rate & landward of existing dwelling
New Septic Systems	No	No	No	Yes - landward of existing dwelling	Yes - landward of existing dwelling
Decks (Existing)					
Repair and Maintenance	Yes	Yes	Yes	Yes	Yes
Decks (New)	No	No	No closer than 3m to top of bank and not connected to dwelling - size restriction may apply	If landward of the foredune - size restriction may apply & design must minimize impact to dune	Yes
Boardwalks and/or stairs (existing)					
Repair and Maintenance	Yes	Yes	Yes	Yes	Yes
Boardwalks and/or stairs (new)	No	Yes - may require design by coastal engineer	Yes - may require design by coastal engineer	Yes - may require design by coastal engineer	Yes - may require design by coastal engineer
Site Alteration					
Fill Placement	Conditional ⁵	<i>No; unless Conditional^{7**}</i>	Conditional ⁶	<i>No; unless Conditional^{7**}</i>	Conditional ⁶
Fill Removal	Conditional ⁵	<i>No; unless Conditional^{7**}</i>	Conditional ⁶	<i>No; unless Conditional^{7**}</i>	Conditional ⁶
Re-grading	Conditional ⁵	<i>No; unless Conditional^{7**}</i>	Conditional ⁶	<i>No; unless Conditional^{7**}</i>	Conditional ⁶
In Water Structures					
Groynes					

New	No			
Partial Replacement	Yes			
Complete Replacement	Yes - design by coastal engineer indicating no impact on littoral transport and coastal processes, with approval of adjacent landowners			
Repair and Maintenance	Yes			
Shoreline Protection				
Repair and Maintenance	Yes	Yes; minor but protection must not cause any new negative impacts to dbh		Yes; minor – but protection must not cause any new negative impacts to dbh
Replacement	Yes	No, unless Conditional ⁷ met		No, unless Conditional ⁷ met
New	yes - design by coastal engineer indicating no impact on littoral transport and coastal processes, with approval of adjacent landowners			
	No for dynamic beach hazard (dbh)			

Notes: Proposed development partially located within two zones automatically defaults to more restrictive zone requirements

Definition

Development:

- the construction, reconstruction, erection or placing of a building or structure of any kind
- any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- site grading
- the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere

Legend

Yes - Permissible
No - not allowed

Conditional¹ - yes, provided calculated erosion rate is less than 0.3 m/yr and slope stability is addressed

Conditional² - yes, provided structure is inland from primary dwelling if calculated erosion rates are greater than 0.3m/yr

Conditional³ - yes, one dwelling, most landward location, building is movable by design, impacts to dunes is minimized and outside critical main dune feature, and provided that more than 50% of existing lots/parcels in the residential/cottage area are developed**

Conditional⁴ - yes, dependent upon erosion rate - one dwelling, most landward location and outside 60 year recession (50year Measurement # 587-626), building is movable by design, and provided that more than 50% of existing lots/parcels in the residential/cottage area are developed**.

Conditional⁵ - yes, provided BMPs followed

Conditional⁶ -yes, as part of engineered shoreline stabilization or flood proofing

Conditional⁷ - must be demonstrated by a coastal engineer works will not negatively impact db, aggravate existing hazards and/or create new hazards to updrift and downdrift properties. Protection needs approval of adjacent properties and cannot be to protect replacement, redevelopment, new dwelling in the dbh.

*Includes redevelopment

** Coastal assessment and/or protection must meet established coastal professional engineering standards and procedures.

Development in dbh must assess siting replacement, relocation outside dbh. Assess to include but not limited to; max lot depth and width, area outside dbh, ZB requirements, same size, footprint, same use, same number of dwelling units as existing. 5 metre access to and along required if in hazard.

***A technical severance is a boundary adjustment where no new lot is created.

Works clearly falling within the following criteria will not require written permission of the St. Clair Region Conservation Authority:

- Seasonal removal of sand around existing dwellings in dune or dynamic beach areas and as necessary to permit entrance into existing structures
- Seasonal removal of sand from roads/laneways
- Erection, Construction or placement of structure less than 9m² with no utilities
- dbh works by hand; Sitting area – 18 m², side yard setback >4.5 m. One Access only 1.2 m wide, side yard setback >3 m. Best management practice.