



REPORT FOR: CROWE VALLEY CONSERVATION AUTHORITY WATERSHED ADVISORY BOARD

REGARDING: ONTARIO REGULATION 041/24, PERMIT APPLICATION NO. 096/24 BEING: A DWELLING AND SEPTIC SYSTEM LOCATED WITHIN A WETLAND.

DATE: SEPTEMBER 5TH, 2024

HEARING DATE	September 19 th , 2024
DATE APPLICATION RECEIVED	June 14 th , 2024
DATE HEARING REQUESTED	July 24 th , 2024
APPLICANT	Justin Caple and Karin Cardella
LOCATION	The South Road (vacant lot) Part of Lot 23, Concession 6 Township of Wollaston ARN: 1254 000 015 25895
PROPOSAL	Construct a dwelling with an attached garage and septic system within a wetland.
OVERVIEW	The proposed development does not conform to the CVCA's Watershed Planning and Regulations policies because: New development on vacant land is not permitted within a wetland.

Executive Summary

An application for development has been submitted by Mr. Justin Caple and Ms. Karin Cardella with regard to Ontario Regulation 41/24: Prohibited Activities Exemptions and Permits. The application is requesting permission to develop land classified as wetland. The proposal is to construct a dwelling with an attached garage and a septic system on a vacant lot. CVCA policies do not permit new development on vacant land within a wetland. Therefore, staff recommend the application be denied.

The proposed development does not conform to the CVCA's Watershed Planning and Regulations Policies for the following reasons:

1. CVCA Policies state that new development shall not be permitted within a wetland.
 - The proposed development does not conform as it is proposed to be located within a wetland.
 - The majority of the property is classified as wetland, to the extent that there are no reasonable alternatives that can avoid the wetland.
2. CVCA Policies state that development shall not be permitted within the setback of a wetland on vacant land.
 - Any part of the proposed development that may not be within the wetland boundary would be within the applicable setback of the wetland (15 metres of a wetland less than 2 hectares).



Background and Subject Lands

The subject property is located on The South Road in the Township of Wollaston and is located along the western side of Wollaston Lake. The property consists of approximately 1.14 acres (0.46 hectares) of vacant lands. The eastern portion of the property is the shoreline of Wollaston Lake (Deer River); the western portion is bound by The South Road; the property immediately to the north is vacant; and the property to the south is developed. The majority of the subject lands are classified as wetland. This was verified by Rob West, Senior Ecologist with Oak Ridge Environmental Limited. The eastern portion of the property is considered both floodplain and wetland.

In late 2019 the previous landowner submitted a Property Inquiry to the CVCA. The property was reviewed against available mapping. It was communicated that *“There is a considerable building envelope both inside and outside of the regulated area on your property...for a dwelling, septic, and accessory structures.”* The property was later purchased by Mr. Caple and Ms. Cardella. The new landowners (Mr. Justin Caple and Ms. Karin Cardella) contacted the CVCA to inquire about the permitting process. CVCA staff determined a site visit would be required to assess the extent of wetland on the property. In June 2022 CVCA staff completed a site inspection and determined that the property exhibited wetland characteristics warranting further assessment by means of a scoped Environmental Impact Study (EIS) completed by a qualified professional (Ontario Wetland Evaluation System certification). In August 2023 CVCA staff, Rob West (Senior Ecologist, Oakridge Environmental), Justin Caple (landowner) and Kirk McCaw (Public Works Superintendent, Wollaston Township) attended the site. It was ultimately determined and verified by Mr. Rob West that the majority of the property is characterized as wetland. The assessment of the property was challenging because the meadow marsh (wetland) on the property had been mowed for many years.

The flood hazard associated with Wollaston Lake is also contained on the subject property. As proposed, dwelling would be 10.5 metres from the extent of the 1:100-year floodplain of Wollaston Lake and 30 metres from the ordinary high water mark of Wollaston Lake. The septic system would be 30 metres from the 1:100-year floodplain of Wollaston Lake and 74 metres from the ordinary high water mark of Wollaston Lake. From a flood hazard standpoint, the proposed development is compliant with the CVCA’s Policies. However, the entire development would be located within a wetland.

Timeline

November 2019	CVCA responds to Property Inquiry regarding a vacant lot stating that <i>“There is a considerable building envelope both inside and outside of the regulated area on your property...for a dwelling, septic, and accessory structures.”</i> The property was assessed by desktop review only. The Property Inquiry response stated that, in the case where there are discrepancies between available mapping and written description of the CVCA Regulated Area (i.e. the physical condition of the property in actuality), the written description prevails.
January 2022	New landowner (Mr. Justin Caple) contacts CVCA and CVCA staff recommend that a site visit take place to determine if there are wetlands present on the property.
07 June 2022	CVCA staff inspect the site and determine that the site exhibits wetland characteristics and request a scoped Environmental Impact Study (EIS) be completed by a qualified professional to determine the presence or absence of wetland(s) on the property.
22 August 2022	Memo received from Canadian Shield Consultants arguing the need for an EIS.
Fall 2022	CVCA communicated to Mr. Caple that the Memo is not sufficient.
29 September 2022	Mr. Caple submits permit for the construction of a new dwelling, garage and septic system (size of proposed development not provided, please see Appendix A of the EIS showing the original site plan).



Fall 2022	CVCA staff communicate to Mr. Caple that the property is likely a wetland and will require an assessment by a qualified professional (Ontario Wetland Evaluation System certification).
Late Spring/ Summer 2023	Correspondence with landowners lawyer regarding 2019 Property Inquiry response.
10 August 2023	Mr. Caple requests a site visit with CVCA staff and Rob West.
17 August 2023	Mr. Caple, CVCA staff, Rob West and Public Works staff from Wollaston Township complete site visit. During site visit Rob West confirms that property is almost entirely wetland.
17 August 2023	CVCA staff email Mr. Caple to inform him of next steps moving forward including withdrawing the previous permit application and submitting a new permit application with an updated proposal.
14 December 2023	CVCA staff receive scoped Environmental Impact Study completed by Oakridge Environmental.
20 December 2023	CVCA staff and Mr. Caple meet virtually to discuss next steps and requirements.
14 June 2024	New permit application, with updated site plan and EIS received (Appendix A through C)
24 July 2024	Mr. Caple formally requests a Hearing before the CVCA Watershed Advisory Board.

Proposal Description

As per the application information provided (received 14 June 2024):

Existing Development:

None - vacant (Appendix D for photos)

Proposed Development:

Dwelling:

- 2-storey single residential dwelling constructed on slab on grade
 - o Slab approximately 50 feet by 70 feet
- Dwelling footprint 31 feet by 27 feet (837 square foot footprint, 1,674 square feet in total, including both stories)

Deck(s):

- Two covered decks
 - o 8 feet by 31 feet (248 square feet)
 - o 6 feet by 31 feet (186 square feet)

Garage:

- Attached to dwelling, 24 feet by 21 feet (504 square feet)

Septic System:

- Septic system south of the dwelling
- 30-foot by 30-foot septic bed
- 2,500 Gallon septic tank

CVCA Regulated Features:

- Wetland less than two hectares
- Requisite minimum development setback is 15 metres
- All components of the proposed development are located within the wetland



Applicability of the Conservation Authorities Act, Ontario Regulation 41/24 and the Crowe Valley Conservation Authority's Watershed Planning and Regulations Policy Manual

Ontario Regulation 41/24, was made pursuant to section 28 of the Conservation Authorities Act, R.S.O. 1990. Ontario Regulation 41/24 is attached as Appendix E.

The subject property is within an area regulated by the CVCA due to the flood hazard associated with Wollaston Lake and a wetland less than two hectares.

The Conservation Authorities Act and Ontario Regulation 41/24 contain provisions related to wetlands.

The Conservation Authorities Act states:

Prohibited activities re watercourses, wetlands, etc.

28 (1) No person shall carry on the following activities, or permit another person to carry on the following activities, in the area of jurisdiction of an authority:

1. Activities to straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse or to change or interfere in any way with a wetland.
2. Development activities in areas that are within the authority's area of jurisdiction and are,
 - i. hazardous lands
 - ii. wetlands
 - iii. river or stream valleys the limits of which shall be determined in accordance with the regulations,
 - iv. areas that are adjacent or close to the shoreline of the Great Lakes-St. Lawrence River System or to an inland lake and that may be affected by flooding, erosion or dynamic beach hazards, such areas to be further determined or specified in accordance with the regulations, or
 - v. other areas in which development should be prohibited or regulated, as may be determined by the regulations.

Ontario Regulation 41/24 contains the following sections dealing with wetlands:

(3) For the purposes of subparagraph 2 v of subsection 28 (1) of the Act, other areas in which development activities are prohibited are the areas within an authority's area of jurisdiction that are within 30 metres of a wetland.

The Conservation Authorities Act states:

28.1 (1) An authority may issue a permit to a person to engage in an activity specified in the permit that would otherwise be prohibited by section 28, if, in the opinion of the authority, with any conditions specified in the regulations.

- (a) the activity is not likely to affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock;
- (b) the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property; and
- (c) any other requirements that may be prescribed by the regulations are met.

Hearing Process and Role of the CVCA's Watershed Advisory Board

When an application for development does not conform to the CVCA policies, CVCA staff must recommend the application for denial. The applicant then has the ability to request a Hearing with the CVCA's Watershed Advisory Board. The Watershed Advisory Board is tasked with reviewing the application for development, considering the applicable CVCA policies that have not been satisfied, and ultimately making a decision as to whether the application is consistent with the tests of the Conservation Authorities Act.



Tests of the Conservation Authorities Act

Permits

28.1(1)

An authority may issue permission to a person to engage in an activity specified in the permit that would otherwise be prohibited by section 28, if, in the opinion of the authority,

- (a) the activity is not likely to affect **the control of flooding, erosion**, dynamic beaches or unstable soil or bedrock;
- (b) the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property; and
- (c) any other requirements that may be prescribed by the regulations area met.

The CVCA Watershed Advisory Board may grant or refuse permission. Permission may be granted with or without conditions. The applicant will receive written notice of the decision. **The notice of decision must state the reasons for which the application was either approved or refused.** If the authority, after holding a hearing, refuses a permit or issues the permit subject to conditions, within 90 days after receiving the reasons for the authority's decision, the applicant may appeal this decision to the Ontario Land Tribunal.

CVCA Staff Recommendation

Based on the information submitted, CVCA staff recommend that the application be **denied** for the following reasons:

- New development on vacant land is not permitted within a wetland.
- Development on vacant land is not permitted within the setback of a wetland.

The applicable policies from the CVCA Watershed Planning and Regulations Policy Manual are listed and detailed in the following section of this report. Policies sections that are not relevant to this application have been omitted. The CVCA's Planning and Regulations Policy Manual provides a framework for the CVCA and its staff to consistently administer its powers under the Conservation Authorities Act and Ontario Regulation 41/24.

Administrative Policies

The following sections speak to over-arching policies that every application must be tested against. Areas subject to the regulation include wetlands and adjacent lands.

3.8 General Regulation Policies

3.8.1 *That development, interference or alteration will not be permitted within a regulated area, except in accordance with the policies contained within this document. In the event of a conflict between the policies applicable to the development, interference or alteration, the most restrictive policy shall apply*

3.8.2 *That notwithstanding Policy 3.8.1, the CVCA's Board of Directors may grant permission for development, interference and/or alteration where the application provided evidence acceptable to the Board of Directors that documents the development and/or activity will have no adverse effect on the control of flooding, erosion, and unstable soil or bedrock with respect to river or stream valleys, hazardous land, wetland and areas of interference, or result in unacceptable interference with a watercourse or wetland.*

3.8.4 *That notwithstanding Sections 3.8.1, 3.8.2 and 3.8.3, where there is an existing vacant lot of record, (including an infill lot), no new development will be permitted where the lot has no safe access, or is entirely within one or more of the following:*

- a) *the flood hazard (One Zone Policy Area), or erosion hazard of valley and stream corridors, other hazardous lands;*
- b) *a wetland; or*
- c) *any natural features, areas and systems contributing to hydrologic functions.*



Conformity: The proposed development does not conform to CVCA Policies as it is proposed to be located within a wetland.

3.8.7 *That notwithstanding supplementary policies or stand-alone policies as specified in Sections 4.0 through to and including 7.0, development within a regulated area shall be set back the greater of the following:*

a) Valley and Stream Corridors: 6 metres from the long term stable top of slope, stable toe of slope, meander belt and any contiguous natural features and areas that contribute to hydrologic functions;

b) Natural Hazards: 6 metres from the extent of a hazard;

c) Wetlands: 30 metres from provincially significant wetlands and wetlands greater than 2 ha and 15 metres from all other wetlands; and

d) Setbacks based upon the results of a comprehensive environmental study or technical report completed to the satisfaction of the CVCA.

Conformity: The proposed development does not conform to CVCA Policies as it is proposed to be located within a wetland.

General Policies for Wetlands

7.3.1 *In general, development or interference shall not be permitted within any wetland.*

Conformity: The proposed development does not conform to CVCA Policies as it is proposed to be located within a wetland.

7.3.3 *In general, there shall be no development or interference within 15 metres of wetlands less than 2 hectares.*

Conformity: Any part of the proposed development that may not be within the wetland boundary would be within the applicable wetland setback (15 metres of a wetland less than two hectares).

7.4.1.1 *New development will not be permitted within a wetland, regardless of previous approvals provided under the Planning Act or other regulatory process (e.g., Building Code Act), except as outlined below.*

Conformity: The proposed development does not conform to CVCA Policies as it is proposed to be located within a wetland.

7.4.2.1 *Development shall not be permitted within the setback of a wetland on vacant land.*

Conformity: The proposed development does not conform to CVCA Policies as it is proposed to be located within a wetland.

Functions of Wetlands in Flooding and Erosion Management

Wetlands are protected as important hydrologic features in the watershed, recognized for the benefits they offer in terms of flooding and erosion control. Wetlands are self-sustaining ecosystems that naturally manage floodwaters. As opposed to man-made infrastructure, such as levees or floodwalls, wetlands do not require regular maintenance, repairs or upgrades, leading to long-term cost savings for communities. Removal, filling, dredging, or changing the hydrologic regime of wetlands can impair flood storage capacity and flood attenuation functions of wetlands, resulting in higher water levels and increased flow velocity in lakes, rivers and streams, leading to increased flooding and erosion forces.

Flooding Control

Water Storage:

Wetlands act as natural sponges on the landscape, absorbing and holding large amounts of water during periods of high flows and extreme precipitation events and slowly releasing it over time, reducing the severity of floods.



Flow Regulation:

By slowing down the flow of water, wetlands reduce the peak flood levels and delay the peak of floodwaters. This helps protect downstream areas from sudden flooding.

Natural Barriers:

Wetlands can serve as natural barriers to floodwaters, and absorb wave (or wake) energy and currents, lessening their impact on shorelines and riverbanks.

Groundwater Recharge:

Wetlands allow water to percolate into the groundwater system, which helps maintain the water table and reduce surface runoff. The more water that is allowed to enter the ground means less surface water that contributes to flooding.

Erosion Control

Reduced Riverbank / Streambank Erosion:

By slowing down water flow, wetlands reduce the erosive force of moving water on streambanks.

Bank Stabilization of Vegetation:

The dense root systems of wetland plants help stabilize soil and sediments, reducing the risk of erosion.

Sediment Trapping:

Wetlands trap sediment carried by floodwaters, preventing them from being transported and deposited downstream where concentration could result in sedimentation and increased erosion.

The above functions emphasize the preservation of wetlands as a key component of effective flooding and erosion management.

Potential Wetland Impacts

The proposed development would be located within a wetland. As such, an Environmental Impact Study was requested. The study was to address the potential hydrological impacts the development could have on the wetland. A scoped Environmental Impact Study prepared by Oakridge Environmental Limited (dated February 2024, Project#: 23-3326) was submitted. Section 9 of the report provides comments regarding impact that the proposed development would have on the wetland, which includes:

- *Displacement and/or degradation/alteration of the on-site wetland vegetation communities/hydrological feature;*
- *Degradation of the on-site wetland by filling, grading and preparation of the subject site for a single residential development;*
- *Excavation into the highwater table on the subject property, intersecting groundwater that naturally discharges to the ground surface resulting in concentrated flows rather than diffuse within the meadow marsh areas of the subject site, draining to the adjacent lake/river feature; and*
- *Permanent loss of wetland habitat on-site in the area where the building envelope is proposed to occur*

The report also specifically comments on the impacts the proposed development would have to the wetland as they relate to flooding:

- *Potential impacts related to potential flooding in the Deer River/Wollaston Lake system during the freshette/peak flow season rising to the level of the proposed development components. This hydrological feature has a defined flood elevation, therefore water levels conceivably rise to the levels identified on the proponent's survey which would correspond to the Speckled Alders on site, which can be periodically inundated.*



The property owners have updated their proposal from their September 2022 submission to reduce the impacts on the wetland and have agreed to implement the suggestions made in Section 10 the EIS if approval is granted by the CVCA Watershed Advisory Board. This includes:

- Reduce the overall size of the combined dwelling/garage structure to only what is needed;
- Reduce the overall size of the septic system to minimize the footprint and fill materials necessary to construct the unit. This could include construction of a filter bed or the inclusion of a tertiary treatment unit;
- Elevate the dwelling/garage structure to a 2nd level to achieve the overall desired square footage;
- Compensate with shrub and/or tree plantings in the open areas of the property to improve the quality of the wetland between The South Road and the shoreline;
- Allow some of the areas within the buffers to grow in naturally (i.e., do not mow the groundcover in both the setback areas and areas outside of the fill placement limit/building envelope, thereby allowing these areas to become a naturalized wetland again, excluding a pathway to the lakeshore/existing dock location);
- It may be necessary to construct some small crossings to maintain low-lying drainage features between the proposed dwelling/structure and the shoreline;
- Use woodchips as a base to create a walkway down to the shoreline and docks;
- Construct either a slab-on-grade or partially in-ground dwelling (depending on fill levels to keep the base outside the highwater table of the on-site wetland habitat);
- Minimize the amount of fill being placed on-site to only what is necessary to elevate the proposed dwelling/garage structure and for construction of the septic system, and
- Locate the dwelling/garage and septic system as close as possible to The South Road to reduce the overall footprint in the on-site wetland and to maximize the separation from the river/lakeshore to protect fisheries and other biota associated with this adjacent hydrological feature.

By applying the above mentioned mitigation/concessions into the development plan, the overall building envelope between the new development proposal and the old development proposal would reduce imposition into the wetland habitats by 9% (i.e., 1,435 m² = 23% to 856 m² = 14%). By reducing the footprint to 856 m² it will retain 86% of the wetland vegetation between the shoreline and on-site subject property area.

Additional mitigation measures include a planting plan consisting planting twenty (20) native trees and shrubs within the on-site wetland to offset the loss of wetland vegetation within the proposed building envelope.

Summary

Hazard land management was delegated to Conservation Authorities by the Province of Ontario through the establishment of the Conservation Authorities Act and Ontario Regulation 41/24. The CVCA's Watershed Planning and Regulations Policies have been developed to assist CVCA staff with the administration of the Regulation. CVCA staff review development proposals in an effort to protect people and their property in areas susceptible to natural hazards and other areas where development could interfere with the hydrologic function of wetlands. Wetlands offer an array of functions that are key components of effective flooding and erosion management.

The proposed development not conform with the CVCA's Policies, which state:

- New development on vacant land is not permitted within a wetland; and
- Development is not permitted within the setback of a wetland.

CVCA staff recommend that the application be **denied**, as it does not conform with the CVCA's Watershed Planning and Regulations policies and is likely to affect the control of flooding by means of altering and interfering with a wetland.



Appendix A – Permit Application



Date Received

PERMIT APPLICATION FORM

FOR A DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES PERMIT (CONSERVATION AUTHORITIES ACT – ONTARIO REG. 159/06)

Please provide the completed Permit Application Form to info@crowevalley.com

Contact Information (please print clearly and legibly)			
Property Owner's Name(s):			
Mailing Address (Street, P.O. Box)		City	Postal Code
Telephone: Home	Work	Mobile	
Email			
Agent's Name(s):		<i>*property owner's letter of authorization or signature to be attached</i>	
Mailing Address (Street, P.O. Box)		City	Postal Code
Telephone: Home	Work	Mobile	
Email			

Is the Owner aware of this application? Yes If No Please explain: _____

Have you contacted the municipality/township to determine if a Planning Act Application is required? Yes No

Is a Planning Act Application (minor variance or zoning by-law amendment) required for the proposed development? Yes No

Location of Proposed Works (please ensure a map and driving directions are attached)		
Lot	Concession	Municipality
Civic Address (i.e. 70 Hughes Lane)		
Assessment Roll Number (can be found on your tax bill)		Watercourse/Waterbody (i.e. Belmont Lake, Crowe River, creek)
Existing Land Use (vacant, residential, etc.)		Proposed Land Use

The processing fee will be determined by the Conservation Authority. The site plan and application MUST include the following:

1. General location of property in relation to roads, shoreline, natural features, etc.
- 2. Location and dimensions of all existing structure(s) on property and a site plan with lot dimensions.**
3. Location of any waterway, open water, wetland, steep slope on or near the property and any drainage features (ditches/culverts).
4. Intended location and dimensions of fill, construction, or waterway alteration proposed.
5. Cross-section of proposal showing existing and final grade with elevations from the current water level of any nearby waterway, and elevations of the lowest structure(s) opening if applicable.
6. Current photographs of the property (shoreline, area of proposed development, etc.) with no snow on the ground.

Proposed Works (please complete all sections that apply)	
Section A, please refer to page 7: Construction of a new structure Add to an existing structure(s) Renovations resulting in a change in use of an existing structure(s) Alter an existing structure(s) New dock Replace existing dock	Section C, please refer to page 12: Watercourse Crossing (culvert)
	Section D, please refer to page 13: Shoreline Protection
	Section E: If proposing a bridge, please contact the CVCA office to determine permit application requirements Pond Construction, clean out or repair. Other: If you do not see your proposed active here, please contact the office for direction and information or see our website.
Section B, please refer to page 11: Install Sewage System Place or Remove Fill Material	
<p>Please provide a detailed description of the proposed works (If there is not sufficient space below, please provide the required information on a separate piece of paper and/or in the body of your email.)</p> <p>Example 1: Tear down existing one storey dwelling that is 10 metres from the shoreline of Crowe Lake. Build new two storey dwelling with covered deck and detached garage all being at least 25 metres from the shoreline of Crowe Lake.</p> <p>Example 2: Replace existing septic bed in same location as existing.</p> <p>Example : Complete 15 metres of shoreline protection using gabion stone.)</p>	

I/We the undersigned hereby certify to the best of my/our knowledge and belief that all of the above-noted, attached and/or supporting documentation and information is correct and true. I/we further solemnly declare that I/we have read and fully understand the contents of this application and specifically the terms and conditions on the following page, and the declaration written below.

By signing this application, consent is given to the Crowe Valley Conservation Authority, its employees and authorized representatives to access the property for the purposes of obtaining information and monitoring any approved works pursuant to Section 28(20) of the Conservation Authorities Act.

I, (please print name) _____ declare that the above information is correct to the best of my knowledge and I agree to abide by [Ontario Regulation 159/06](#).

Signature: _____ Date: _____

NOTE: Signature or Written Authorization of Landowner is Mandatory. Landowner authorization form follows this page.

I am the: Owner Agent Contractor Other: _____

The information on this form is being collected, and will be used, for the purposes of administering a Regulation made pursuant to Section 28 of the [Conservation Authorities Act, R.S.O. 1990 C27](#).

NOTE: Further information and studies may be required by the Crowe Valley Conservation Authority (CVCA) in order to process this file, the cost of which will be borne by the applicant or their agent. This information may include details related to wetlands, floodplains, hydraulics, slope stability or stream systems. Once completed, all studies become the joint property of the CVCA and the landowner and the information may be used by the CVCA, its member municipalities and partners. In order for members of the public to view any studies, plans and reports related to your permit, a formal request under the **Municipal Freedom of Information Protection and Privacy Act**, RSO 1990, c.M.56, is required. Access is subject to statutory exemptions. The same is true should you wish to access any studies, plans and reports pertaining to other's permits. Insufficient information may delay the processing of your application. This application does not relieve the applicant of the obligation to secure any other necessary approvals. Fees are subject to change without notice.

Landowner Authorization

If this Permit Application is to be submitted by a solicitor/ contractor/ agent on behalf of the owner(s), this Landowner Authorization must be completed and signed by the owner(s). If the owner is a corporation acting without agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

NOTE TO OWNER(S)

Please note that the Crowe Valley Conservation Authority staff reserve the right to discuss any or all aspects of the permitting process with the property owner.

If the Permit Application is to be prepared by a solicitor/ contractor/ agent, authorization should not be given until the Permit Application and its attachments have been examined and approved by you the owner(s). All submissions are the responsibility of the owner(s).

I/ We _____

Print full name of owner

Hereby Authorize _____

Print full name of Solicitor/ Contractor/ Agent

To submit the enclosed Application of Permit to the Crowe Valley Conservation Authority and to provide any further information or material required by Authority Staff relevant to the Application of Permit for the purpose of obtaining a Permit to fill, construct or alter a watercourse in accordance with the requirements of Ontario Regulation 159/06.

Signature of Owner(s) _____ Date _____

Signature of Solicitor/ Contractor/ Agent _____ Date _____

TERMS AND CONDITIONS

The Applicant, by acceptance and in consideration of the issuance of this Permit Application agrees to the following conditions:

1. The Owner and Applicant agrees:
 - a. to indemnify and save harmless, the CVCA and its officers, employees, or agents, from and against all damage, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omissions of the Owner and Applicant or any of his/her agents, employees or contractors relating to any of the particulars, terms or conditions of this Permit Application
 - b. that this Permit Application shall not release the Owner and Applicant from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law;
2. This Permit Application shall not be assigned or assumed by any subsequent purchaser, transferee or grantee.
3. This Permit Application does not absolve the Applicant of the responsibility of obtaining necessary permission from applicable federal, provincial or local agencies.
4. Should default be made by the Owner and Applicant in compliance with, or satisfaction of, the enumerated conditions and or submitted application, the CVCA may enter upon the property with respect to which conditional approval is granted and cause said conditions to be satisfied if necessary, the expense of which will be the sole responsibility of the Owner and Applicant.
5. The work shall be carried out as per the approved plans and specifications submitted in support of the application and as amended by the approval of this permit.
6. The Owner and Applicant agree to maintain all existing drainage pattern(s), and not to obstruct external drainage from other adjacent private or municipal lands. Changes to existing drainage pattern(s) requires permission from the CVCA.
7. The permit granted under this regulation is valid for TWO years from the date of issue and it is the responsibility of the Owner and Applicant to ensure that a valid permit is in effect at the time of works occurring.
8. The Owner and Applicant may appeal any or all of the stated conditions of the permit to the Board of the Conservation Authority.

MINIMUM APPLICATION REQUIREMENTS

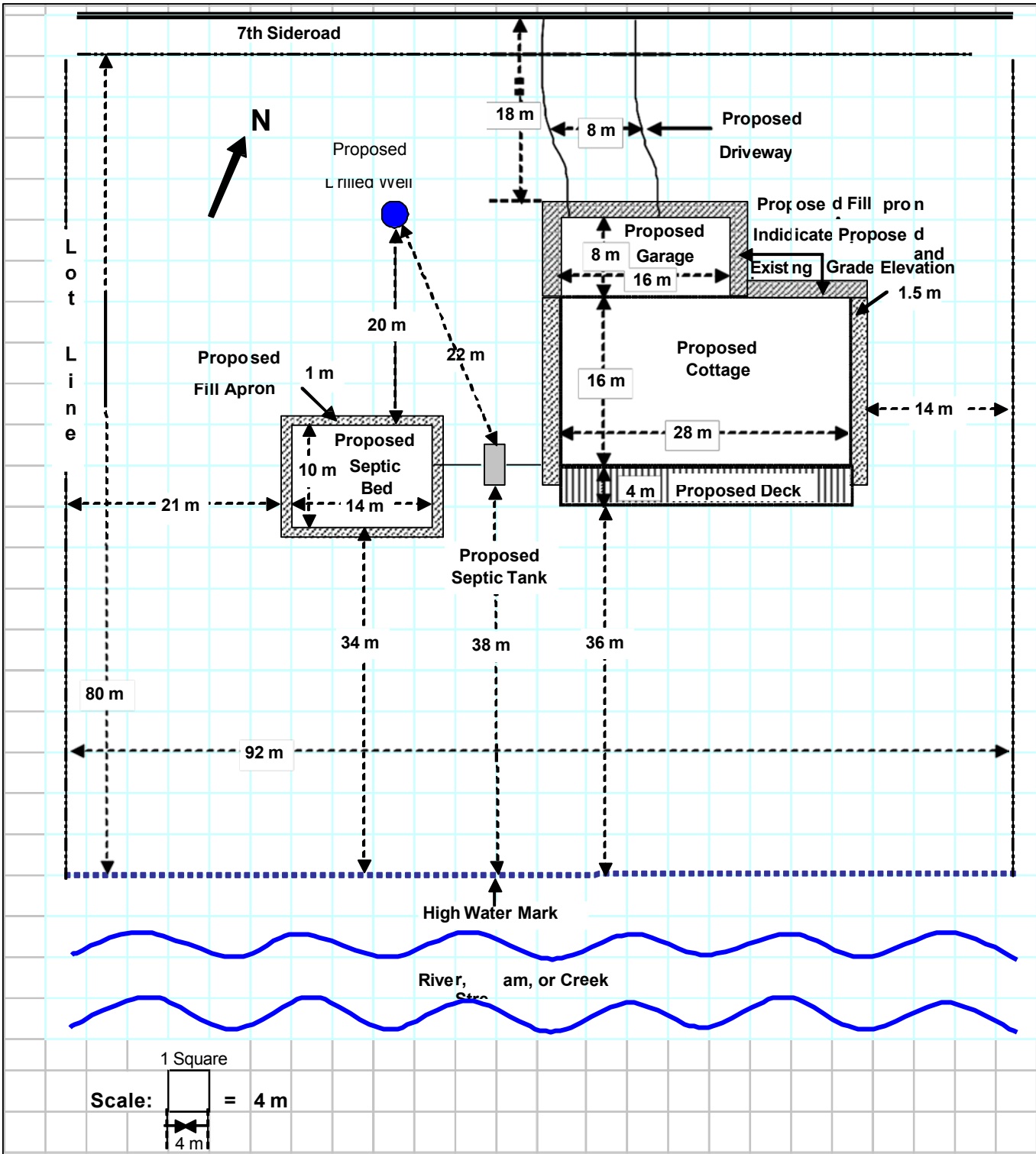
General Requirements

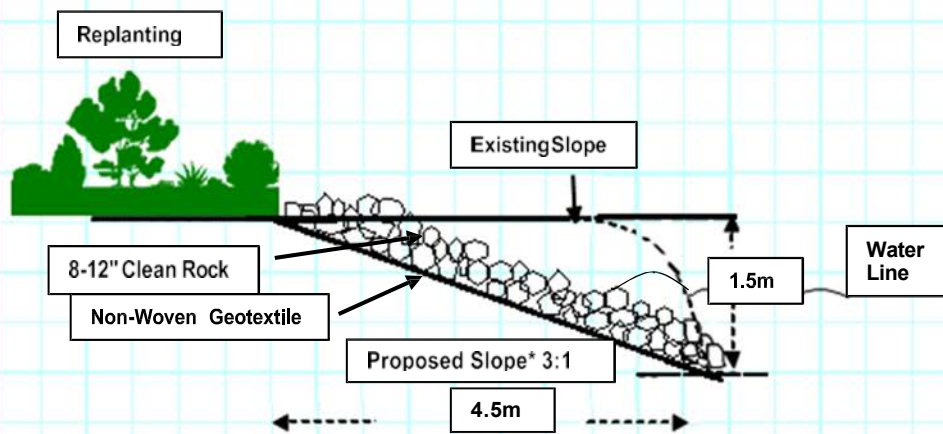
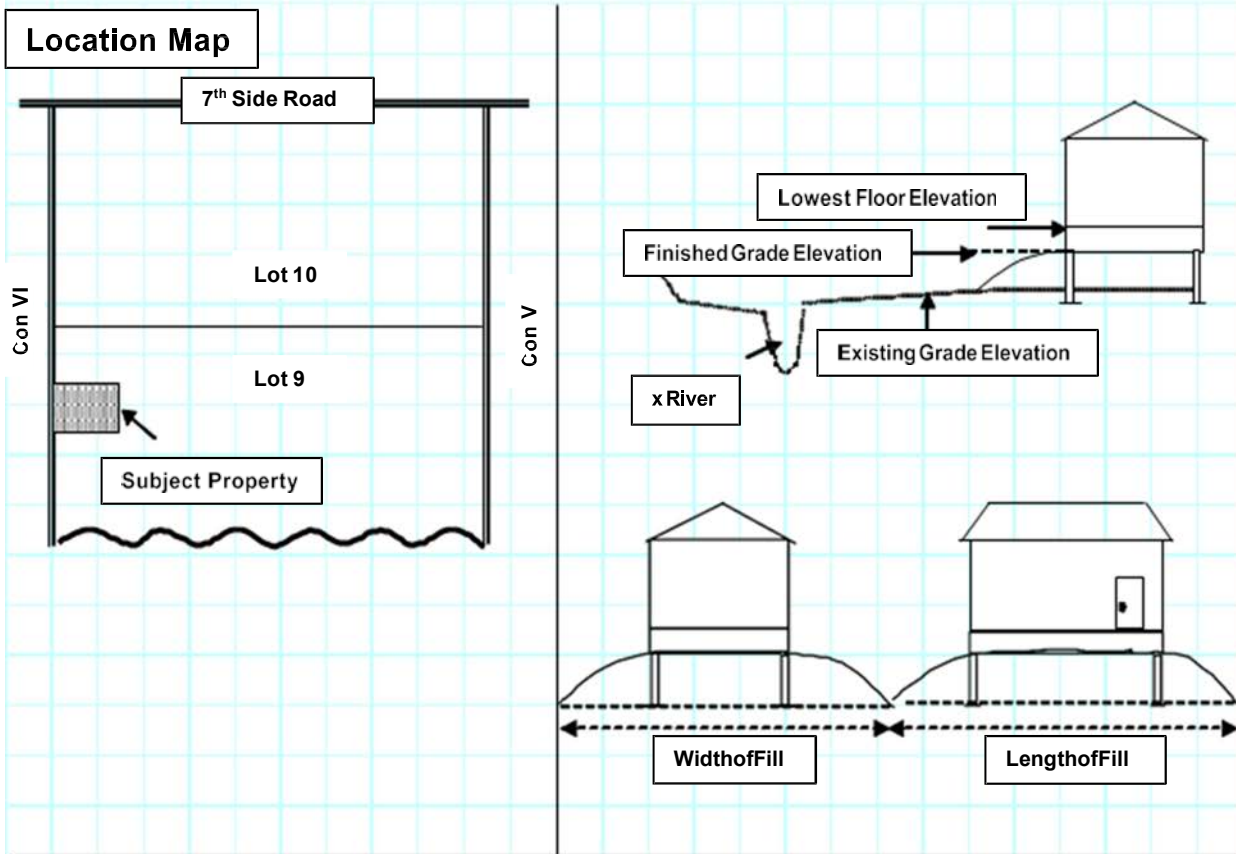
Your Checklist.

Please check off each of these items once they are completed.

	Completed application form signed and dated by landowner or authorized agent.
	Location map of subject property, and clear driving directions.
	Site Plan of property showing location, area and dimensions of existing structure(s), wells and septic systems to scale on the property.
	Location of any natural features on or adjacent to the property including: watercourses, shorelines, wetlands, ponds, drainage routes (including seasonal/annual spring flood areas), woodlots and valleys.
	Detailed design drawings of the proposed development (if available).
	Current photographs of the property (shoreline, area of proposed development, etc.) with no snow on the ground
	Do you own shoreline allowance? Yes No If no, please obtain a letter of permission from your municipality/township.
	<p>Detailed Site Plan (accurate & legible). Please provide measurements in metres or feet (not inches or millimeters). As an example measurement should read 37 feet 4 inches or 11.4 metres not 448 inches or 11,379 mm.</p> <p><i>If a site plan is not provided, your application will be considered incomplete and WILL NOT BE PROCESSED.</i></p> <p>-If renovating or replacing or adding to an existing structure(s) please provide: (1) a site plan of the existing development, (2) a site plan of the proposed development and (3) a site plan of the proposed development overlaid on the existing development on three (3) separate site plans.</p> <p>Should your proposed development fall within a known or potential hazard (i.e. floodplain or erosion hazard) Additional information that may be required to process a permit application includes but is not limited to:</p> <ul style="list-style-type: none"> • Copy of a legal survey of the property; • Professionally prepared topographic survey, Lot Grading/Drainage Plan; • Flood Plain Analysis/Delineation Study, Hydrology/Hydraulic Analysis; • Environmental Impact Study, Planting or Vegetation Plan or Tree Retention Plan; • Hydrogeological Analysis, Fluvial Geomorphological Assessment, Meander Belt Allowance Assessment; • Stormwater Management Plan or Sediment and Erosion Control Plan; and/or, • Slope Stability/Erosion Study.

SAMPLE SITE PLAN





*Slopes must be 3:1 or gentler unless there is not enough space, the rise is less than 1m, or it is replacing a vertical wall.

Section A: Structure(s) (New or Altered).

In addition to the general requirements the following is required. If there is not sufficient space below, please provide the required information on a separate piece of paper and/or in the body of your email. If a portion is not applicable, please fill in as N/A. If it is determined that the proposed works are within the floodplain or erosion hazard additional information will be required, please see page 14.

Existing Dwelling (if applicable):

Size of main/ground level of existing dwelling. We will require both the square footage **and** footprint dimensions.
(i.e. square footage = 720 square feet, footprint =36 foot by 20 foot):

Number of storey(s) of existing dwelling including second storey, basement (finished or unfinished), lofts, and crawlspace:

Size of additional storey(s)/loft of existing dwelling. We will require both the square footage **and** footprint dimensions

Size of basement (finished or unfinished) or crawlspace of existing dwelling. We will require both the square footage **and** footprint dimensions.

Distance from high water mark or natural feature(s), roadway, property lines, other structure(s) to existing dwelling:

Existing Deck/Porch/Veranda (if applicable):

Size of existing deck. We will require both the square footage **and** footprint dimensions.
(i.e. square footage = 144 square feet, footprint = 12 foot by 12 foot)_

Is the existing deck/porch/veranda covered or Uncovered

Distance from high water mark, natural feature(s), roadway, property lines, other structure(s) to existing deck/

porch/veranda: _____

Existing Garage (if applicable):

Size of existing garage We will require both the square footage **and** footprint dimensions.

(i.e. square footage = 240 square feet, footprint = 20 foot by 12 foot)

Is the existing garage attached Detached

Is the existing garage habitable? Yes No

Number of storey(s) of existing garage (if applicable): _____

Distance from high water mark, natural feature(s), roadway, property lines, other structure(s) to existing garage:

Proposed Dwelling (if applicable):

Size of proposed dwelling. We will require both the square footage **and** footprint dimensions.

(i.e. square footage = 1,200, footprint = 40 foot by 30 foot)

Number of storey(s) of proposed dwelling including second storey, basement, lofts, and crawlspace:

Size of additional storey(s)/loft of proposed dwelling. We will require both the square footage **and** footprint dimensions:

Size of basement or crawlspace of proposed dwelling. We will require both the square footage **and** footprint dimensions.

Distance from high water mark or natural feature(s), roadway, property lines, other structure(s) to proposed dwelling:

Proposed Deck/Porch/Veranda (if applicable):

Size of proposed deck. We will require both the square footage **and** footprint dimensions.
(i.e. square footage = 300 square feet, footprint = 15 foot by 20 foot).

Is the proposed deck/porch/veranda covered or Uncovered

Distance from high water mark, natural feature(s), roadway, property lines, other structure(s) to proposed deck/porch/veranda:

Proposed Garage (if applicable):

Size of proposed garage We will require both the square footage **and** footprint dimensions.
(i.e. square footage = 400 square feet, footprint = 20 foot by 20 foot)

Is the proposed garage Attached or Detached

Will the proposed garage be habitable? Yes No

Number of storey(s) of proposed garage, if more than one storey please provide details (i.e. loft, full second storey):

Distance from shoreline or natural feature(s), roadway, property lines, other structure(s) to proposed garage:

Section A(i): Accessory and Detached Structure(s) (i.e. boathouse(s), dock(s), shed(s), bunkie(s), etc.).
In addition to the general requirements the following is required. If there is not sufficient space below, please provide the required information on a separate piece of paper and/or in the body of your email. If a portion is not applicable, please fill in as N/A.

Existing Development (if applicable)

Size of existing development/structure(s). We will require both the square footage **and** footprint dimensions.
(i.e. square footage = 300 square feet, footprint = 20 foot by 15 foot)

Number of storey(s) of existing structure(s) (if applicable): _____

Distance from high water mark, natural feature(s), roadway, property lines, other structure(s):

Proposed Development (if applicable):

Size of proposed development/structure(s) We will require both the square footage **and** footprint dimensions.
(i.e. square footage = 500 square feet, footprint = 25 foot by 20 foot)

Distance from high water mark, natural feature(s), roadway, property lines, other structure(s):

Section B: Fill Placement, Grading or Sewage Systems (In addition to the general requirements the following is required)

Dimensions of the proposed fill area and the depth of fill required:

Description of proposed fill (e.g. crushed stone, sand, and/or mix):

Volume of fill (in cubic metres):

New Sewage System or Replacement of Existing

If replacing an existing septic system is this an emergency replacement? Yes No

Size of septic tank (if applicable): _____

If the sewage system is a replacement system is it the same size as the existing system? Yes No

If no, please explain the reason for the change in size: _____

Is the sewage system in a new location? Yes No

If yes, please explain: _____

Size (footprint dimensions) of septic bed: _____

If the sewage system is replacing a failed sewage system please explain (if known) why the existing sewage system failed:

Distance from high water mark, natural feature(s), edge of roadway, property lines, other structure(s) of the proposed

sewage system: _____

Section C: Culverts and Water Crossings. In addition to the general requirements the following is required, please check off once you have confirmed you have included the below. If the proposed works is a bridge, please contact the CVCA office for permit application requirements

	Statement and purpose of proposed works.
	Drawing showing in plain view and cross-sectional detail the existing and proposed watercourse or watercourse crossing including dimensions.
	Location, length, diameter, type and pipe invert for any proposed culvert(s).
	Details of staging construction (commencement, order of works, completion, etc.) if required.
	Drawing showing plan view and cross-sectional detail of existing and proposed shoreline including dimensions.
	Site restoration plan including planting details.
	Details of erosion and sediment control measures to be implemented prior to commencement of work and throughout construction period.

Please provide the following information:

Drawing showing in plain view and cross-sectional detail the existing and proposed watercourse or watercourse crossing detail including dimensions.

Is it replacing an existing culvert? Yes No

If yes, reason for culvert replacement: _____

Is the proposed culvert in the same location as the existing culvert? Yes No

If the proposed culvert is in different location, please provide details:

Length of existing culvert: _____ Diameter of existing culvert: _____

Length of proposed culvert: _____ Diameter of proposed culvert: _____

Type and pipe invert for any proposed culvert(s):

Same Number of Culvert(s)? Yes No

If no, please provide number of new culverts, sizes and reason for change:

Details of any proposed fill (i.e. rip rap) to be placed around culvert:

Length: _____

Width: _____

Volume: _____

Please provide a detailed de-watering plan: _____

Section D: Shoreline Works. In addition to the general requirements the following is required.

****Photographs of the shoreline are required (no snow), demonstrating that active erosion is taking place****

Have you considered a natural shoreline (i.e. planting of native plants, targeted placement of rocks, bioengineering)?

Yes No , if no please explain why: _____

Please explain, in detail, the erosion concern(s) you or your client are experiencing and why hardening of the shoreline is proposed: _____

Total length of shoreline: _____

Total length of shoreline with active erosion: _____

Total length of proposed shoreline works: _____

Height of existing shoreline embankment: _____

Height of proposed shoreline embankment: _____

Type of material (i.e. gabion stone, boulders): _____

Volume of material (cubic metres): _____

Is the material going on non-woven geotextile material? Yes No

Will the proposed works maintain the existing contours and height of the shoreline embankment? Yes No

If no, please explain: _____

Please indicate the proposed slope (check all that apply). Below we are requesting information on the proposed slope measured as run over rise, i.e. 3 Horizontal feet for every 1 foot of Vertical rise.

3H:1V or gentler 2H:1V 1H:1V Existing Retaining Wall Replacement

Replacement of existing retaining walls exceeding two tiers (greater than one metre in height) will require engineered drawings. New retaining walls are not permitted.

Please note: Bioengineering combines structural engineering principles with the use of vegetation for shoreline stabilization and erosion control. Hard material such as rocks, boulders, and armour stone do NOT qualify as bioengineering

Requirements for Development within the Floodplain and Erosion Hazard

New development will not be permitted within hazardous lands unless the proposed development is replacing an existing development or development that by its nature is within hazardous lands (i.e. docks by their nature are within the flood and erosion hazard). Development within hazardous lands that cannot be moved outside of the hazard will be subject to current CVCA Board Approved Polices (i.e. size limitations, floodproofing, additional engineering requirements, etc.).

Floodplain

If it has been determined that your proposed development is within the floodplain additional information and requirements will be requested as part of your permit application. Size restrictions will also be applied. As part of a complete application for development within a floodplain the CVCA will require the following:

- The applicant will have to demonstrate that there is no feasible alternative outside of the flood hazard. If there is room to move outside of the floodplain the existing footprint will not be honoured regardless of other approvals such as the Planning Act.
- An elevation survey, completed by an Ontario Land Surveyor, showing the following:
 - o Plot the 1:100-year floodplain in CGDV28 (please contact the CVCA office for the regulatory flood elevations)
 - Spot elevations (in 2m by 2m grid pattern.)
 - o Plot the 6 metre setback from the floodplain
 - o Elevations of the proposed build footprint taken in an "X" pattern (four corners and center)
 - o Elevations of the finished floor elevation of the main level, finished floor elevation of the crawlspace or basement and lowest opening into the proposed structure(s). Please see table below for floodproofing requirements.
 - o Elevations of the lowest level opening and finished floor elevation of existing structures (if applicable)

The minimum standards for floodproofing are based on the Regulatory Flood elevation. The following table depicts the minimum elevations for various features and structure(s):

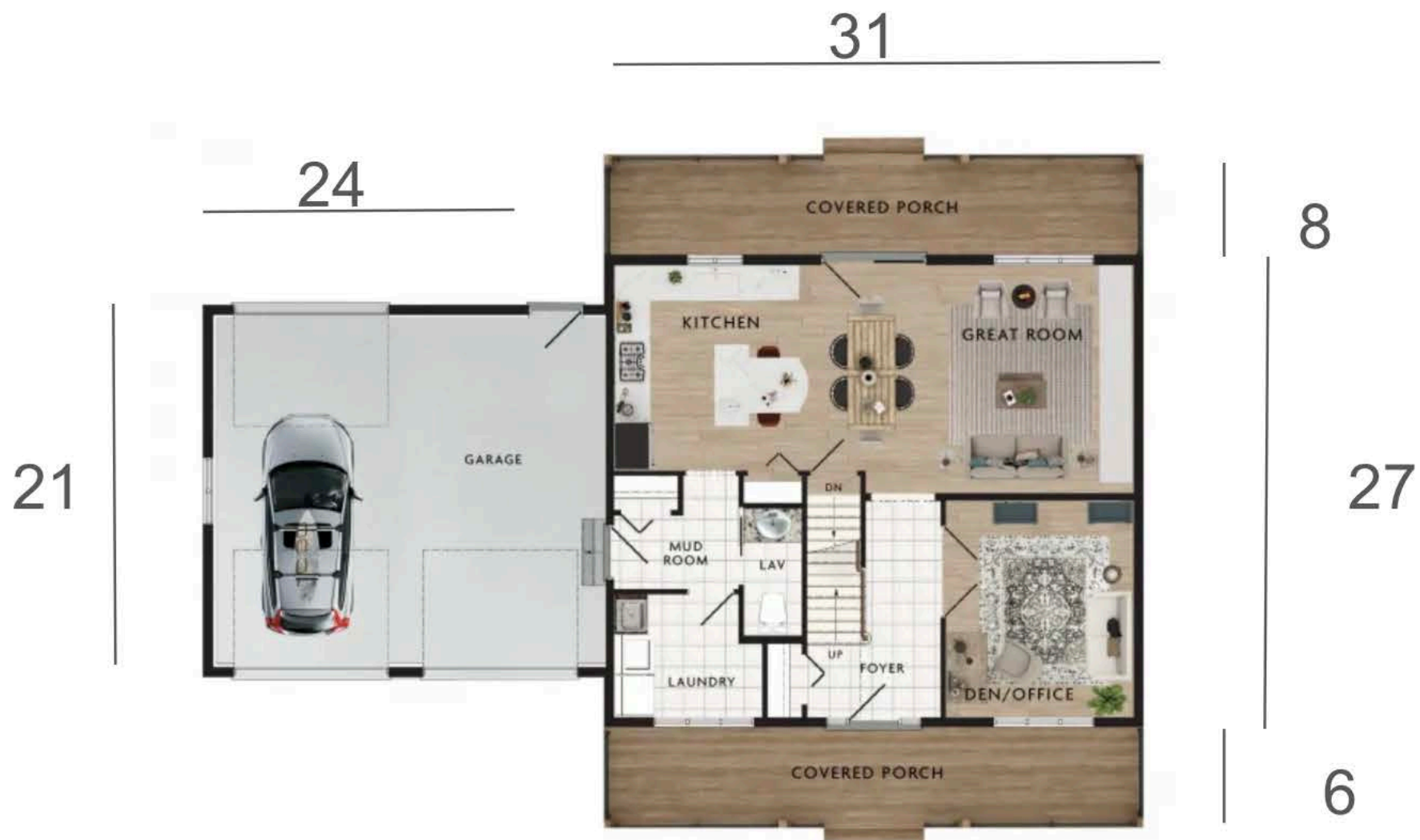
Opening into structure(s)	Regulatory flood elevation +0.3m
Basement Floor	Regulatory flood elevation -1.0m
Fill places around buildings and structure(s)	Regulatory flood elevation
Electrical and Heating circuits	Regulatory flood elevation +0.3m
1st floor (main) on raised buildings and structure(s)	Regulatory flood elevation +0.3m
Access roads, parking areas	Regulatory flood elevation -0.3m
Pedestrian Access	Regulatory flood elevation -0.8m

Erosion Hazard

If it has been determined that your proposed development is within the erosion hazard additional information and requirements will be requested as part of your permit application. Size restrictions will also be applied. As part of a complete permit application for development within the erosion hazard the CVCA will require the following:

- The applicant will have to demonstrate that there is no feasible alternative outside of the erosion hazard (if there is room to move outside of the erosion hazard the existing footprint will not be honoured regardless of other approvals such i.e. the Planning Act).
- If there is no alternative outside of the erosion hazard, a geotechnical assessment, completed by a qualified professional, may be required to include the following:
 - o Toe erosion allowance
 - o Stable slope allowance
 - o Erosion access allowance. A minimum erosion access allowance of 6 metres is used from the top of stable slope (after accounting for toe erosion).
 - o A cross section showing the top of slope (after accounting for toe erosion)
 - o Completion of a slope inspection record and a slope stability rating chart (Tables 4.1 and 4.2 from the MNR Technical Guide – River & Stream Systems: Erosion Hazard Limit (2002). The results of these findings will determine the level of investigation required.
 - o Potential impacts of the proposed development on neighbouring properties
 - o Design bearing values
 - o Caisson/pile/foundation designs
 - o Potential for settlement
 - o Potential causes of instability
 - o Safe slopes of banks and excavation walls
 - o Soil stabilization methods and comparison of benefits
 - o Relation of hazards to proposed development
 - o Long-term stable slope crest position and inclination
 - o Factor of safety
 - o Failure surfaces
 - o Methods for soil erosion/sedimentation control
 - o Methods for minimizing impacts on vegetation and root systems

Appendix B – Proposed Development



Ground floor (Slab on grade)

Cottage 31x41 (1271sqf) - Including covered the decks
 Attached Garage 24x21 (504)

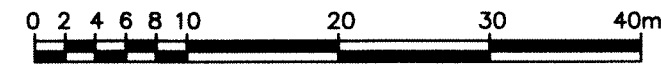


Total cottage Footprint
 1775 sqf

Appendix C – Site Plan

**PLAN OF SURVEY OF
SHOWING LOCATION OF PROPOSED DWELLING
AND ZONING SETBACKS ON
PART OF LOT 23, CONCESSION 6
TOWNSHIP OF WOLLASTON
COUNTY OF HASTINGS**

KEVIN R.D. SMITH, O. L. S.
SCALE 1 : 500



LEGEND

SYMBOL	DENOTES
□	SURVEY MONUMENT PLANTED
■	SURVEY MONUMENT FOUND
SSIB	SHORT STANDARD IRON BAR 25mm x 25mm x 60cm
SIB	STANDARD IRON BAR 25mm x 25mm X 120cm
IB	IRON BAR 15mm x 15mm x 60cm
Wit.	WITNESS
MEAS.	MEASURED
ORP	OBSERVED REFERENCE POINT
R	ROTATED
P1	PLAN 21R-22439
P2	PLAN 21R-23524
FNE	FOUND NO EVIDENCE
CGVD28	CANADIAN GEODETIC VERTICAL DATUM 1928 (1978)
⊗	WOODEN STAKE
UPA	UTILITY POLE ANCHOR
OFN	ORIGINAL FIELD NOTES OF SURVEY OF THE TOWNSHIP OF WOLLASTON
+312.4	SPOT HEIGHT
- - - - -	1:100 YEAR FLOODLINE CONTOUR ELEVATION 311.6 CGVD28
- - - - -	6m SETBACK FROM 1:100 YEAR FLOODLINE
⋯⋯⋯	21m SETBACK FROM WATER'S EDGE OF DEER RIVER (WOLLASTON LAKE)
- - - - -	MUNICIPAL ZONING SETBACKS 8m FRONT YARD & REAR YARD 3m SIDE YARD & 30m FROM WATERCOURSE

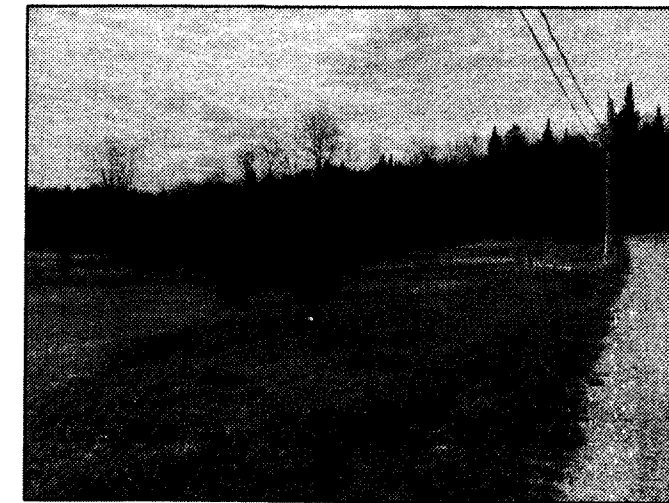
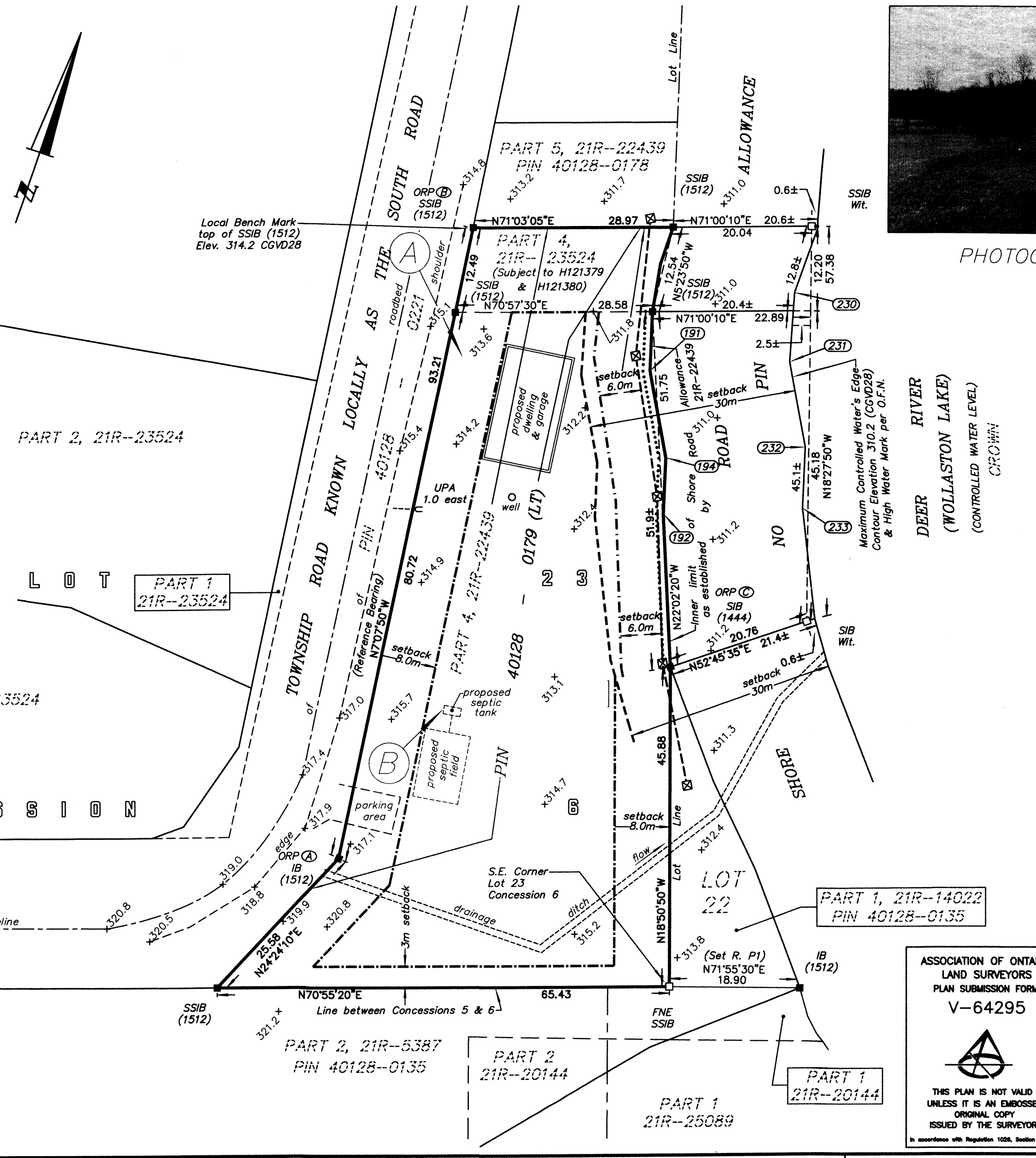


POINT No.	NORTHING	EASTING
191	4967732.2	273898.9
192	4967713.1	273907.6
193	4967701.3	273911.6
194	4967721.0	273905.3
230	4967749.7	273915.0
231	4967739.9	273917.7
232	4967728.9	273923.9
233	4967720.4	273926.5

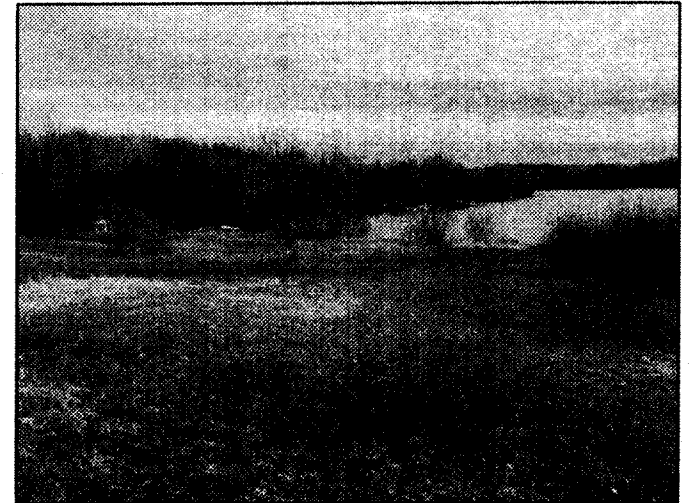
OBSERVED REFERENCE POINTS (ORP) DERIVED FROM STATIC GNSS OBSERVATIONS, BASELINE POST PROCESSED FROM LEICA REFERENCE STATION - LAKEFIELD, UTM ZONE 18, NAD83 (GSR) 7.1 EPOCH 2010. COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
ORP A	4967650.99	273879.40
ORP B	4967743.54	273867.87
ORP C	4967692.48	273915.87

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



PHOTOGRAPH A



PHOTOGRAPH B

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY STATIC GNSS OBSERVATIONS, SHOWN HEREON, BEARING OF N70°7'50"W, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (75° WEST LONGITUDE) NAD 83 (GSR) 7.1 EPOCH 2010. GNSS BASELINE POST PROCESSED FROM LEICA REFERENCE STATION - LAKEFIELD. FOR BEARING COMPARISONS, A ROTATION OF 2°01'10" CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS 21R-22439.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.0001850. PROPERTY LINES ARE UNFENCED, UNLESS OTHERWISE NOTED. FENCES ARE LOCATED ON PROPERTY LINES, UNLESS OTHERWISE NOTED.

TIES SHOWN TO THE WATER'S EDGE OF DEER RIVER (WOLLASTON LAKE) ARE AT RIGHT ANGLES TO THE TRAVERSE LINE, UNLESS OTHERWISE NOTED.

SSIB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN ORTHOMETRIC HEIGHTS ARE DERIVED FROM GNSS OBSERVATIONS POST PROCESSED FROM LEICA BASE STATION - LAKEFIELD AND THE HTV2 GEOID MODEL.

DEER RIVER (WOLLASTON LAKE) IS ARTIFICIALLY REGULATED TO MAXIMUM CONTOUR ELEVATION 310.2 CGVD28.

METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 26th DAY OF APRIL, 2022.

DATE : OCTOBER 11, 2023

Kevin R.D. Smith
KEVIN R.D. SMITH
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-64295



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P. A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR

P. O. BOX 620
STIRLING
(613) 395-3070

Appendix D – Photos of Property







Appendix E – Ontario Regulation 041/24

ONTARIO REGULATION 41/24
made under the
CONSERVATION AUTHORITIES ACT

Made: December 5, 2023
Filed: February 16, 2024
Published on e-Laws: February 16, 2024
Published in *The Ontario Gazette*: March 2, 2024

PROHIBITED ACTIVITIES, EXEMPTIONS AND PERMITS

CONTENTS

1.	Definitions
2.	Prohibited activities, subparagraph 2 iii of s. 28 (1) of the Act
3.	Applicable Flood Event Standards
4.	Maps of regulated areas
5.	Exceptions
6.	Pre-submission consultation
7.	Application for permit
8.	Request for review
9.	Conditions of permits
10.	Lake Simcoe Protection requirements
11.	Period of validity of permits and extensions
12.	Policy and procedure documents re permits
13.	Commencement
Schedule 1	Flood event standards
Schedule 2	Description of standards
Schedule 3	Water surface elevations

Definitions

1. (1) In section 28 of the Act and in this Regulation,

“development activity” means,

- (a) the construction, reconstruction, erection or placing of a building or structure of any kind,
- (b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- (c) site grading, or
- (d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere; (“activité d’aménagement”)

“hazardous land” means land that could be unsafe for development because of naturally occurring processes associated with flooding, erosion, dynamic beaches or unstable soil or bedrock; (“terrain dangereux”)

“watercourse” means a defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs; (“cours d’eau”)

“wetland” means land that,

- (a) is seasonally or permanently covered by shallow water or has a water table close to or at its surface,
- (b) directly contributes to the hydrological function of a watershed through connection with a surface watercourse,
- (c) has hydric soils, the formation of which have been caused by the presence of abundant water, and
- (d) has vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which have been favoured by the presence of abundant water. (“terre marécageuse”)

(2) The definition of “wetland” in subsection (1) does not include periodically soaked or wet land used for agricultural purposes which no longer exhibits a wetland characteristic referred to in clause (c) or (d) of that definition.

Prohibited activities, subparagraph 2 iii of s. 28 (1) of the Act

2. (1) For the purposes of subparagraph 2 iii of subsection 28 (1) of the Act, river or stream valleys include river or stream valleys that have depressional features associated with a river or stream, whether or not they contain a watercourse, the limits of which are determined as follows:

1. Where the river or stream valley is apparent and has stable slopes, the valley extends from the stable top of the bank, plus 15 metres, to a similar point on the opposite side.
2. Where the river or stream valley is apparent and has unstable slopes, the valley extends from the predicted long term stable slope projected from the existing stable slope or, if the toe of the slope is unstable, from the predicted location of the toe of the slope as a result of stream erosion over a projected 100-year period, plus 15 metres, to a similar point on the opposite side.
3. Where the river or stream valley is not apparent, the valley extends,
 - (i) to the furthest of the following distances:
 - A. the distance from a point outside the edge of the maximum extent of the flood plain under the applicable flood event standard to a similar point on the opposite side, and
 - B. the distance from the predicted meander belt of a watercourse, expanded as required to convey the flood flows under the applicable flood event standard to a similar point on the opposite side, and
 - (ii) an additional 15-metre allowance on each side, except in areas within the jurisdiction of the Niagara Peninsula Conservation Authority.

(2) For the purposes of subparagraph 2 iv of subsection 28 (1) of the Act, areas adjacent or close to the shoreline of the Great Lakes-St. Lawrence River System or to inland lakes that may be affected by flooding, erosion or dynamic beach hazards include,

- (a) the area starting from the furthest offshore extent of the authority's boundary to the furthest of the following distances:
 - (i) the 100-year flood level, plus the appropriate allowance for wave uprush, and, if necessary, for other water-related hazards, including ship-generated waves, ice piling and ice jamming, except in respect of Wanapitei Lake in the Nickel District Conservation Authority, the applicable flood event standard for that lake being the one set out in item 1 of Table 16 of Schedule 1,
 - (ii) the predicted long-term stable slope projected from the existing stable toe of the slope or from the predicted location of the toe of the slope as that location may have shifted as a result of shoreline erosion over a 100-year period, and
 - (iii) where a dynamic beach is associated with the waterfront lands, an allowance of 30 metres inland to accommodate dynamic beach movement, except in the areas within the jurisdictions of the Mattagami Region Conservation Authority, the Nickle District Conservation Authority and the North Bay-Mattawa Conservation Authority where the allowance is 15 metres inland; and
- (b) the area that is an additional 15 metres allowance inland from the area described in clause (a).

(3) For the purposes of subparagraph 2 v of subsection 28 (1) of the Act, other areas in which development activities are prohibited are the areas within an authority's area of jurisdiction that are within 30 metres of a wetland.

Applicable Flood Event Standards

3. The applicable flood event standards with respect to an authority, for the purposes of paragraph 3 of subsection 2 (1) and to determine the maximum susceptibility to flooding of lands or areas in the area of jurisdiction of an authority are the standards specified in Schedule 1 as those standards are described in Schedule 2.

Maps of regulated areas

4. (1) An authority shall develop maps depicting the areas within the authority's area of jurisdiction where development activities are prohibited under paragraph 2 of subsection 28 (1) of the Act which shall be filed at the head office of the authority and made available to the public on the authority's website, and by any other means that the authority considers advisable.

- (2) At least once annually, the authority shall,
 - (a) review the maps referred to in subsection (1) and determine if updates to the maps are required;
 - (b) make and file such updates to the maps at its head office if required; and
 - (c) make the updated maps available to the public on its website and by any other means it considers advisable.

(3) Where new information or analysis becomes available that may result in significant updates to the areas where development activities are prohibited under paragraph 2 of subsection 28 (1) of the Act, including enlargements or reductions

to such areas, the authority shall ensure that stakeholders, municipalities and the public are notified of the proposed changes in any manner that the authority considers advisable, including making any relevant information or studies available online at least 30 days prior to an authority meeting during which the proposed changes are on the agenda.

(4) Where significant changes to the areas where development activities are prohibited have been made in accordance with subsection (3), the authority shall promptly update the maps described in subsection (1).

(5) For greater certainty, in case of a conflict regarding the boundaries of the areas where development activities are prohibited under paragraph 2 of subsection 28 (1) of the Act, the description of those areas in that paragraph and in section 2 of this Regulation prevail over the depiction of the areas in the maps referred to in subsection (1) of this section.

Exceptions

5. Paragraph 2 of subsection 28 (1) of the Act does not apply to,

- (a) the construction, reconstruction, erection or placement of,
 - (i) a seasonal or floating dock that,
 - (A) is 10 square metres or less,
 - (B) does not require permanent support structures, and
 - (C) can be removed in the event of flooding,
 - (ii) a rail, chain-link or panelled fence with a minimum of 75 millimetres of width between panels, that is not within a wetland or watercourse,
 - (iii) agricultural in-field erosion control structures that are not within and that do not have any outlet of water directed or connected to a watercourse, wetland or river or stream valley,
 - (iv) a non-habitable accessory building or structure that,
 - (A) is incidental or subordinate to the principal building or structure,
 - (B) is 15 square metres or less, and
 - (C) is not within a wetland or watercourse, or
 - (v) an unenclosed detached deck or patio that is 15 square metres or less, is not placed within a watercourse or wetland and does not utilize any method of cantilevering;
- (b) the installation of new tile drains that are not within a wetland or watercourse, within 30 metres of a wetland or within 15 metres of a watercourse, and that have an outlet of water that is not directed or connected to a watercourse, wetland or river or stream valley, or the maintenance or repair of existing tile drains;
- (c) the installation, maintenance or repair of a pond for watering livestock that is not connected to or within a watercourse or wetland, within 15 metres of a wetland or a watercourse, and where no excavated material is deposited within an area where subsection 28 (1) of the Act applies;
- (d) the maintenance or repair of a driveway or private lane that is outside of a wetland or the maintenance or repair of a public road, provided that the driveway or road is not extended or widened and the elevation, bedding materials and existing culverts are not altered;
- (e) the maintenance or repair of municipal drains as described in, and conducted in accordance with the mitigation requirements set out in the Drainage Act and the Conservation Authorities Act Protocol, approved by the Minister and available on a government of Ontario website, as it may be amended from time to time; and
- (f) the reconstruction of a non-habitable garage with no basement, if the reconstruction does not exceed the existing footprint of the garage and does not allow for a change in the potential use of the garage to create a habitable space.

Pre-submission consultation

6. (1) Prior to submitting an application for a permit under section 28.1 of the Act, an authority and the applicant may engage in pre-submission consultation for the purposes of confirming the requirements of a complete application to obtain a permit for the activity in question, which may include,

- (a) requests by the authority to the applicant for,
 - (i) initial information on the proposed activity such as a description of the project and any associated plans, or
 - (ii) details about the property upon which the activities are proposed to be carried out, including copies of plans, maps or surveys; or
- (b) meetings between the authority and the applicant prior to the submission of an application, including any site visits to the property where the activities are proposed to be carried out.

(2) If the applicant requests a pre-submission consultation under subsection (1), the authority is required to engage in the pre-submission consultation.

Application for permit

7. (1) An application for a permit under section 28.1 of the Act shall be submitted to an authority and shall include,

- (a) a plan of the area showing the type and location of the proposed development activity or a plan of the area showing plan view and cross-section details of an activity to straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse, or change or interfere with a wetland;
- (b) the proposed use of any buildings and structures following completion of the development activity or a statement of the purpose of an activity to straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse or to change or interfere with a wetland;
- (c) the start and completion dates of the development activity or other activity;
- (d) a description of the methods to be used in carrying out an activity to straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse, or change or interfere with a wetland;
- (e) the elevations of existing buildings, if any, and grades and the proposed elevations of any buildings and grades after the development activity or other activity;
- (f) drainage details before and after the development activity or other activity;
- (g) a complete description of any type of fill proposed to be placed or dumped;
- (h) a confirmation of authorization for the proposed development activity or other activity given by the owner of the subject property, if the applicant is not the owner; and
- (i) any other technical information, studies or plans that the authority requests including information requested during pre-submission consultations between the authority and the applicant.

(2) Upon receipt of the information required under subsection (1) and payment by the applicant of the fee charged by the authority under subsection 21.2 (4) of the Act, the authority shall notify the applicant in writing, within 21 days, whether or not the application complies with subsection 28.1 (3) of the Act and is deemed to be a complete application.

(3) If the authority notifies an applicant under subsection (2) that the application is complete, the authority shall not require new studies, technical information or plans under clause (1) (i) from the applicant to make a determination on the application, unless agreed to by the authority and the applicant. For greater certainty, the authority may ask the applicant for clarification or further details regarding any matter related to the application.

Request for review

8. (1) An applicant may request a review by the authority if,

- (a) the applicant has not received a notice from the authority within 21 days in accordance with subsection 7 (2);
- (b) the applicant disagrees with the authority's determination that the application for a permit is incomplete; or
- (c) the applicant is of the view that a request by the authority for other information, studies or plans under clause 7 (1) (i) is not reasonable.

(2) A review requested by an applicant under subsection (1) shall be completed by the authority no later than 30 days after it is requested and the authority shall, as the case may be,

- (a) confirm that the application meets the requirements of subsection 7 (1) and is complete or provide reasons why the application is incomplete; or
- (b) provide reasons why a request for other information, studies or plans under clause 7 (1) (i) is reasonable or withdraw the request for all or some of the information, studies or plans.

Conditions of permits

9. (1) An authority may attach conditions on a permit issued under section 28.1 of the Act only if, in the opinion of the authority, the conditions,

- (a) assist in preventing or mitigating any effects on the control of flooding, erosion, dynamic beaches or unstable soil or bedrock;
- (b) assist in preventing or mitigating any effects on human health or safety or any damage or destruction of property in the event of a natural hazard; or
- (c) support the administration or implementation of the permit, including conditions related to reporting, notification, monitoring and compliance with the permit.

(2) In addition to the conditions referred to in subsection (1), the Lake Simcoe Region Conservation Authority may attach conditions to a permit that relate to designated policies and other policies in the Lake Simcoe Protection Plan that apply to the issuance of the permit.

Lake Simcoe Protection requirements

10. For the purpose of clause 28.1 (1) (c) of the Act, a decision to issue a permit within the area of jurisdiction of the Lake Simcoe Region Conservation Authority shall,

- (a) conform with any designated policies in the Lake Simcoe Protection Plan that apply to the issuance of the permit; and
- (b) have regard to any other policies in the Lake Simcoe Protection Plan that apply to the issuance of the permit.

Period of validity of permits and extensions

11. (1) The maximum period of validity of a permit issued under sections 28.1, 28.1.1 and 28.1.2 of the Act, including any extension, is 60 months.

(2) If a permit is issued for less than the maximum period of validity, the holder of a permit may, at least 60 days before the expiry of the permit, submit an application for an extension of the permit to,

- (a) the authority that issued the permit, in the case of permits issued under section 28.1 or 28.1.2 of the Act; or
- (b) the Minister, in the case of permits issued under section 28.1.1 of the Act.

(3) An authority or the Minister, as the case may be, may approve an extension of the period of validity of a permit that was issued for a period of less than 60 months but the total period of validity of the permit, including the extension, shall not exceed 60 months.

(4) If an authority intends to refuse a request for an extension, the authority shall give notice of intent to refuse to the holder of the permit, indicating that the extension will be refused unless the holder requests a hearing under subsection (5).

(5) Within 15 days of receiving a notice of intent to refuse a request for an extension, the holder of the permit may submit a written request for a hearing to the authority.

(6) If a request for hearing is submitted under subsection (5), the authority shall hold the hearing within a reasonable time, and shall give the holder at least five days notice of the date of the hearing.

(7) After holding a hearing under subsection (6), the authority may,

- (a) confirm the refusal of the extension; or
- (b) grant an extension for such period of time as it deems appropriate, as long as the total period of validity of the permit does not exceed the applicable maximum period specified in subsection (1).

Policy and procedure documents re permits

12. Each authority shall develop policy and procedure documents with respect to permit applications and reviews that, at a minimum, include the following:

1. Additional details regarding the pre-submission consultation process described in section 6 as well as additional details related to complete permit application requirements.
2. Procedures respecting the process for a review under section 8.
3. Standard timelines for the authority to make a decision on permit applications following a notification that an application is complete under subsection 7 (2), as the authority determines advisable.
4. Any other policies and procedures, as the authority considers advisable, for the purpose of administering the issuance of permits under Part VI of the Act.
5. A process for the periodic review and updating of the authority's policy and procedure documents, including procedures for consulting with stakeholders and the public during the review and update process, as the authority considers advisable.

Commencement

13. This Regulation comes into force on the later of the day subsection 25 (2) of Schedule 6 to the *Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020* comes into force and the day this Regulation is filed.

SCHEDULE 1
FLOOD EVENT STANDARDS

1. For the following conservation authorities, the applicable flood event standards are those specified in Table 1 below:
 1. Ausable Bayfield Conservation Authority.

2. Catfish Creek Conservation Authority.
3. Credit Valley Conservation Authority.
4. Ganaraska Region Conservation Authority.
5. Grand River Conservation Authority.
6. Halton Region Conservation Authority.
7. Kettle Creek Conservation Authority.
8. Maitland Valley Conservation Authority.
9. Saugeen Valley Conservation Authority.
10. Toronto and Region Conservation Authority.

TABLE 1

Item	Areas	Applicable Flood Event Standards
1.	All areas	The Hurricane Hazel Flood Event Standard, the 100 Year Flood Event Standard and the 100-year flood level plus wave uprush

2. For the following conservation authorities, the applicable flood event standards are those specified in Table 2 below:

1. Cataraqui Region Conservation Authority.
2. Long Point Region Conservation Authority.
3. Quinte Region Conservation Authority.
4. Raisin Region Conservation Authority.
5. South Nation River Conservation Authority.

TABLE 2

Item	Areas	Applicable Flood Event Standards
1.	All areas	The 100 Year Flood Event Standard and the 100-year flood level plus wave uprush

3. For the following conservation authorities, the applicable flood event standards are those specified in Table 3 below:

1. Mississippi Valley Conservation Authority.
2. Rideau Valley Conservation Authority.

TABLE 3

Item	Areas	Applicable Flood Event Standards
1.	All areas	The 100 Year Flood Event Standard

4. For the following conservation authorities, the applicable flood event standards are those specified in Table 4 below:

1. Mattagami Region Conservation Authority.
2. Nottawasaga Valley Conservation Authority.
3. Sault Ste. Marie Region Conservation Authority.

TABLE 4

Item	Areas	Applicable Flood Event Standards
1.	All areas	The 100 Year Flood Event Standard, the Timmins Flood Event Standard, and the 100-year flood level plus wave uprush

5. For the Crowe Valley Conservation Authority, the applicable flood event standards are those specified in Table 5 below:

TABLE 5

Item	Areas	Applicable Flood Event Standards
1.	All	The 100 Year Flood Event Standard, the

	areas	Timmins Flood Event Standard, the Hurricane Hazel Flood Event Standard and the 100-year flood level
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6. For the Kawartha Region Conservation Authority, the applicable flood event standards are those specified in Table 6 below:

TABLE 6

Item	Areas	Applicable Flood Event Standards
1.	All areas	The 100 Year Flood Event Standard and the Timmins Flood Event Standard

7. For the Central Lake Ontario Conservation Authority, the applicable flood event standards are those specified in Table 7 below:

TABLE 7

Item	Areas	Applicable Flood Event Standards
1.	Pringle Creek and Darlington	The 100 Year Flood Event Standard
2.	Lake Ontario in the Great Lakes-St. Lawrence River System	The 100-year flood level plus wave uprush
3.	All other areas	The Hurricane Hazel Flood Event Standard

8. For the Essex Region Conservation Authority, the applicable flood event standards are those specified in Table 8 below:

TABLE 8

Item	Areas	Applicable Flood Event Standards
1.	The main branch and the east branch (Silver Creek) of the Ruscom River, and its tributaries within the Town of Lakeshore and the Town of Kingsville and the main and north branch of Canard River in the Town of LaSalle, Concessions I and II, and on the main branch of the Canard River in the Town of Amherstburg, Concessions I, II, III and IV	The March 1985 Flood Event Standard
2.	All other areas	The 100 Year Flood Event Standard

9. For the Grey Sauble Conservation Authority, the applicable flood event standards are those specified in Table 9 below:

TABLE 9

Item	Areas	Applicable Flood Event Standards
1.	The Sauble River Watershed	The 100 Year Flood Event Standard
2.	Lake Huron and Georgian Bay in the Great Lakes-St. Lawrence River System	The 100-year flood level plus wave uprush
3.	All other watersheds	The Timmins Flood Event Standard

10. For the Hamilton Region Conservation Authority, the applicable flood event standards are those specified in Table 10 below:

TABLE 10

Item	Areas	Applicable Flood Event Standards
1.	Watercourses WCO, WCI, WC2, 3, 4, 5.0, 5.1, 6.0, 6.1, 6.2, 6.3, 6.4, 7.0, 7.1, 7.2, 7.3, 8.0, 9.0, 10.0, 10.1, 10.2, 11.0 and 12.0 as indicated on Map Figure 1 of Project 98040-A, Stoney Creek, Stormwater Management Assessment, prepared by Philips Engineering and located at the Hamilton Region Conservation Authority head office and Hamilton Harbour in the Great Lakes-St. Lawrence River System	The 100-year flood level
2.	Lake Ontario in the Great Lakes-St. Lawrence River System	The 100-year flood level plus wave uprush
3.	All other areas	The Hurricane Hazel Flood Event Standard

11. For the Lake Simcoe Region Conservation Authority, the applicable flood event standards are those specified in Table 11 below:

TABLE 11

Item	Areas	Applicable Flood Event Standards
1.	Bunker's Creek and Sophia Creek	The 100 Year Flood Event Standard
2.	Talbot River and the Trent-Severn waterway	The Timmins Flood Event Standard
3.	Lake Simcoe	The 100-year flood level plus wave uprush
4.	All other areas	The Hurricane Hazel Flood Event Standard

12. For the Lakehead Region Conservation Authority, the applicable flood event standards are those specified in Table 12 below:

TABLE 12

Item	Areas	Applicable Flood Event Standards
1.	The main channel of the Kaministiquia River	The 100 Year Flood Event
2.	Lake Superior in the Great Lakes-St. Lawrence River System	The 100-year flood level plus wave uprush
3.	All other areas	Timmins Flood Event Standard

13. For the Lower Thames Valley Conservation Authority, the applicable flood event standards are those specified in Table 13 below:

TABLE 13

Item	Areas	Applicable Flood Event Standards
1.	All areas	The 1937 Regulatory Flood Event Standard and the 100-year flood level plus wave uprush

14. For the Lower Trent Region Conservation Authority, the applicable flood event standards are those specified in Table 14 below:

TABLE 14

Item	Areas	Applicable Flood Event Standards
1.	The main channels of Rice Lake and Trent River	The rainfall, snowmelt, or a combination of rainfall and snowmelt, that would produce the water surface elevations above Canadian Geodetic Datum described in Table 1 of Schedule 3
2.	Lake Ontario in the Great Lakes-St. Lawrence River System	The 100-year flood level plus wave uprush
3.	All other areas	The Timmins Flood Event Standard

15. For the Niagara Peninsula Conservation Authority, the applicable flood event standards are those specified in Table 15 below:

TABLE 15

Item	Areas	Applicable Flood Event Standards
1.	The watersheds associated with Shriner’s Creek, Ten Mile Creek and Beaverdam Creek (including Tributary W-6-5) in the City of Niagara Falls	The Hurricane Hazel Flood Event Standard
2.	Lake Ontario and Lake Erie in the Great Lakes-St. Lawrence River System	The 100-year flood level plus wave uprush
3.	All other areas	The 100 Year Flood Event Standard

16. For the Nickel District Conservation Authority, the applicable flood event standards are those specified in Table 16 below:

TABLE 16

Item	Areas	Applicable Flood Event Standards
1.	Wanapitei Lake	The maximum flood allowance elevation of 267.95 metres Canadian Geodetic Datum (in accordance with Ontario Power Generation’s Licence of Occupation Agreement #6168)
2.	All other areas	The Timmins Flood Event Standard and the 100 Year Flood Event Standard

17. For the North Bay-Mattawa Conservation Authority, the applicable flood event standards are those specified in Table 17 below:

TABLE 17

Item	Areas	Applicable Flood Event Standards
1.	Chippewa Creek and its tributaries below the North Bay Escarpment, Parks Creek, the Mattawa River in the Town of Mattawa and the La Vase River	The 100 Year Flood Event Standard
2.	Lake Nipissing	100-year flood level plus wave uprush
3.	All other areas	The Timmins Flood Event Standard

18. For the Otonabee Region Conservation Authority, the applicable flood event standards are those specified in Table 18 below:

TABLE 18

Item	Areas	Applicable Flood Event Standards
1.	Rice Lake, Stony Lake, Clear Lake, Lovesick Lake, Deer Bay, Buckhorn Lake, Chemong Lake, Pigeon Lake, Katchiwanooka Lake and Lower Buckhorn Lake	The rainfall, snowmelt, or a combination of rainfall and snowmelt, that would produce the water surface elevations above Canadian Geodetic Datum described in Table 2 of Schedule 3.
2.	All other areas	The Timmins Flood Event Standard

19. For the St. Clair Region Conservation Authority, the applicable flood event standards are those specified in Table 19 below:

TABLE 19

Item	Areas	Applicable Flood Event Standards
1.	Perch Creek	The 100 Year Flood Event Standard
2.	Lake Huron, Lake St. Clair and St. Clair River in the Great Lakes-St. Lawrence River System	The 100-year flood level plus wave uprush
3.	All other areas	The Hurricane Hazel Flood Event Standard

20. For the Upper Thames Region Conservation Authority, the applicable flood event standards are those specified in Table 20 below:

TABLE 20

Item	Areas	Applicable Flood Event Standards
1.	All areas	The 1937 Flood Event Standard

**SCHEDULE 2
DESCRIPTION OF STANDARDS**

1. The Hurricane Hazel Flood Event Standard means a storm that produces over a 48-hour period,
 - (a) in a drainage area of 25 square kilometres or less, rainfall that has the distribution set out in Table 1; or
 - (b) in a drainage area of more than 25 square kilometres, rainfall such that the number of millimetres of rain referred to in each case in Table 1 is modified by the percentage amount shown in Column 2 of Table 2 opposite the corresponding size of the drainage area set out Column 1 of Table 2.

TABLE 1

73 millimetres of rain in the first 36 hours
6 millimetres of rain in the 37th hour
4 millimetres of rain in the 38th hour
6 millimetres of rain in the 39th hour
13 millimetres of rain in the 40th hour
17 millimetres of rain in the 41st hour
13 millimetres of rain in the 42nd hour
23 millimetres of rain in the 43rd hour
13 millimetres of rain in the 44th hour
13 millimetres of rain in the 45th hour
53 millimetres of rain in the 46th hour
38 millimetres of rain in the 47th hour
13 millimetres of rain in the 48th hour

TABLE 2

Column 1 Drainage Area (square kilometres)	Column 2 Percentage
26 to 45 both inclusive	99.2
46 to 65 both inclusive	98.2
66 to 90 both inclusive	97.1
91 to 115 both inclusive	96.3
116 to 140 both inclusive	95.4
141 to 165 both inclusive	94.8
166 to 195 both inclusive	94.2
196 to 220 both inclusive	93.5
221 to 245 both inclusive	92.7
246 to 270 both inclusive	92.0
271 to 450 both inclusive	89.4
451 to 575 both inclusive	86.7
576 to 700 both inclusive	84.0
701 to 850 both inclusive	82.4
851 to 1000 both inclusive	80.8
1001 to 1200 both inclusive	79.3
1201 to 1500 both inclusive	76.6
1501 to 1700 both inclusive	74.4
1701 to 2000 both inclusive	73.3
2001 to 2200 both inclusive	71.7
2201 to 2500 both inclusive	70.2
2501 to 2700 both inclusive	69.0
2701 to 4500 both inclusive	64.4
4501 to 6000 both inclusive	61.4
6001 to 7000 both inclusive	58.9
7001 to 8000 both inclusive	57.4

2. The Timmins Flood Event Standard means a storm that produces over a 12-hour period,
- in a drainage area of 25 square kilometres or less, rainfall that has the distribution set out in Table 3; or
 - in a drainage area of more than 25 square kilometres, rainfall such that the number of millimetres of rain referred to in each case in Table 3 is modified by the percentage amount shown in Column 2 of Table 4 opposite the corresponding size of the drainage area set out in Column 1 of Table 4.

TABLE 3

15 mm of rain in the 1st hour
20 mm of rain in the 2nd hour
10 mm of rain in the 3rd hour
3 mm of rain in the 4th hour
5 mm of rain in the 5th hour
20 mm of rain in the 6th hour
43 mm of rain in the 7th hour
20 mm of rain in the 8th hour
23 mm of rain in the 9th hour
13 mm of rain in the 10th hour
13 mm of rain in the 11th hour
8 mm of rain in the 12th hour

TABLE 4

Column 1 Drainage Area (km ²)	Column 2 Percentage
26 to 50 both inclusive	97
51 to 75 both inclusive	94
76 to 100 both inclusive	90
101 to 150 both inclusive	87
151 to 200 both inclusive	84
201 to 250 both inclusive	82

251 to 375 both inclusive	79
376 to 500 both inclusive	76
501 to 750 both inclusive	74
751 to 1000 both inclusive	70
1001 to 1250 both inclusive	68
1251 to 1500 both inclusive	66
1501 to 1800 both inclusive	65
1801 to 2100 both inclusive	64
2101 to 2300 both inclusive	63
2301 to 2600 both inclusive	62
2601 to 3900 both inclusive	58
3901 to 5200 both inclusive	56
5201 to 6500 both inclusive	53
6501 to 8000 both inclusive	50

3. The 100 Year Flood Event Standard means rainfall, snowmelt, or a combination of rainfall and snowmelt, producing at any location in a river, creek, stream or watercourse a peak flow that has a probability of occurrence of one per cent during any given year.

4. The 100-year flood level means the peak instantaneous still water level plus an allowance for wave uprush and other water-related hazards for inland lakes and the Great Lakes-St. Lawrence River System that has a probability of occurrence of one per cent during any given year.

5. The March 1985 Flood Event Standard means the flood levels observed, surveyed and mapped, and located at the Essex Region Conservation Authority head office, along portions of the relevant prescribed watercourses that exceeded the 100 Year Flood Event Standard.

6. The 1937 Flood Event Standard means the historical observed 1937 flood on the Thames River. This event is equivalent to the combination of events that caused the flood event on the Thames River in April of 1937. The 1937 flood event is estimated to be equivalent to a 1 in 250-year return flood.

7. The 1937 Regulatory Flood Event Standard means the historical observed 1937 flood on the Thames River. This event is equivalent to a flow of 1,540 cubic metres per second (cms) commencing at Delaware and proportionately reducing until 1,160 cms at Thamesville and 1,125 cms at Chatham. The 1937 flood event is estimated to be equivalent to a 1 in 250-year return flood.

SCHEDULE 3 WATER SURFACE ELEVATIONS

1. The water surface elevations above Canadian Geodetic Datum applicable to Item 1 in Table 14 of Schedule 1 are shown in Table 1.

TABLE 1
LOWER TRENT REGION CONSERVATION AUTHORITY

Location	Water Surface Elevation
Rice Lake	187.9 metres
Trent River below Dam #1 (Trenton)	77.2 metres
Trent River below Dam #2 (Sidney)	81.3 metres
Trent River below Dam #3 (Glen Miller)	87.7 metres
Trent River below Dam #4 (Batawa)	95.7 metres
Trent River below Dam #5 (Trent)	101.7 metres
Trent River below Dam #6 (Frankford)	107.9 metres
Trent River below Dam #7 (Glen Ross)	113.5 metres
Trent River below Dam #8 (Meyers)	117.9 metres
Trent River below Dam #9 (Hagues Reach)	128.1 metres
Trent River below Dam # 10 (Ranney Falls)	143.4 metres
Trent River below Dam #11 (Campbellford)	148.3 metres
Trent River below Dam #12 (Crowe Bay)	154.3 metres
Trent River below Dam #13 (Healy Falls)	175.5 metres

Trent River below Dam #14 (Hastings)	186.7 metres
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2. The water surface elevations above Canadian Geodetic Datum applicable to Item 1 in Table 18 of Schedule 1 are shown in Table 2.

TABLE 2
OTONABEE REGION CONSERVATION AUTHORITY

Water Body	Water Surface Elevation
Rice Lake	187.90 metres
Stony Lake	235.95 metres
Clear Lake	235.95 metres
Lovesick Lake	242.16 metres
Deer Bay	244.31 metres
Buckhorn Lake	247.12 metres
Chemong Lake	247.12 metres
Pigeon Lake	247.12 metres
Katchiwanooka Lake	233.68 metres
Lower Buckhorn Lake	244.31 metres

Made by:
Pris par :

Le ministre des Richesses naturelles et des Forêts,

GRAYDON SMITH
Minister of Natural Resources and Forestry

Date made: December 5, 2023
Pris le : 5 décembre 2023

Français

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