

## **Schedule "A" - Explanation of Proposed Amendments**

### **Tracked Change Version of 15.6 Dougall Canal Overlay Zone**

#### **15.6 DOUGALL CANAL OVERLAY ZONE**

Notwithstanding Subsections 5.1.4 and 15.1 of this By-law, the following provisions shall apply to the Dougall Canal Overlay Zone as shown on Schedules "A" and "B":

- a) The Dougall Canal Overlay Zone shall apply to all lands within 15 m of the Lot Line abutting the Dougall Canal.
- b) The following definitions shall apply to the Dougall Canal Overlay Zone;
  - i) Boardwalk means a generally flat surface area running parallel, atop and inward from the vertical face of the Shore Wall at the Lot Line adjacent to the Dougall Canal with its primary purposes being to facilitate Watercraft dockage and safe pedestrian movement.
  - ii) Shoreline Protection Zone means an area, adjacent to the Dougall Canal Shoreline, maintained to ensure no obstructions are introduced which would interfere with a panoramic view of the canal and adjacent shoreline properties.

#### **6.1 Shoreline or In-Water Works**

- a) A Building Permit, a Shoreline Development Agreement and/or a Licence of Occupation shall be required at the discretion of the City for all shoreline or in-water works, including Shoreline Structures and Shore Walls, within the Dougall Canal Overlay Zone;
- b) A 5.0 m Shoreline Protection Zone shall be established along the shoreline of the Dougall Canal; and
- c) In-water works in the Dougall Canal shall comply with all applicable municipal by-laws and all applicable provincial or federal legislation.

#### **15.6.2 Reconstruction of Existing Shoreline Structures**

Improvements and Structures, including Shore Walls, located on property on the shore of or on the bed of the Dougall Canal as of the date of passage of this By-law shall be considered as Existing for the purposes of Section 5.20 of this By-law and may be restored to a safe condition or reconstructed subject to the provisions of this Subsection 15.6.

#### **15.6.3 Prohibited Structures and Uses**

Notwithstanding any other provision of this by-law, in addition to the Prohibited Uses as set out in Subsection 5.30 of this By-law, the following Structures and Uses are specifically prohibited within the Dougall Canal Overlay Zone:

- a) Boathouses;
- b) wet boat slips,
- c) dry boat slips having a roof of any type supported by walls or pillars;
- d) the use and/or mooring of aircraft;
- e) marine railways;

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- f) any watercraft, temporary Structure or combination of temporary Structures which extend perpendicularly more than 5.0 m into the canal, measured from the existing Lot Line adjacent to the Dougall Canal:
- g) the mooring of any Watercraft by the use of a free floating anchored structure or an anchored mooring ball;
- h) any Structure or object that presents an obstacle to navigation;
- i) the use of mechanical equipment designed to circulate, restrict or prevent the formation of lake ice from November 1<sup>st</sup> through March 30<sup>th</sup>;
- j) the storage or use of Watercraft in the waters of the Dougall Canal between November 15<sup>th</sup> and spring ice out; and
- k) with the exception of the Shoreline Structures specifically permitted in Subsection 15.6.6, there shall be no placement of Buildings, Structures, Landscaping, fences or any other visual impediment, (including stored items), either on a Boardwalk or within the Shoreline Protection Zone, unless such visual impediment is less than 1.0 m in height above the surface of the Boardwalk or above the average grade, as applicable. Notwithstanding the above, portable patio furniture, inclusive of patio umbrellas having an area not exceeding 11.5 m<sup>2</sup> is permitted to be placed on a Boardwalk or within the Shoreline Protection Zone on a temporary or seasonal basis.

### 15.6.4 Boardwalks

Boardwalks may be constructed in the Dougall Canal Overlay Zone, provided that:

- a) the Boardwalk shall be constructed parallel to the shoreline;
- b) the perpendicular width of a Boardwalk measured from the existing Lot Line adjacent to the Dougall Canal, shall not exceed 4.0 m measured inward from the Lot Line and may extend the full width of the property along the Shore Wall;;
- c) a Boardwalk shall be supported only by a Shore Wall and/or the lands upon which it rests:
- d) any boatlift, floating or supported by a base, attached or situated adjacent to a Boardwalk, shall not have walls or roof and shall be temporary and permitted on a seasonal basis and subject to 15.6.3 f).

### 15.6.5 Access Ramps/Dry Slips

One access ramp or dry slip may be constructed per Lot to facilitate access to the Dougall Canal for persons and/or small Watercraft, provided that:

- a) the depth of the access ramp or dry slip measured inward from the existing Lot Line adjacent to the Dougall Canal shall not exceed 7.5 m;
- b) the access ramp or dry slip shall be set back a minimum of 2.0 m from a Side Lot Line;
- c) the width of the access ramp or dry slip shall not exceed 3.5 m; and *shall not be covered or have a roof*, and

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- d) the walls of the access ramp or dry slip shall be considered to be Shore Walls for the purposes of this Section and shall be constructed and maintained in a stable manner to prevent erosion or collapse.

### 15.6.6 Other Shoreline Structures

No other Shoreline Structure shall be constructed in the Dougall Canal Overlay Zone except in accordance with the provisions of Table 15.4:

**Table 15.4 – Shoreline Structure Provisions for Dougall Canal Overlay Zone**

Column 1	Column 2	Column 3	Column 4	Column 5
Shoreline Structure (1)	G.F.A./Size (max.)	Setback from shoreline (min.)	Setback from Side Lot Line (min.)	Height (max.)
Detached Deck	30.0 m <sup>2</sup> (2)	4.0 m	2.0 m	0.6 m
Gazebo	10.0 m <sup>2</sup>	15.0 m	2.0 m	3.0 m
Other Accessory Structure	10.0 m <sup>2</sup>	15.0 m	2.0 m	3.0 m
Pumphouse	2.0 m <sup>2</sup>	1.0 m	1.0 m	1.2 m
Stairs and Ramps (3)	30.0 m <sup>2</sup> (2)	N/A	2.0 m	N/A
Swimming Pool including Swimming Pool Fence	N/A	15.0 m	1.5 m	N/A

**Footnotes for Table 15.4:**

- (1) A maximum of three (3) Accessory Structures, including Shoreline Structures, shall be permitted on a Lot. For the purposes of this provision, a Pumphouse is not an Accessory Structure.
- (2) The combined area of all Decks, stairs and ramps shall not exceed 30.0 m<sup>2</sup>.
- (3) The maximum width of stairs and/or ramps shall not exceed 3.0 m.