

PETER A. JOSEPHS & ASSOCIATES

PLANNING CONSULTANTS

November 14, 2008

Bernice Crocker
Clerk-Treasurer
Township of Limerick
89 Limerick Lake Road
R.R. 2
Gilmour ON K0L 1W0

Dear Ms. Crocker:

**Re: Draft Comprehensive Zoning By-law
Township of Limerick**

I am pleased to provide Council with the following review of the draft Zoning By-law for the Township Of Limerick.

As noted in my original comments to the Township on the draft By-law, I believe that the By-law has been professionally prepared and is quite comprehensive. However, some sections of the By-law have a focus on certain "urban-oriented" zone categories that appear to be unsuited to the Township, and there are areas where the By-law could be strengthened to focus on certain key issues in the municipality such as shoreline development.

My review of the draft Zoning By-law focused on an analysis of the various definitions, general zone provisions, and zone categories in terms of their proposed function and application in the Township, with recommendations where I believe that the overall structure of the By-law can be revised to suit the needs of the Township, and to simplify and enhance ease of use.

Following my discussions with members of Council and staff, I believe that the Township Council is aware that the By-law as a whole contains certain zone categories and regulations that are not suited to the rural nature of Limerick Township. These components of the By-law are highlighted for review.

In recent discussions with the Township, I have received a number of comments from members of Council regarding the draft By-law, both recent comments and earlier comments on the draft. I have reviewed those comments and believe that they reflect a number of my comments as well. I therefore believe that an initial approach to my review of the draft Zoning By-law would be to summarize the comments that I have received from Council, and, where appropriate, add my own comments and suggestions. This would seem to allow us to focus on the key issues that are of concern to Council.

My summary of Council comments is organized according to the main sections of the draft Zoning By-law, as follows:

Section 3 – Definitions

Section 4 – Administration

Section 5 – General Provisions

Sections 6-26 – Zone Categories

Section 3 – Definitions

A list of definitions was included in the Council minutes of a meeting on October 2, 2007. A copy is attached. For the most part this list outlined a number of definitions that were to be deleted, while some definitions were to be retained, and others required further consideration.

It appears that some of the defined terms that were to be deleted are not specifically listed as “permitted uses” in individual zone categories. And, some terms from the “deleted” category are named as permitted uses. It appears to me that many of the uses on this list could be deleted if the use is not identified elsewhere in the By-law. However, I suggest that some uses in the list that have been identified for deletion should be retained. These include the following:

- Farm implement and supply dealer
- Gas bar and gasoline pump island
- Outside storage (but need to use a consistent term with Section 5.39 “Open Storage”)
- Planting Screen
- Self storage building
- Wayside quarry

These uses are typical of a zoning by-law for a rural municipality, and could be retained in the By-law for reference purposes if such a use were to be proposed.

One of the issues raised by Council was the definition of “building height” as set out in Section 3.25 of the draft Zoning By-law. As currently written, “building height” is defined as follows:

“Building height shall mean the vertical distance between the established highest point of grade and:

- i) The highest point of a flat roof;
- ii) The deck line of a mansard roof;

iii) The mean height between the eaves and ridges of a gabled or hip roof;

but exclusive of:

- i) A roof or penthouse structure accommodating an elevator, staircase, tank, ventilating fan or other similar equipment; a smoke stack; barn, silo; communications tower; drive-in theatre screen; or other utilitarian structure which does not provide habitable living space.

One difficulty with this definition is that the height of the building is measured from the highest point of grade on the site. In a location where a dwelling is situated on a slope, for example, along a shoreline, this means that the height of the building at the lower level nearest the water could be relatively high, since the “height” of the building would be measured at the rear of the building where the slope is at the highest elevation. This could promote exceptionally “high” buildings when viewed from the water.

A recommended revision to address this concern would be to revise the definition of “building height” to say that the height of a building shall mean the vertical distance measured between the average finished grade around the perimeter of the building and the roof line as set out above.

Section 4 – Administration

Section 4 of the By-law outlines provisions for Administration of the Zoning By-law. This section contains provisions pertaining to applications and issuance of building permits, inspections of buildings, violations and penalties, certificates of conversion, and validity and existing By-laws. This section of the By-law will have the effect of repealing the Township’s existing Zoning By-law No. 3-80, as amended.

No specific comments were identified for Section 4.

Section 5 – General Provisions

Section 5 of the Zoning By-law sets out a number of General Provisions that apply to all lands in the Municipality.

Comments on these provisions include the following:

5.8 – Environmentally Sensitive Lands

The last paragraph in this section refers to development within deer concentration areas (deer yards). Development in a deer yard beyond 100 metres of a public road may be permitted where the landowner has entered into an agreement with the Municipality in consultation with the Ministry of Natural Resources. I believe that this is an awkward provision for a zoning by-law and could be difficult to enforce. The specific purpose, scope and content of the “agreement” are not described in the By-law. Consideration should be given to deleting this provision. (This same zone provision is also found in Section 5.9.5 of the Zoning By-law.)

Delete

5.9 – Lands Adjacent to Waterbodies, Watercourses, Embankments, Floodplains and Environmentally Sensitive Lands

Section 5.9.3(iii) refers to decks not exceeding 22.3 square metres. This section is confusing, and seems to be missing some explanation. Is the intent of this section to limit the area of a deck where such deck encroaches into the minimum 30-metre shoreline setback as required by Section 5.9.2? (This interpretation was contained in the notes of a Council meeting dated September 18, 2006.) Clarification is required.

Refer to 5-11
No structures in 30m setback

Council may wish to consider a provision in the By-law to limit the size of docks, both above and below the high water mark, to protect the shoreline habitat and to minimize possible land use conflicts related to the use of the dock. A specific figure is not presented here, but could be determined in consultation with Council.

MUR
Guideline

Section 5.9 as a whole outlines a number of zone provisions to address land uses in close proximity to natural heritage features such as significant fish habitat, woodlands, valleylands, wildlife habitat, and Areas of Natural and Scientific Interest (ANSI). Much of this section of the Zoning By-law seems to be related to policies for new lot creation and lot development that might be found in an Official Plan rather than a Zoning By-law. In this respect, the zone regulations for the most part reflect the provisions of the Provincial Policy Statement, particularly with respect to the requirements for Environmental Impact Statements for development adjacent to environmentally sensitive lands.

Leave with condition for future identification of

Given the overall thrust of this section of the By-law for environmental protection and management, I wish to suggest a further concept for Council's consideration. This is a

Refer to

suggested new provision to promote "shoreline buffers" for new development adjacent to shorelines. I have attached a copy of a "Shoreline Buffers" outline that was provided by Niblett Environmental Associates for consideration by Council. This describes a "three zone buffer" concept that could be implemented to encourage a balance of "enjoyment of the shoreline" by property owners, and effective shoreline environmental management. The attachment outlines the principles of the three-zone approach and the allowable uses and regulations for each of the zones. In my opinion, this approach would work best in conjunction with municipal site plan approval of new shoreline development, rather than just zone regulations.

requirements

5.11 – Non-Compliance of Existing Uses

Based on my review of notes from previous Council reviews of the draft Zoning By-law, this section appears to have been given considerable discussion.

The effect of Section 5.11.1 as currently set out in the draft By-law could be to permit the expansion of a dwelling that is less than 30 metres to a waterbody, so long as the expansion does not encroach closer to the shoreline, and provided that all other provisions such as side yard setbacks are complied with. In other words, the non-complying dwelling could be widened, but it would not technically be any closer to the shoreline. I am not sure that this is the intended interpretation of the By-law.

Notes from the September 18, 2006 Council meeting suggest that Section 5.11.1 should be revised as follows, and that new provisions should be added as Sections 5.11.2, 5.11.3 and 5.11.4:

5.11.1 – "Where a building with less than the minimum setback from the high water mark has been lawfully erected prior to the date of passing of this By-law, the said building may be demolished, reconstructed, repaired, or renovated so long as the original footprint is not exceeded, and the original number of stories is not increased and all other provisions of this By-law are complied with."

troublesome word

5.11.2 – "Where the building has been lawfully erected with less than the minimum lot frontage and/or area, or having less than the minimum front yard, side yard, rear yard or usable open space required by this By-law, the said building may be enlarged, demolished, reconstructed, repaired or renovated provided said enlargement, reconstruction, repair or renovation does not serve to further reduce a required yard or required usable open space, and provided all other provisions of this By-law are complied with."

5.11.3 – "If the non-complying building is less area than zone minimum area, allow expansion to zone minimum provided that the septic is in compliance and provided all other provisions of this By-law are complied with."

□ ? Septic must be brought to current standard.
□ No expansion of non-compliance bldg.

Peter Josephs
disagrees

delete
OK

5.11.4 – “Where a property consists of a minimum of 2.0 acres, a second residence may be allowed except within 1,000 feet (300 metres) of an “at capacity” lake and provided all other provisions of this By-law are complied with.”

Based on my review of the draft Zoning By-law, it does not appear that the revised wording for Sections 5.11.1 to 5.11.4 have been added to the By-law. I have no disagreement with Sections 5.11.1, 5.11.2 and 5.11.3 as set out above, but I have some questions as to the intent of Sections 5.11.1 and 5.11.2.

YES
Agrees

With respect to the new Section 5.11.1 and to some extent Section 5.11.2, if it is Council’s intention to prohibit new additions to existing dwellings that currently encroach into the minimum water setback, then this should be clearly stated, since words such as “renovated” could be open to interpretation.

NO

If, on the other hand, Council wishes to allow for limited additions to existing dwellings that encroach into the minimum water setback (for example, widening of the building), then a new zone provision could be added. The following zone provision could be considered in this respect:

“Where a building with less than the minimum setback from the high water mark has been lawfully erected prior to the date of passing of this By-law, the building may be enlarged towards the side lot lines provided that such final enlargement of the building is not wider across the front than 40% of the existing shoreline lot frontage to a maximum of 18.0 metres (59.1 feet). Applicable side yard requirements for the zone shall be complied with. The enlargement of an existing building or structure further into the minimum setback from the high water mark and towards the waterbody shall not be permitted. This section shall not apply to permit the expansion of existing boathouses.”

In any case, I believe that the intent of Sections 5.11.1 and 5.11.2 as set out above could be more clearly stated.

I question the planning merits of the proposed Section 5.11.4, since this could have the effect of increasing shoreline development density with no apparent requirement for planning review and justification. Also, it does not “fit” with the overall intent of Section 5.11, which deals with existing non-complying uses. I would recommend against Section 5.11.4 as a zone provision dealing with non-compliance of existing uses.

5.12 – Replacement of Buildings or Structures

This section permits the replacement of buildings or structures where the building has been damaged or destroyed by causes such as fire, lightning, explosion or flood. This is a standard type of zone provision to protect an owner’s ability to replace a building that is lost due to natural disasters, beyond the control of the owner. The Township may wish

OK
to consider the addition of a new provision to ensure that for a building in the Waterfront Residential (WR) zone, replacement of the building should, where possible, meet the minimum setback from the high water mark and all other applicable provisions of the By-law.

5.13 – Existing Undersized Lots

Peter V. To draft exception
This section deals with situations where an existing lot that is smaller in terms of the minimum lot frontage and/or lot area requirements of the by-law, is proposed for development. As written, this provision allows for the development of such a lot provided that the parcel has a minimum lot frontage of 50% or more of the minimum frontage required by the zone that applies to the lot. Other provisions such as adequate water servicing and compliance with all applicable zone provisions also apply.

I would recommend that this zone provision also require that all relevant sewage disposal requirements of the Ontario Building Code shall be complied with, and an entrance permit shall be obtained from the appropriate road authority.

Council may wish to consider a higher standard for existing lots in the Waterfront Residential (WR) zone and the Limited Service Residential (LSR) zone to ensure that shoreline development more closely reflects the standards set out in the By-law. For example, a minimum lot frontage for an existing lot in the WR and LSR zone areas could require 66% of the required frontage. This would require a minimum lot frontage of 30 metres (100 feet), rather than 23 metres (75 feet) that would be allowed by the 50% provision.

5.25 – Accessory Buildings

Council may wish to review this section to clarify a policy on boathouses adjacent to waterbodies. It should be noted that any new restrictions on boathouses should also be reviewed in the context of Section 5.9 of the By-law, which deals with lands adjacent to waterbodies. Currently, Section 5.9.3(i) exempts boathouses from the 30-metre shoreline development setback.

There appears to be a contradiction between Sections 5.25.5 and 5.9.3 with respect to boathouses (and other uses such as docks, decks and gazebos). Section 5.25.5 implies that an accessory structure such a boathouse shall not be built closer to any lot line than the minimum distance required by the zone (for example, in the case of the WS zone, this would require a minimum side yard setback of 3.0 metres). However, Section 5.9.3(ii) implies that a boathouse could be located as close as 1.0 metre to a side lot line. This requires clarification.

Need to clarify policy → other standards

Council may also wish to clarify a policy regarding accessory dwelling units in boathouses. It has been my experience that accessory dwellings in boathouses may become problematic and contrary to the objective of minimizing impacts on shoreline environments.

5.29 – Home Occupations

Tightened up.

This section outlines regulations for two types of home occupations, Type “A” and Type “B” occupations.

As currently drafted, both Type “A” and Type “B” home occupations may be permitted within the Waterfront Residential (WR) zone.

It appears that any type of home occupation could be permitted in the Limited Service Residential Island (LSRI) zone. In the LSRI zone there is no mention of either Type “A” or Type “B” occupation, and the Permitted Uses section for the LSRI zone refers to the wrong section of the By-law with respect to Home Occupations.

Home occupations are not permitted in the Limited Service Residential (LSR) zone.

I believe that the less intensive Type “A” home occupations could be compatible with shoreline residential areas. However, I question if the type of home occupations that are allowed by Type “B” occupations are desirable for shoreline residential areas, for example, medical occupations such as dentists and doctors. I recommend that Council should review the provisions for Home Occupations, particularly with respect to shoreline residential areas.

5.30 – Home Industries

This section outlines regulations for two types of home industries, Type “A” and Type “B” industries. Type “A” home industries include uses such as craft shops, woodworking, repair and service shops and similar uses, and associated retail sales, within an accessory building with a maximum area of 44.6 square metres (480 square feet).

Type “A” home industries would be permitted in the Limited Service Residential (LSR) and the Waterfront Residential (WR) zone, in addition to other zone categories.

I generally recommend against home industry uses within shoreline residential areas due to possible land use conflicts and inconsistency with the objectives of the shoreline zones. I therefore recommend that Council give further consideration to the zones in which home industries would be permitted.

As a general observation with respect to both home occupations and home industries, my experience is that a single category of these uses (i.e., not the two-category Type “A” and Type “B” uses) can work well provided that these uses are carefully defined with corresponding zone regulations. More intensive types of home occupations/industries that do not fall within the standard definitions set out in the By-law could be dealt with by Council on a site-by-site basis through amendments to the Zoning By-law.

5.34 – Garden Suites

Council should review the desirability of permitting garden suites in the Township. This is often a controversial type of land use, particularly in shoreline residential areas. If Council wishes to retain the zone provisions for garden suites, the By-law should be clarified to specify those zone categories where garden suites will and will not be permitted, subject to a temporary use by-law under Section 39 of the Planning Act.

5.35 – Areas of Influence

This section outlines regulations for new dwellings being located in close proximity to existing pit and quarry operations. I have no difficulty with the basic figures used in this section, i.e., 500 metres for a quarry and 300 metres for a pit. However, current guidelines by the Ministry of Natural Resources provide for an influence area of 300 metres for a pit that is operating below the water table and 150 metres for a pit that is operating above the water table. This approach could be reflected in the Zoning By-law to provide additional flexibility for the location of new dwellings.

5.36 – Agriculture – Minimum Distance Separation (MDS)

This section and the related Appendix No. 1 and Appendix No. 2 are now out of date with respect to the new provincial MDS guidelines. This section should be revised to read as follows:

MUST

“All development shall comply with the Minimum Distance Separation Formulae contained in the publication “Minimum Distance Separation (MDS) Formulae, Implementation Guidelines”, Publication 707, Ministry of Agriculture, Food and Rural Affairs, Queen’s Printer, Toronto, 2006, as amended from time to time, which is attached to this By-law as Schedule “B” and forms part of this By-law.”

The Ministry of Agriculture, Food and Rural Affairs also recommends that if a Township wishes to exempt smaller, existing rural residential lots from the MDS requirements, this policy should be specifically set out in the Zoning By-law. For example, wording such as the following could be considered (the actual lot area can be subject to Council’s direction):

“Notwithstanding the above, the Minimum Distance Separation I (MDS I) shall not apply to lots existing at the date of passing of this By-law which are less than 2.0 hectares (4.94 acres) in area.”

Sections 6-26 – Zone Categories

Sections 6 to 26 of the Zoning By-law outline regulations for the various zone categories contained in the By-law. The zone categories in the draft By-law include the following:

- Marginal Agricultural (MA)
- Rural Residential (RR)
- Limited Service Residential (LSR)
- Limited Service Residential – Island (LSRI)
- Waterfront Residential (WR)
- Residential First Density (R1)
- Residential Second Density (R2)
- Multiple Residential (MR)
- Urban Commercial (UC)
- Rural Commercial (RC)
- Recreational/Resort Commercial (RRC)
- Urban Industrial (UI)
- Rural Industrial (RI)
- Mineral Extractive (MX)
- Mining (M)
- Waste Disposal (WD)
- Community Facility (CF)
- Group Home Zone (GH)
- Open Space (OS)
- Environmental Protection Wetland (EPW)
- Environmental Protection (EP)

Without undertaking a very detailed review of all of these zone categories, I believe that some of these categories are probably not necessary within the context of Limerick Township, since they represent more of an “urban” focus. Specific areas where zone categories could be simplified include the following:

- The Residential First Density (R1) zone and Residential Second Density (R2) zone (Sections 11 and 12) seem to be overly complex, containing detailed provisions for public water and sanitary sewage facilities. These zone categories could be simplified.

-
- Based on my review of Schedule “A” of the By-law, I cannot confirm that the Multiple Residential (MR) zone (Section 13) has been used anywhere in the Township. Is there a need for this zone category?
 - I would recommend that the “Urban Commercial” zone (Section 14) category be renamed to “Hamlet Commercial”, and that the range of permitted uses in Section 14.2 be reviewed to ensure that these uses are compatible in a Hamlet area.
 - I cannot find where the Urban Industrial (UI) zone category (Section 17) has been applied in the Township. I question if a specific “Urban Industrial” zone category is required in Limerick Township. The draft By-law contains a Rural Industrial (RI) zone category. If there was a proposal for an industrial use within a Hamlet area, a site-specific special category of the “RI” zone could be applied to allow that particular use, and to prohibit other industrial uses that would not be compatible in the Hamlet area. The special RI zone could also set out site-specific zone regulations that would promote good planning in a Hamlet area. As it is currently drafted, the “Urban Industrial” zone category includes uses that do not seem to be compatible with small scale hamlet areas, for example, an automobile body shop, a transport terminal/yard, and any form of manufacturing, processing or warehousing activity.
 - One minor observation is that there could be confusion between the short-form symbols for the Residential First Density (“R1”) zone and the Rural Industrial (“RI”) zone. There is too much room for confusion between “R1” and “RI”. This is a relatively simple matter to correct by using a different short-form symbol for the Rural Industrial zone.

One of the difficulties that I had in interpreting Schedule “A” is that the small scale map contained in the draft By-law (11” X 17”) is difficult to read and to differentiate between the many colour zone symbols.

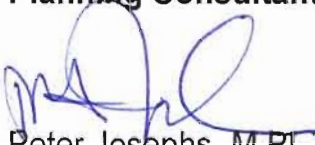
I have previously suggested that the Township might want to consider a re-structuring of the Schedule “A” map of the draft Zoning By-law. Schedule “A” is currently contained on one page, at a relatively small scale. Assuming that the Schedule “A” map is available in an AutoCad format, it would be possible to re-structure Schedule “A” to break it down into a number of separate sheets (six is suggested), each at a larger scale. This would significantly improve the ease of use of the zone maps.

I also find that it is preferable to have all properties clearly identified by their respective zone categories using the short-form zone symbols (e.g., RR, WR, LSR), rather than just by colours.

I would be pleased to review this report with Council in more detail. Please contact me if you require any additional information in the meantime.

Yours truly,

PETER A. JOSEPHS & ASSOCIATES
Planning Consultants



Peter Josephs, M.P.L., MCIP, RPP

OLD BUSINESS #2 – COMPREHENSIVE ZONING BY-LAW CHANGES

Changes discussed at the October 02nd, 2007 Council meeting:

Section	Definition	Notes
3.2	Abattoir	Delete
3.6	Amusement Arcade	Delete
3.68	Dry Industry	Delete
3.81	Elderly Persons' Centre	Retain?? Refer to 79 & 83 Farm implement & supply dealer – change definition to delete “supply”
3.90	Farm Implement and Supply Dealer	Delete
3.91	Farm Produce Outlet	Delete
3.109	Gas Bar	Delete
3.110	Gasoline Pump Island	Delete
3.151	Manufacturing or Processing Plant	Delete
3.153	Marine/Snowmobile Dealer	Delete
3.155	Market Garden	Delete
3.161	Motorized All Terrain Vehicle (ATV)	Delete
3.162	Motorized Snow Vehicle	Delete
3.173	Ornamental Structure	Delete
3.175	Outside Storage	Brian to research further
3.176	Park, Private	Delete??
3.179	Parking Angle	Delete
3.186	Planting Screen	???
3.187	Portable Canteen	Delete
3.188	Printing/Publishing Establishment	Delete
3.198	Raceway	Delete
3.205	Religious Institution	Delete
3.206	Research Facility	Delete
3.219	Seasonal Farm Worker	Delete
3.221	Selective Cutting/Partial Harvesting Systems	Keep
3.222	Self Storage Building	Delete
3.224	Senior Citizen Housing	Delete
3.226	Shopping Centre	Delete
3.233	Stormwater Management	Keep
3.234	Stormwater Management Facilities	Delete
3.255	Waste Management System	Delete
3.258	Waterbody, Narrow	Keep
3.26	Wayside Quarry	Delete
3.264	Workshop	Keep

Shoreline Buffers

The Need for Buffers

There are several benefits from buffers located along the land water interface of recreational lakes. These benefits include:

1. protection of shoreline from wind and wave erosion
2. reduction of contaminants from upland areas – sediment, nutrients, pesticides, herbicides etc.
3. control of nuisance wildlife (eg geese)
4. provide wildlife habitat diversity and transition zone

Principles of Buffer Creation/Maintenance

1. minimum depth of upland buffer 15 metres – more is better
2. buffer should extend into the lake (macrophytes) where practical
3. a minimum of 75 percent of the shoreline property width should be buffer
4. water flow across buffer should be diffused across the entire property and not concentrated in a channel
5. disturbed shoreline areas should be revegetated with a mixture of native grasses, shrubs and trees appropriate for site specific conditions¹
6. existing vegetation should be maintained where practical, use selective pruning to allow “view corridors” rather than total vegetation removal²
7. native vegetation that can be maintained throughout the entire development process and occupancy should be selected for revegetation plans

Principles of Three Zone Buffer System

1. Zone 1 - area closest to water should be a minimum 8 metres in width and be vegetated with native trees and shrubs appropriate for site conditions.
2. Zone 2 - the middle zone should be at least 15 metres in width and contain managed forest.
3. Zone 3 - the zone furthest from the water should be a minimum of 7 metres in width and consist primarily of maintained turfgrass, although woody vegetation is encouraged.

Allowable Uses within Shoreline Buffer

1. Zone 1, VERY RESTRICTED USES : Area closest to the water should be relatively undisturbed native vegetation. Uses to include rights-of-way, footpaths, boat docks etc.
2. The middle zone RESTRICTED : This area can support limited recreational uses such as wood chip trails within the view corridor. Tree maintenance (pruning, dead tree removal, and revegetation) is permitted.

3. Zone three has UNRESTRICTED residential uses such as lawns, gardens, garden compost, or passive stormwater management facilities such as infiltration trenches.

Prohibited Uses Within Shoreline Buffer

The following uses and activities are generally prohibited within the buffer zone

- Impervious cover
- Septic tanks and drain fields
- Clear cutting
- Structures
- Parking lots
- Motorized vehicles
- Grazing or livestock
- Pesticide application
- Storage or disposal of wastes

NOTES

1 - Disturbed Sites

Many of the recommendations for shoreline buffers are based on the premise that the proposed development is occurring in an undisturbed area. On sites where previous development or agricultural activities have already compromised the integrity of the buffer area, flexibility in rehabilitating the site should prevail. The objective of revegetation plans should be to first stabilize the soils by grading where necessary, then planting native grasses to quickly stabilize the soils. This should be followed by the planting of shrubs and trees to recreate a naturalized buffer. Where lots are sufficiently large a buffer of greater than 30 metres should be encouraged and revegetation of areas outside the buffer, such as within side yards, promoted.

2 - View Corridors

- clearing for a view corridor should be limited to no more than 12 metres at the lake or a maximum of 25% of shoreline width, whichever is less
- clearing within the view corridor should retain 60% of basal area of trees
- shoreline access paths should wind through view corridor and be limited to a width of 2 to 3 metres
- pruning within view corridor should be limited to 1/3 of tree height with no clearing of vegetation less than one metre in height

Figure 1: View Corridor

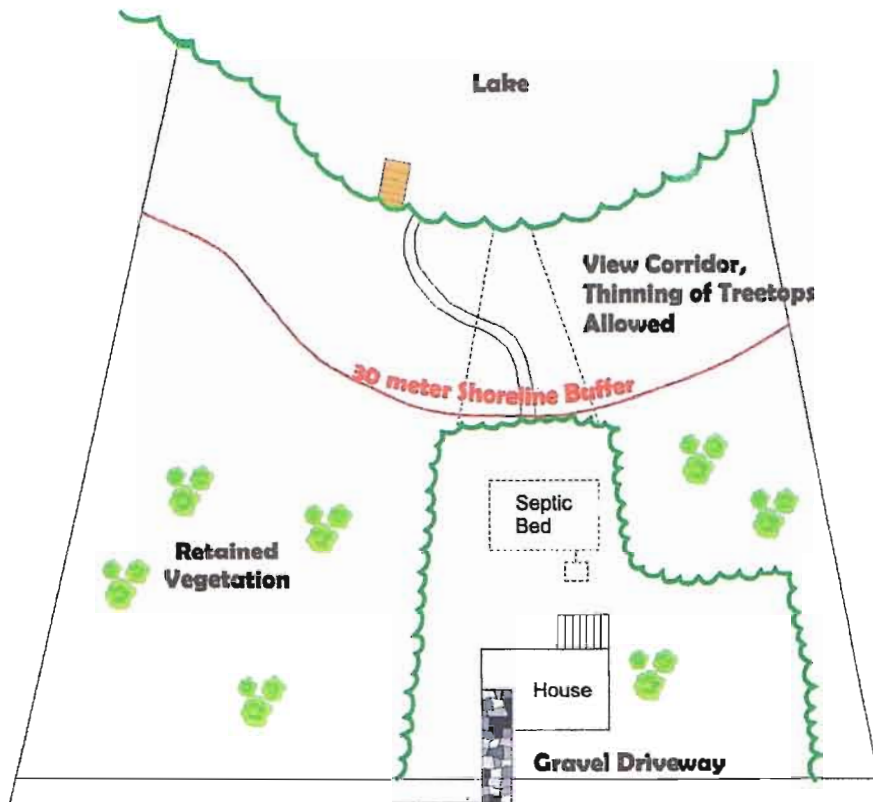
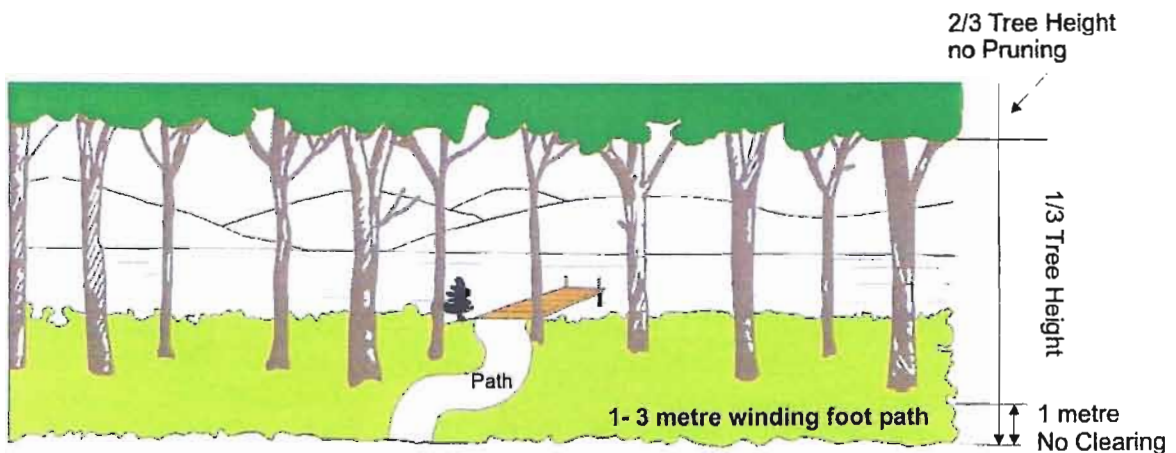


Figure 2: Guidelines for Vegetation Thinning



Adapted from Cappiella, K. and T. Schueler (2001) Crafting a Lake Protection Ordinance In Stormwater Practices to Protect Lakes : A NALMS Pre-Symposium Workshop. Madison Wisconsin, 2001.