



Dear East Hants Property Owner:

The Municipality of East Hants has land use regulations that control development along the riparian areas of our lakes. The purpose of these regulations is to protect and enhance the lakeshore environment through the use of setbacks for structures and restrictions on the removal of vegetation.

Riparian buffers are the transitional zones found along our lakeshores. These natural shorelines are richly diverse habitats and an integral part of a functioning lake ecosystem. Healthy riparian areas improve water quality, reduce erosion, and enhance a variety of recreational activities.

It is the responsibility of every East Hants lake front property owner to help keep our lakes healthy. Doing so, will allow future generations of East Hants

residents to continue to enjoy our lakes. East Hants lakes provide recreational opportunities, habitat for wildlife, and provide peaceful landscapes for residential property owners. People treasure lakes for their beautiful scenery and take advantage of them for recreational activities such as fishing, boating, and swimming.

If you have any questions about the content of this letter you may email planning@easthants.ca or call 902-883-3387. Anyone wishing to report a violation of the regulations, can do so by filling out the form at easthants.ca/bylawcomplaint.

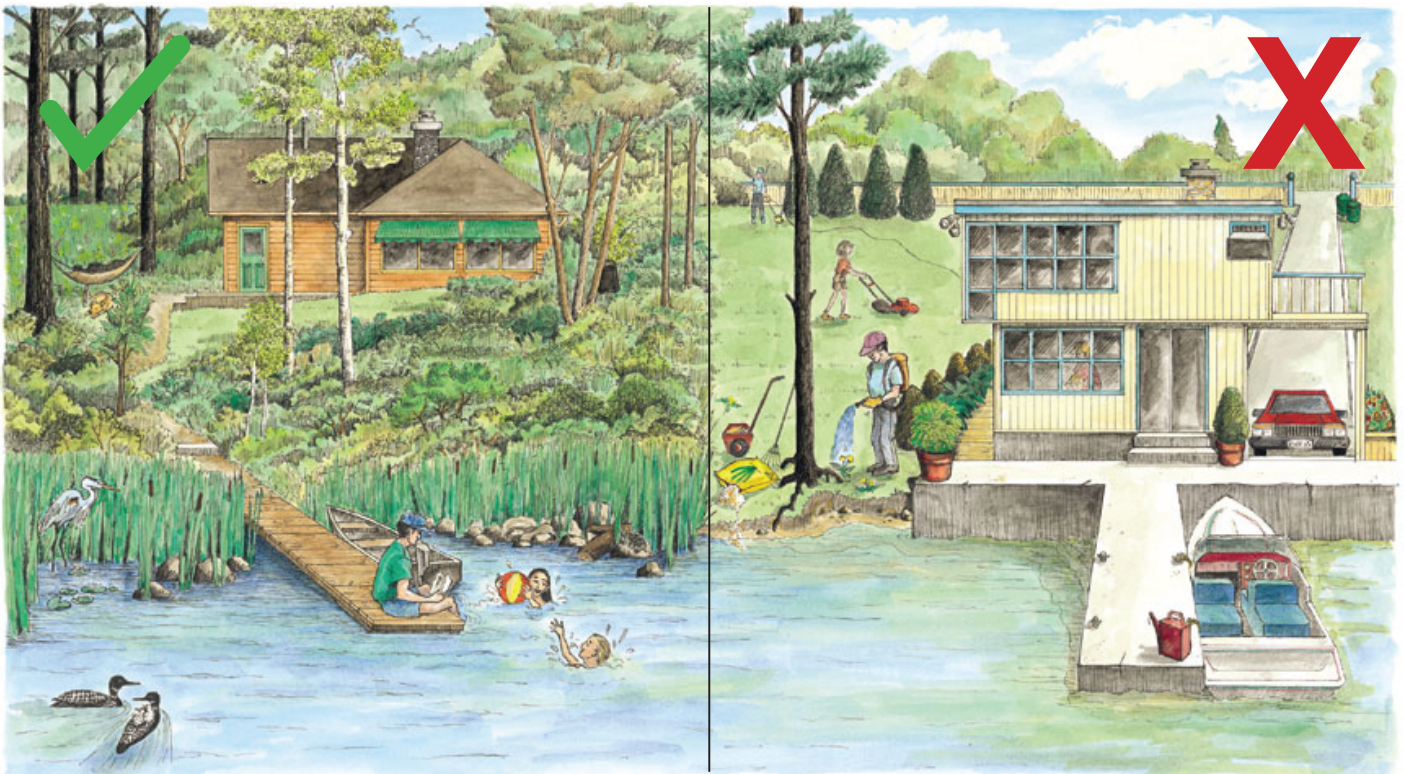


Photo: Rideau Valley Conservation Authority



Shoreline Land Use Regulations

The following regulations are applicable to lake-front properties in East Hants.

Setback from Lakeshore

A 30 m setback shall be required from the high water mark of all lakes and the nearest wall of any new structure (including decks). Where the 30 m setback cannot be met for existing structures and for existing undersized lots, due to topography or the placement of an on-site disposal system, the setback may be reduced to no less than 15 m where all other requirements under the Land Use Bylaw are met. Restrictions on the alteration of topography, being the cutting or filling of land within the 30 m setback, shall also apply.

Shoreline Vegetation

Natural vegetation within 10 m from the normal high water mark of any lake shoreline is to remain undisturbed except to allow for the construction of docks and boathouses. In addition, up to 35% of trees and underbrush may be removed to enable a filtered view of the lake. Preserving the shoreline vegetation helps to protect and enhance the lakeshore environment.

Boathouses

A boathouse is defined as an accessory building erected abutting the shore of a navigable body of water, or on a dock and is designed and constructed to shelter boats, watercraft like canoes and kayaks, and associated marine accessories and equipment. A boathouse shall not contain a sleeping, living, cooking or sanitary facility and shall not be used for human habitation. A boathouse shall not contain any uses unrelated to the storage of boats and shall not be used to store automobiles and other related equipment.

One boathouse per property is permitted. The maximum floor area of the boathouse, including any attached decks is 65 m². Note that permanent structures along the shoreline can be susceptible to flood and/or ice damage.

Docks

The dock structure should be placed where it will have the least impact on important aquatic habitat, such as fish spawning areas. To minimize loss of natural shoreline area and riparian vegetation, orient the dock away from the shore (Figure 3), rather than extending the dock along the shore (Figure 4).



Figure 3: Dock oriented away from shore



Figure 4: Dock oriented along the shore