

# Proposed policy in black text – No changes to grey text

Development Guidelines – Shoreline Protection		
	Dynamic Beach Area	Bluff Areas
Shore Protection - new	<p>Permitted</p> <p>Must be setback landward of the greater of the following:</p> <ol style="list-style-type: none"> <li>1) location of the 100 year lake level plus 15 m wave uprush allowance or;</li> <li>2) as close to the toe of the eroded dune as reasonably practicable</li> </ol> <p>Existing decks, gazebos, bunkies, or other accessory structures which may interfere with the proposed shoreline protection must be removed or relocated to eliminate interference with the shoreline protection.</p> <p>Application shall include mandatory design by a qualified Coastal Engineer. The qualified Coastal Engineer shall provide a formal written report which includes appropriate quantitative analysis demonstrating that the proposed works will not aggravate natural hazards, negatively impact coastal processes or negatively impact adjacent properties.</p> <p>Upon completion of the work the qualified Coastal Engineer shall provide certification that the protection has been installed per the approved design.</p>	<p>Permitted</p> <p>Must be landward of the greater of the following:</p> <ol style="list-style-type: none"> <li>1.) the location of the 100 year lake level or</li> <li>2.) a line connecting the toe of the bluff and /or existing shore protection of the two abutting properties on either side of the subject property or</li> <li>3.) the toe of existing bluff</li> </ol> <p>Application shall include mandatory review by qualified Coastal Engineer which shows that the proposed works will not aggravate natural hazards.</p>
Shore Protection - replacement or maintenance of existing	<p>Permitted</p> <p>Must be landward of the greater of the following:</p> <ol style="list-style-type: none"> <li>1.) the location of the 100 year lake level plus 15m wave uprush allowance or;</li> <li>2.) the existing shore protection being replaced or;</li> <li>3.) as close to the toe of the eroded dune as reasonably practicable</li> </ol> <p>All previous shore protection not used in the replacement (e.g. armour stone gabion stone etc.) must be removed from the site and disposed of.</p> <p>Review by qualified Coastal Engineer which shows that the proposed works will not aggravate natural hazards may be required.</p>	<p>Permitted</p> <p>Must be landward of the greater of the following:</p> <ol style="list-style-type: none"> <li>1.) the existing shore protection being replaced</li> <li>2.) the location of the 100 year lake level</li> <li>3.) a line drawn between the toe of the bluff and /or existing shore protection of the two abutting properties on either side of the subject property</li> <li>4.) the toe of the existing bluff</li> </ol> <p>All previous shore protection not used in the replacement (e.g. armour stone, gabion stone etc.) must be removed from the site and disposed of.</p> <p>Review by qualified Coastal Engineer which shows that the proposed works will not aggravate natural hazards may be required.</p>
Groynes - new	Not permitted	Not permitted
Groynes -replacement or maintenance of existing	Permitted, but will be considered on a case by case basis.	Permitted, but will be considered on a case by case basis.