



Municipality of Dysart et al Public Open House

Official Plan Amendment:
D08-OP-2023-004

&

Zoning By-law Amendment:
D14-ZB-2025-003



Topics

- Planning Policy
- Open House
- Status of Review Process
- Information Available on Website
- Proposed Amendments
- Shoreline Assessment
- Public Questionnaire - Results
- Public Presentations, Comments and Questions



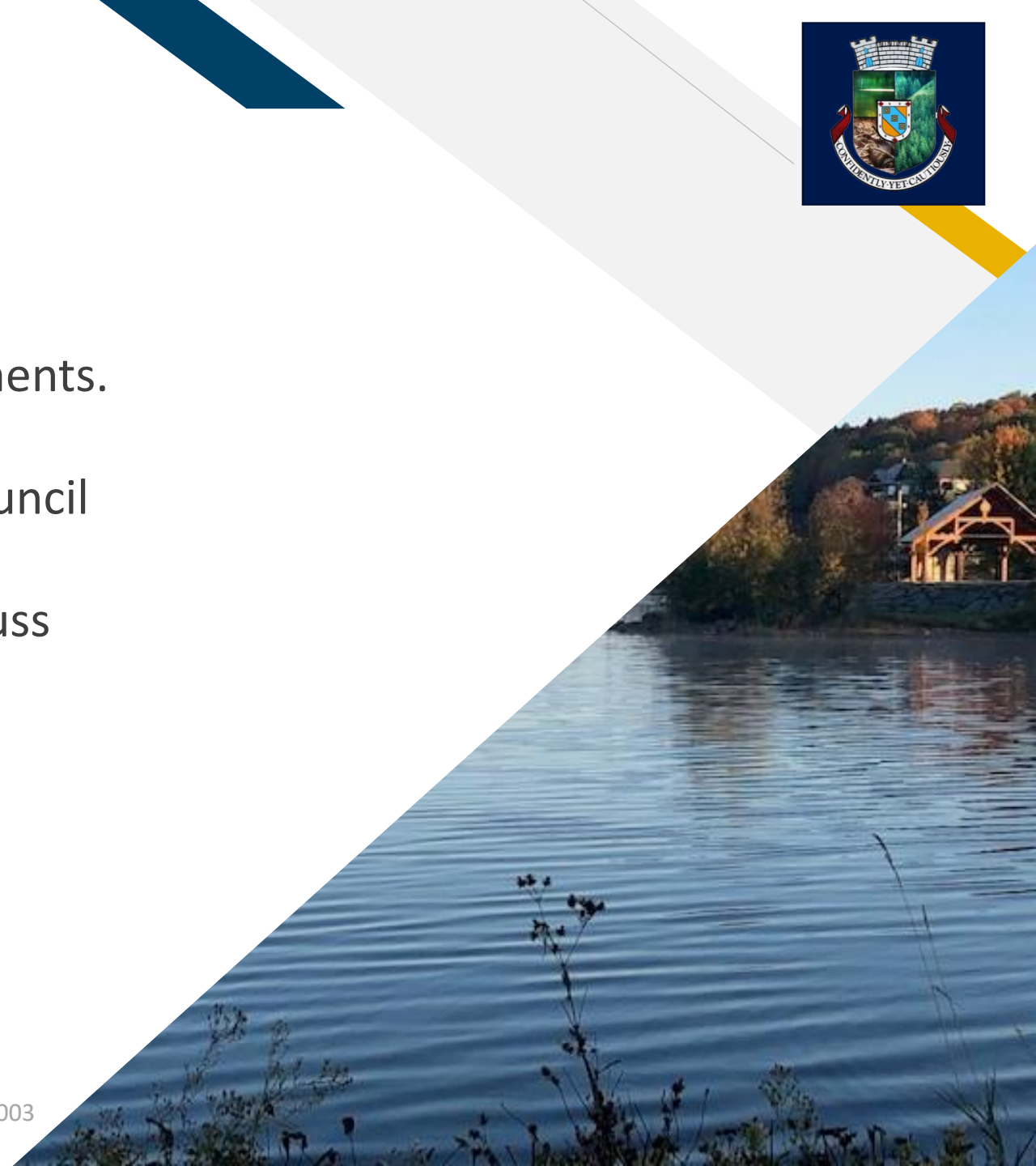
Planning Policy Hierarchy

- **Planning Act**
 - Provincial Legislation that sets ground rules for land use planning in Ontario
- **Provincial Policy Statement (PPS), 2020**
 - Provides policies for matters of provincial interest, that all municipalities must be consistent with.
- **Official Plan (County of Haliburton and Municipality of Dysart et al)**
 - Establishes a long-term vision, objectives, land use designations, and policies to manage growth and development.
- **Zoning By-law**
 - Implements the Official Plan and sets out permitted uses and performance standards (e.g. setbacks, height, parking) for each zone.

Public Open House



- Opportunity to review proposed amendments.
- Ask questions and make comments to Council
- Additional meeting(s) will be held to discuss the proposed amendments.





Status of Review Process

- ✓ Preliminary assessment and scope of review
- ✓ Consultation with approval authority
- ✓ Council approve work plan, and draft amendments
- ✓ Council direction for enhanced public consultation
- ✓ Draft policies and documents added to website
- ✓ Public Survey to obtain feedback
- ✓ Open House
- ☐ Council direction following Open House
- ☐ Public Meeting – followed by Council discussion and feedback
- ☐ Council considers By-laws to adopt/amend policies.
- ☐ Submission of OPA to County of Haliburton for approval



Website

- Draft policies and supporting information can be found on the Municipality of Dysart et al website (www.dysartetal.ca)
- Build and Invest → Current Development Applications

Official Plan Amendment: File D08-OP-2023-004 The Municipality of Dysart et al. Zoning By-law Amendment: File D14-ZB-2025-003 The Municipality of Dysart et al. Shoreline Structures



Proposed Policies and Amendments

- Application to amend the Official Plan:
 - The proposed amendment is to update the shoreline protection policies to permit one building near the shoreline of a waterbody, subject to compliance with the natural shoreline policies of the Official Plan.
- Application to amend the Zoning By-law:
 - The proposed by-law will add definitions and amend provisions related to structures permitted in minimum setback areas to outline the specific use, size, height, and setback provisions as well as shoreline vegetation policies.
- Review proposed amendments
 - **Official Plan Documents:** “OPA Summary of Revisions” and “Official Plan Summary – Draft – Section 3.2.7 and Section 5.1.2”
 - **ZBL Document:** “Summary of ZBL Amendments – July 8, 2025”



Shoreline Assessment

- Required before you can have a structure within the minimum setback.
- Administered by the Building Department.
- Assess the natural state of shorelines.
- Reward those property owners who have maintained their shoreline in a natural state.
- Requires other shorelines be restored if they want a structure.
- Section 2.2 and Section 5.1.2 of the Official Plan.





Public Questionnaire - Results

- Proposed Policies
- 13 Questions
- 3 categories:
 - Personal Information
 - Buildings
 - Shoreline/Waterbody Health
- 735 Responses
- Results/Analysis



Public Questionnaire - Results

- Question 1.

1. Do you own land or live in the Municipality of Dysart et al?

● Yes	709
● No	25
● Unsure	1



- Key findings:

- 96.5% of respondents either live in or own land in Dysart et al. This indicates strong local engagement and relevance of the feedback to municipal policy.



Public Questionnaire - Results

- Question 2.

2. What represents you best? (select all that apply)

● Resident - Permanent	270
● Resident - Seasonal	469
● Business Owner	33
● Other	10



- Key findings:

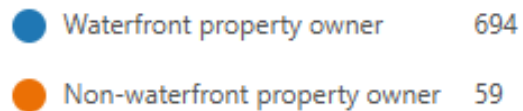
- Seasonal residents (64%) form the majority, indicating that any policy changes, especially those affecting waterfront properties, must consider the unique needs and usage patterns of part-time residents.



Public Questionnaire - Results

- Question 3.

3. What describes you best? (select all that apply)



- Key findings:

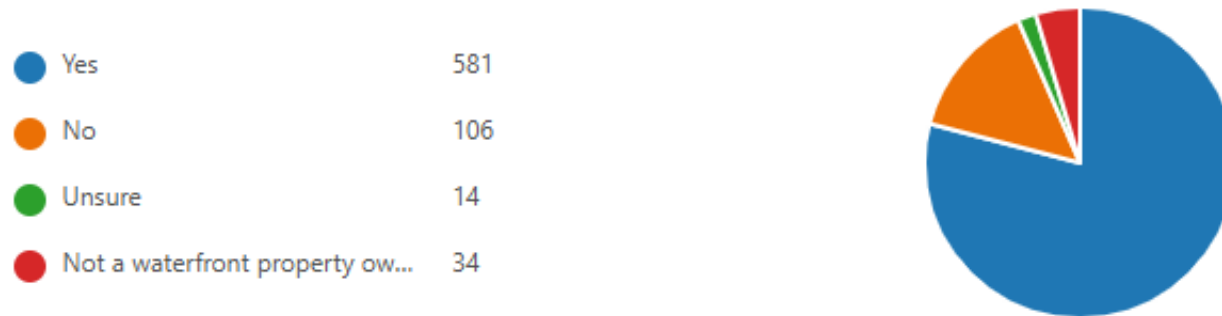
- The overwhelming majority of feedback comes from those directly impacted by shoreline regulations. This lends weight to their perspectives on setbacks and development near waterbodies.



Public Questionnaire - Results

- Question 4.

4. If you are a waterfront property owner, are you a member of the Lake Association?



- Key findings:

- 84% of waterfront owners are members of a Lake Association. These associations may serve as effective partners in policy communication and implementation.



Public Questionnaire - Results

- Question 5.

5. Are you in favour of the Municipality of Dysart et al changing their policies to permit a building within the minimum water setback adjacent to a waterbody?

Yes	414
No	292
Unsure	28



- Key findings:

- The community is divided, with a slight majority (56%) in favour of a policy change to permit structures in the minimum water setback. This indicates a need for careful, balanced policy development that addresses both environmental concerns and property use flexibility.



Public Questionnaire - Results

- Question 6.

6. How many buildings (shed, sauna, gazebo, private cabin etc.) do you think should be permitted within the minimum water setback adjacent to a waterbody?

0	256
1	204
2	178
3	83
Other	14



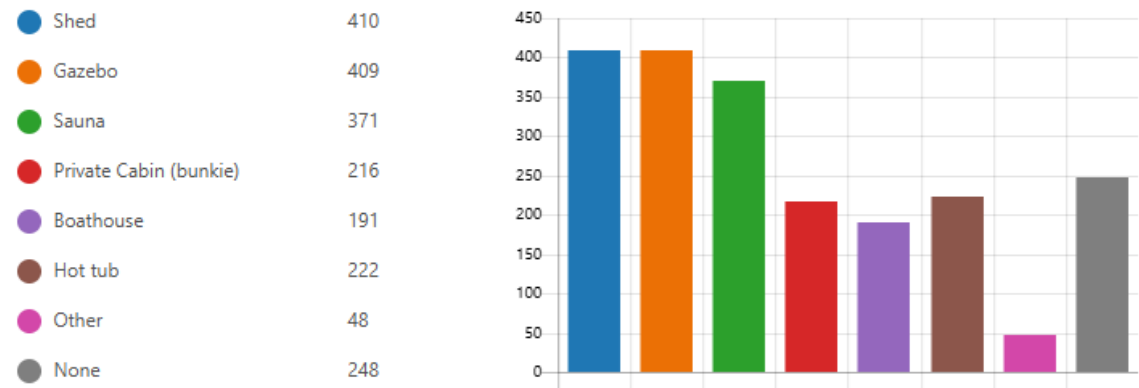
- Key findings:

- While a significant portion supports some development, a large group remains protective of the setback zone. This suggests that if development is permitted, it should be limited and well-regulated.



Public Questionnaire - Results

- Question 7.
7. What types of buildings do you think should be permitted within the minimum water setback adjacent to a waterbody? (select all that apply)



- Key findings:
 - Sheds, gazebos, and saunas are most supported. There is openness to small, non-intrusive structures, but a substantial group prefers no development. This supports a tiered approach to permissions based on structure type and environmental impact.



Public Questionnaire - Results

- Question 8.

8. How far back do you think the buildings should be located from a waterbody?

0 metres	106
3 metres	201
5 metres	100
10 metres	67
20 metres or 30 metres as per ...	258



- Key findings:

- While many are open to reduced setbacks, the largest group supports existing standards. This suggests that any reduction should be approached cautiously and possibly limited to specific cases.



Public Questionnaire - Results

- Question 9.

9. What do you think should be the maximum size of a building permitted within the minimum water setback adjacent to a waterbody?

Less than 10 square metres	73
10 square metres	135
15 square metres	197
Greater than 15 square metres	74
No building should be permitt...	252



- Key findings:

- Among those in favor, 15 m² is the most supported size. Modest size limits align with environmental protection goals.



Public Questionnaire - Results

- Question 10.

10. How important are the Municipality's waterbodies to you?

Extremely important	574
Very important	135
Somewhat important	18
Not Very important	4
Not at all important	2



- Key findings:

- A significant majority, 96% rate waterbodies as “Very” or “Extremely Important.”. This underscores the need for protective and sustainable shoreline policies.



Public Questionnaire - Results

- Question 11.

11. How important are natural shorelines (preserved in a natural state) to you?

Extremely important	385
Very important	200
Somewhat important	120
Not Very important	25
Not at all important	5



- Key findings:

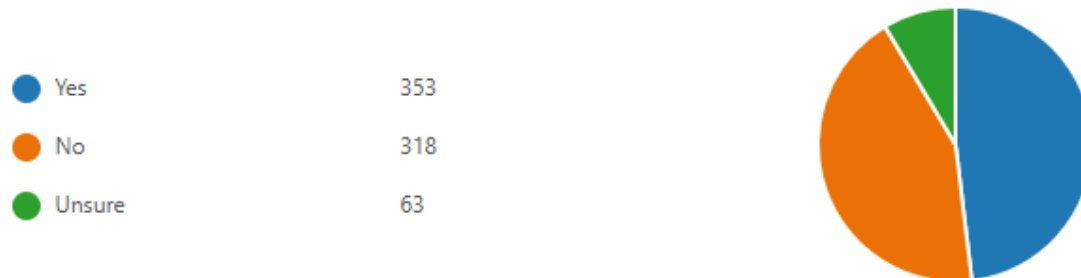
- 85% rate natural shorelines as “Very” or “Extremely Important.”. This highlights a strong public emphasis on waterbody and shoreline preservation.



Public Questionnaire - Results

- Question 12.

12. Do you think that policies that permit building(s) within the minimum water setback adjacent to lakes, rivers, streams etc. will have an impact on the Municipality's waterbodies, and shorelines?



- Key findings:

- The community is split, suggesting that any policy change should be accompanied by clear environmental assessments and public education.



Public Questionnaire - Results

- Question 13.

13. Do you think that the existing shoreline protection policies (Official Plan, Zoning By-law, Site Alteration By-law etc.) are effective at ensuring appropriate development in the shoreline areas?

Extremely Effective	102
Very Effective	214
Somewhat Effective	276
Not Very Effective	109
Not at all Effective	32



- Key findings:

- The effectiveness of existing shoreline protection policies is perceived as mixed, with 35% rating them as 'Very Effective' and 31% as 'Somewhat Effective'. This suggests room for improvement in policy implementation or communication.



Public Questionnaire - Results

- Conclusion
 - The community is engaged and divided on the issue of permitting structures within the water setback.
 - While there is openness to limited, low-impact development, a significant portion of residents remain protective of the shoreline.
 - Council is encouraged to consider a cautious, evidence-based approach that balances flexibility with environmental stewardship.
 - Council may wish to consider some minor amendments to further protect the natural shorelines and waterbodies
 - i.e. Minimum 4 metre (13 feet) water setback for all structures. This would permit a 3 metre vegetation buffer in front of the structures, and prevent the clearing of the “Ribbon of Life”.







Public Comments

- 10 sets of comments received
- Summary of comments
 - Impact on lake quality, shoreline vegetation.
 - Concerns with erosion and storm water.
 - Good planning, data-driven approach to decision.
 - Significant change. Council should consider history Official Plan.
 - Visual impacts, privacy, vegetation buffers.
 - Impact on fish and other habitat.
 - Don't want to become Muskoka where structures line the shore.
 - Lack of monitoring, enforcement.
 - Costs associated with process.



Thank You.

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 www.dysartetal.ca