## Guidelines for Improving Existing Development

Development that took place before the current regulations or widespread knowledge about lake ecology often took a form that may negatively impact lake water quality. The areas of these developments with the most potential for improvement are shoreline, dock, vegetation, and wastewater.

**This brochure provides general advice. Please contact the Municipality and Nova Scotia Environment for approval before beginning any lakeshore project.**

### Shoreline

**1** Worried about erosion? Use the power of plants. Root systems are great at holding soil together. If you choose to use plants, consider planting native species like Willow or Red Osier Dogwood.

**2** Rethink the retaining wall. These destroy natural habitat and may actually contribute to erosion by redirecting wave energy toward the wall's foundation and surrounding shoreline. If your retaining wall is deteriorating, consider softening your shoreline by breaking up the wall or adding rocks and plants. The right mix of rocks and vegetation will protect against erosion and also preserve lake habitat.

### Dock

**3** Only take a quarter. If planning additions or alterations to your dock, boathouse, or lake access point, consider that together these should affect no more than 25% of your lot's shoreline.

**4** Choose wisely. If you're thinking about building or replacing a dock, consider a floating design connected to shore by a raised walkway. This will be sensitive to habitat and aquatic life.

### Vegetation

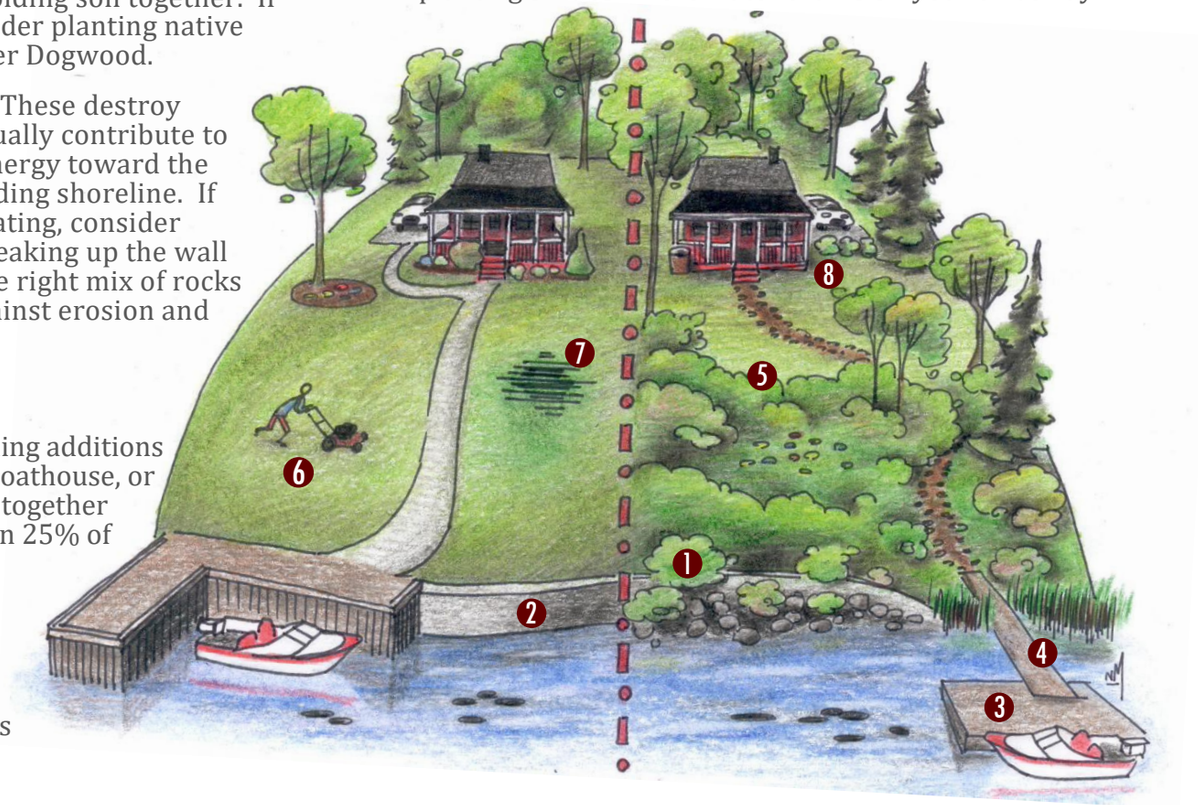
**5** Let the buffer be. This is likely *the* most important thing you can do for your lake. You can start simply by not mowing near the lake. The buffer will start growing on its own.

**6** Limit the lawn. Redesign your lawn so it's as small and far from the lake as possible. This not only helps minimize erosion and runoff, but maximizes your relaxation time at the lake.

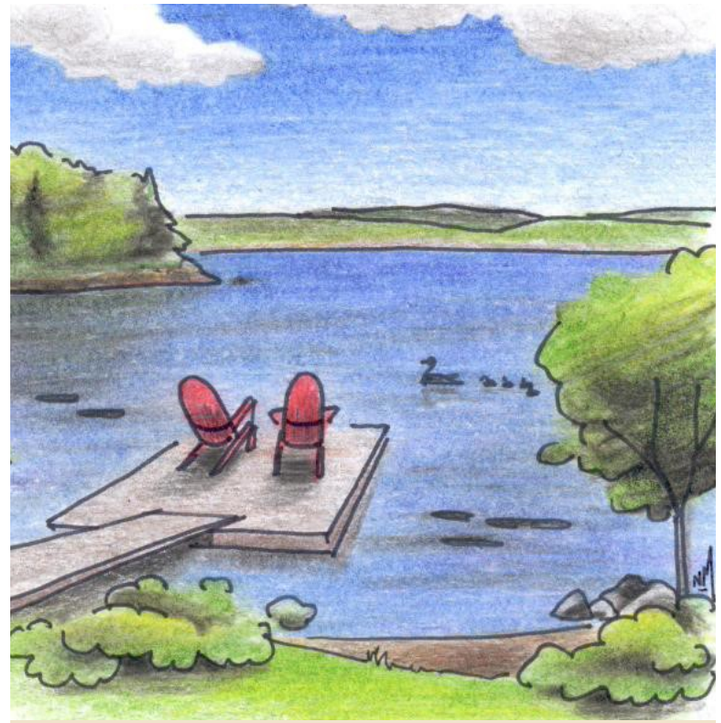
### Wastewater

**7** Don't forget what's gone down the drain. Making sure your septic system is working properly helps make sure harmful nutrients or chemicals aren't seeping into the lake.

**8** Redirect runoff. The slower water drains off your lot, the more contaminants will be filtered out and the less chance it will erode your land. Slowing runoff may be as simple as placing a rain barrel under your downspout or planting shrubs where water drains off your driveway.




# Developing Near a Lake



## Guidelines for New Development

## Guidelines for Improving Existing Development

MUNICIPALITY OF THE COUNTY OF KINGS
181 Coldbrook Village Park Dr | Coldbrook, NS | www.countyofkings.ca
2021

# Lakeshore Development

Congratulations. You're one of the lucky few to own land near a lake. Besides plans to develop your land, you likely have plans to take long swims on hot summer afternoons, try your luck with your rod and reel, and kick back for long evenings enjoying the view. But imagine the same activities if the lake blooms with algae, the fish leave for cleaner water, and cottages seem to outnumber trees.

The Municipality's goal for lake shore development is to allow recreational and residential uses without harming the natural environment. To do this, the Municipality has adopted special land use regulations around the lakes on the South Mountain Plateau.

Most lakeshore properties can be developed ***as-of-right,*** meaning a building permit may be granted right away, as long as all requirements are met. In certain circumstances, properties can only be developed through a ***site plan approval***, a process that requires land owners to map out planned development before building permits are granted. Permits are also needed from Nova Scotia Environment to make alterations to the shoreline and build docks.

# Contacts

## Municipality of the County of Kings

To learn more about Lakeshore Planning in Kings County:

**Laura Mosher, Planner**
902-690-6102
lmosher@countyofkings.ca

To find out how your lot can be developed and for development permits:

**Development Control**
902-690-6152
inspections@countyofkings.ca

## Nova Scotia Environment

For information about environmental regulations and permits:

**Kentville Office**
Phone: 902-679-6086
http://www.gov.ns.ca/nse/permits

# Guidelines for New Development

Whether you develop as-of-right or by site plan approval, below are guidelines for minimizing negative impact on lake water quality.

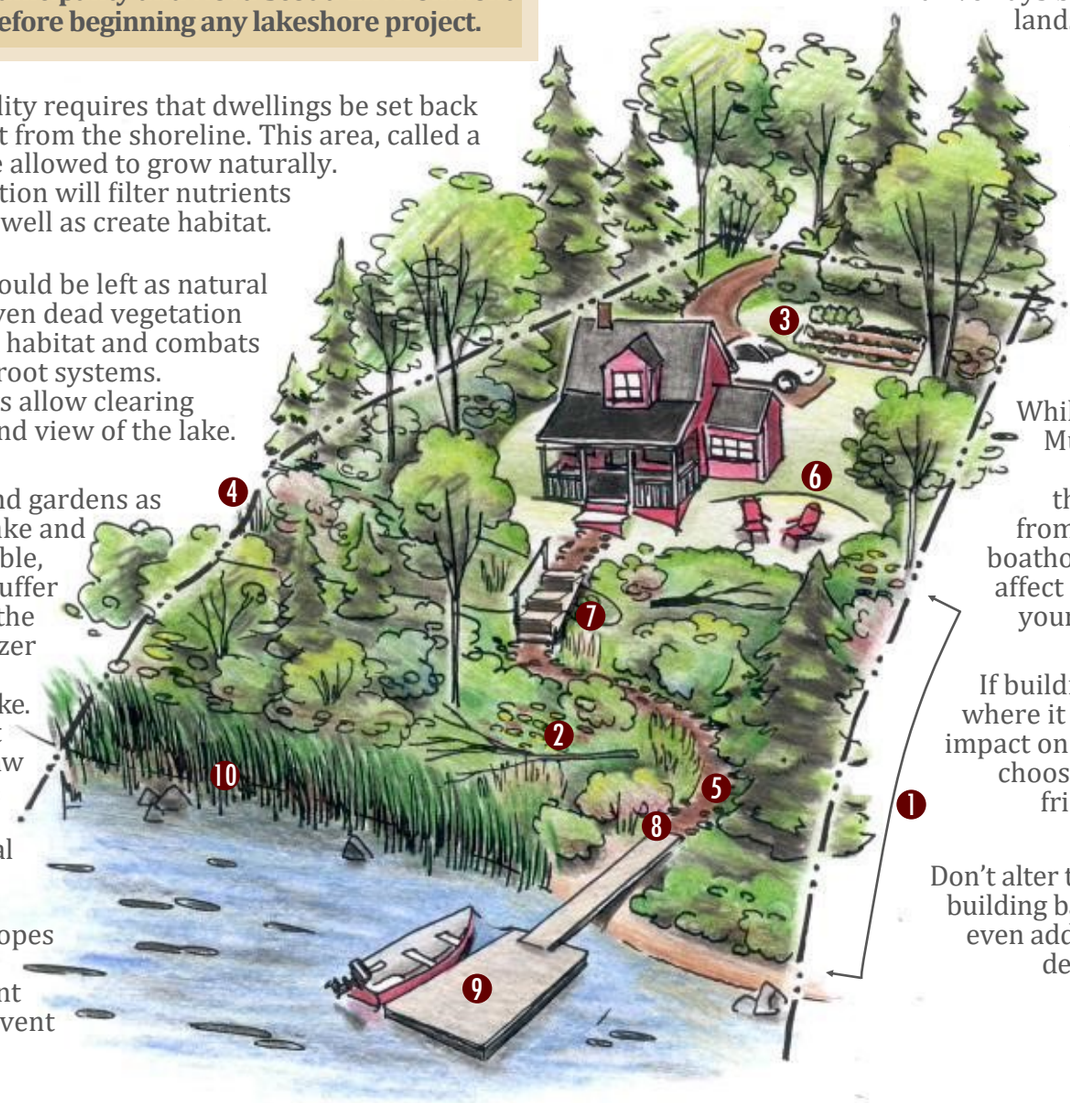
**This brochure provides general advice. Please contact the Municipality and Nova Scotia Environment for approval before beginning any lakeshore project.**

**1** The Municipality requires that dwellings be set back at least 65 feet from the shoreline. This area, called a buffer, should be allowed to grow naturally. The thick vegetation will filter nutrients and pollution as well as create habitat.

**2** The buffer should be left as natural as possible. Even dead vegetation creates food and habitat and combats erosion with its root systems. Municipal bylaws allow clearing only for a path and view of the lake.

**3** Keep lawns and gardens as far from the lake and as small as possible, preserving the buffer and minimizing the amount of fertilizer or pesticide that may reach the lake. Keep in mind that the Land Use Bylaw only allows 50% of the lot to be cleared of natural vegetation.

**4** Keep steep slopes naturally vegetated or plant as needed to prevent erosion.




**5** There should only be one path through the buffer and it should be made of permeable material like wood chips or gravel.

**6** Manage runoff from buildings or driveways by diverting it with landscaping so it has time to be absorbed.

**7** Instead of altering natural terrain to build paths, consider using a raised boardwalk or steps to negotiate slopes or wet areas.

**8** While not encouraged, Municipal bylaws do allow boathouses if they are at least 4 feet from the bank. Docks and boathouses together should affect no more than 25% of your lot's water frontage.

**9** If building a dock, place it where it will have the least impact on existing features and choose an environmentally friendly floating design.

**10** Don't alter the shoreline by building barriers, walls or even adding sand or fill. These deaden the shoreline by destroying habitat.

Illustrations by Nathan MacLeod