



REPORT FOR: CROWE VALLEY CONSERVATION AUTHORITY WATERSHED ADVISORY BOARD

REGARDING: ONTARIO REGULATION 159/06, PERMIT APPLICATION NO. 166/23 BEING:

- 1. A DWELLING, DETACHED GARAGE AND SEPTIC SYSTEM LOCATED WITHIN THE SETBACK OF A WETLAND.**
- 2. A DRIVEWAY LOCATED WITHIN THE BELMONT LAKE FLOOD HAZARD AND THE SETBACK OF A WETLAND.**

DATE: NOVEMBER 2ND, 2023

HEARING DATE	November 16, 2023
DATE APPLICATION RECEIVED	August 11, 2023
DATE HEARING REQUESTED	August 11, 2023
APPLICANT	John Deshane and Laurie Deshane
LOCATION	#85 Fire Route 19C (Belmont Lake) Township of Havelock-Belmont-Methuen
PROPOSAL	1) Construct a dwelling, detached garage and septic system within the setback of a wetland. 2) Construct a driveway within the flood hazard and within the setback of a wetland.
OVERVIEW	The proposed development does not conform to the CVCA's Watershed Planning and Regulations policies because: <ol style="list-style-type: none"> 1) New development is not permitted where the lot does not have safe access. The proposed development exceeds acceptable maximum depths for safe vehicular and pedestrian access. 2) New development is not permitted within the floodplain on vacant lots of record. 3) New development is not permitted within the setback of a wetland. All components of the proposal exceed requisite minimum wetland setbacks.



Executive Summary

An application for development has been submitted by Mr. John Deshane and Ms. Laurie Deshane with regard to Ontario Regulation 159/06: Crowe Valley Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The application is requesting permission to develop lands within the setback of a wetland greater than two hectares (2 ha), within the setback of a wetland less than 2ha, and within the 1:100-year floodplain of Belmont Lake and is recommended by staff to be **denied**. The proposal is to construct a dwelling, a detached garage, a driveway and a septic system on a vacant lot. The dwelling, detached garage and septic system are proposed to be six metres from a wetland greater than 2 ha while the proposed driveway is within the flood hazard associated with Belmont Lake, six metres from a wetland less than 2ha, and approximately 3 metres from a wetland greater than 2ha. CVCA policies do not permit new development within the flood hazard and all new development is to be setback 30 metres from wetlands greater than 2 ha and 15 metres from wetlands less than 2 ha. The proposed development as presented does not conform to CVCA policies.

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

1. CVCA Policies do not permit new development within the 1:100-year floodplain
 - Proposed driveway is within the 1:100-year floodplain of Belmont Lake.
2. There is not safe access to the proposed development location.
 - The proposed development exceeds acceptable maximum depths for safe vehicular and pedestrian access.
3. CVCA Policies do not permit new development within 15 metres of a wetland less than 2 ha
 - Proposed driveway is six metres from a wetland less than 2 ha
4. CVCA Polices do not permit new development within 30 metres of a wetland greater than 2 ha
 - Proposed dwelling and garage are six metres from a wetland greater than 2 ha.
 - Proposed septic system is within 30 metres of a wetland greater than 2 ha
 - Proposed driveway is approximately 3 metres from a wetland greater than 2 ha

Background and Subject Lands

The subject property has a civic address of 85 Fire Route 19C and is located along the northern shore of Belmont Lake. The property consists of 22.7 acres (9.2 hectares) of vacant lands. The southern and western portions of the property have shoreline on Belmont Lake (Deer Bay) where the Crowe River meets Belmont Lake, while the northern portion is bound by Fire Route 19C. East of the property are residential lots which have been developed.

The subject lands were rezoned from Rural to Seasonal Residential in November 2012. The CVCA commented on the rezoning application at that time, stating that the CVCA was not opposed to the rezoning as there appeared to be an existing dwelling located on the subject property. The CVCA's comments further stated that the subject lands are in an area susceptible to flooding which may pose a significant risk to life and property (Appendix A).

It is the CVCA's understanding that previous CVCA staff completed a site visit and communicated to Mr. Deshane that there appeared to be a building envelope on the property. However, a more recent site visit completed by CVCA staff and the applicant's environmental consultant (Rob West, Senior Environmental Scientist, Oakridge Environmental) in May 2022 concluded there is not a building envelope outside of the requisite flood hazard and wetland setbacks.

The subject property is zoned Environmental Protection, Rural and Seasonal Residential. The location of the proposed dwelling and detached garage are within Seasonal Residential Zone while the well and septic system are proposed in the area zoned Rural. There is a potential building envelope in the area zoned Rural that would satisfy the requisite wetland setbacks, but the applicant has not explored this due to the zoning restrictions. It should be noted that, while there is a



potential building envelope outside the wetland setback, there is not a location on the property where safe access in respect to flooding can be achieved.

As proposed, access to the building location (dwelling, garage and septic system) would be through the floodplain of Belmont Lake. The depth of flooding of the access route exceeds the maximum allowable flood depths for safe vehicular and pedestrian ingress/egress (further explained below in the “Hazardous Lands Policies” section). The building envelope itself would not be located within the flood hazard. However, all components of the proposed development would not meet the minimum required setback from wetlands as shown on the site plan (Appendix B).

Timeline

27 May 2021	<p>CVCA responds to Property Inquiry regarding a vacant lot. Potential purchaser inquired <i>Looking to have property inquiry done on the above mentioned property. Property inquiry, severance proposals apparently were open on this property back in 2013. Would like to confirm what areas are buildable and what would be required by CVCA if purchased to build a single family dwelling. Would like to know wetland boundaries, etc. I have review the property via Peterborough GIS.</i></p> <p>CVCA responds that there is not a building envelope due to the flood hazard and wetland setback requirements.</p>
21 October 2021	<p>CVCA responds to Property Inquiry submitted on behalf of Mr. Deshane. Property Inquiry stated <i>Looking for suitable building envelope for cottage. Property in currently vacant.</i></p> <p>CVCA responds that there is not a building envelope due to the flood hazard and wetland setback requirements.</p>
07 December 2021	<p>Mr. Bryce Sharpe, acting on behalf of the Deshane’s, contacts the CVCA office stating that the property had been rezoned in the mid 2000’s.</p> <p>CVCA responds that, based on best available data and a site visit completed in May 2021, there does not appear to be a building envelope that meet requisite setbacks for flood hazard and wetlands.</p>
Winter 2022	<p>CVCA staff and Mr. Sharpe communicate regarding requirements for an elevation survey and Scoped Environmental Impact Study (EIS).</p>
31 March 2022	<p>Mr. Sharpe submits CVCA Property Inquiry Form and requests a site visit.</p>
25 May 2022	<p>CVCA Staff, Rob West (Oakridge Environmental Ltd.), Mr. Deshane and Mr. Anthony Quinn (Bennet Group, agent for the Deshane’s) complete a site visit to the property.</p> <p>CVCA staff and Rob West delineate wetland boundary. While on site it is communicated to Mr. Deshane and Mr. Quinn that CVCA staff will not be able to permit the development of the property as there does not appear to be a building envelope outside of the wetland setback and floodplain but that he can submit a permit application and the inability to gain a permit from a Regulations Officer would be communicated and allow them to request a hearing before the Watershed Advisory Board.</p>
06 June 2022	<p>CVCA responds to Mr. Sharpe with requirements for a complete permit application.</p>

Winter 2022/2023	CVCA staff and Mr. Sharpe communicate back and forth regarding permit requirements: elevation survey, scoped Environmental Impact Study and other application requirement details including a site plan.
11 August 2023	Mr. Quinn submits permit application (Appendix C) for development of a dwelling, detached garage, driveway and septic system. At the time of permit submission Mr. Bennet requested a hearing before the CVCA Watershed Advisory Board.
28 September 2023	CVCA staff provide Mr. and Mrs. Deshane a Denial Letter outlining the CVCA policies their proposal does not meet.
01 November 2023	CVCA staff provide Mr. and Mrs. Deshane an updated Denial Letter reflecting additional policies which their proposal does not meet.

Proposal Description

As per the application information provided (received 11 August 2023):

Existing Development (Appendix D):

None - vacant

Proposed Development (Appendix E):

Dwelling:

- 2-storey single residential dwelling with crawlspace
- Footprint of 56-feet by 47'10" (inclusive of all decks and screened in porch)
- 2,533 square feet of gross floor area

CVCA Regulated Features:

- Wetland greater than 2 ha
- Requisite minimum development setback is 30 metres
- Proposed dwelling is setback 6 metres

Detached Garage:

- 2-storey detached
- Irregular in shape overall construction footprint of 23-feet by 24-feet
- 512 square feet in ground floor area

CVCA Regulated Features:

- Wetland greater than 2 ha
- Requisite minimum development setback is 30 metres
- Proposed garage is setback 6m

Note: The Scoped Environmental Impact Study states that *This site is not conducive to constructing a large garage, shop or accessory sleeping accommodation (eg. a Bunkie).*

Septic System:

- Septic tank proposed to the north of the dwelling
- 143.5 m² septic field



CVCA Regulated Features:

- Wetland greater than 2 ha
- Requisite minimum development setback is 30 metres
- Proposed septic system does not meet the required 30 metre setback

Driveway:

- 78.7m³ of fill required
- 75 metres long
- Approximately 6 metres wide

CVCA Regulated Features:

1. Regulatory floodplain (1:100-year floodplain of Belmont Lake)
 - Requisite maximum flood depths for safe vehicular and pedestrian access exceeded.
2. Wetland greater than 2 ha
 - Requisite minimum development setback of 30 metres
 - Proposed driveway is setback approximately 3 metres
3. Wetland less than 2 ha
 - Requisite minimum development setback of 15 metres
 - Proposed driveway is setback 6 metres

Applicability of the Conservation Authorities Act, Ontario Regulation 159/06 and the Crowe Valley Conservation Authority's Watershed Planning and Regulations Policy Manual

Ontario Regulation 159/06, was made pursuant to section 28 of the Conservation Authorities Act, R.S.O. 1990. Ontario Regulation 159/06 is attached as Appendix F.

The proposed development is within an area regulated by the CVCA due to the flood hazard associated with Belmont Lake and presence of wetlands.

Section 2 (1) (a) (iii) (A) of the Regulation states:

Development prohibited

2. (1) Subject to section 3, no person shall undertake development or permit another person to undertake development in or on the areas within the jurisdiction of the Authority that are,
 - (a) 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 in accordance with the following rules:
 - (i) where the river or stream valley is apparent and has stable slopes, the valley extends from the stable top of bank, plus 15 metres, to a similar point on the opposite side,
 - (ii) 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,
 - (iii) where the river or stream valley is not apparent, the valley extends the greater of,
 - (A) the distance from a point outside the edge of the maximum extent of the flood plain under the applicable flood event standard, plus 15 metres, 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, plus 15 metres, to a similar point on the opposite side;



- (b) hazardous lands;
- (c) wetlands; or
- (d) other areas where development could interfere with the hydrologic function of a wetland, including areas within 120 metres of all provincially significant wetlands and wetlands greater than 2 hectares in size, and areas within 30 metres of wetlands less than 2 hectares in size.

Permission to develop

3. (1) The Authority may grant permission for development in or on the areas described in subsection 2 (1) if, in its opinion, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land will not be affected by the development.

Alterations prohibited

5. Subject to section 6, no person shall straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse or change or interfere with a wetland.

Permission to alter

6. (1) The Authority may grant permission 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.

Section 3, above, refers to “tests” of the Regulation. Any application for development within an area regulated by the Conservation Authority is reviewed through the lens of these tests. The CVCA’s Watershed Planning and Regulations Manual was developed to govern how these tests are applied to a multitude of possible development scenarios, as well as to provide guidance to CVCA staff in order to implement a consistent and practical approach for granting or refusing permission for development.

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 Regulation.

Tests of the Regulation

The development will not affect the control of:

- flooding,
- erosion,
- dynamic beaches (not applicable in CVCA watershed),
- pollution or
- the conservation of land

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.** The applicant has the right to appeal the decision within 30 days of receipt of the notice of decision. Appeals are to the Ontario Land Tribunal. The applicant can appeal a refusal or the conditions of an approval.



CVCA Staff Recommendation

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

1. The proposed development requires the construction of an access route (driveway) through the floodplain that does not meet requirements for safe access. Maximum allowable depths for safe vehicular and pedestrian access are exceeded.
2. The proposed development does not meet the minimum requisite wetland setbacks for new development.

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 Board Approved Watershed Planning and Regulations Policy Manual provides a framework for the CVCA and its staff to consistently administer its powers under Ontario Regulation 159/06. When reviewing development applications, the Authority must have regard for its objectives of preventing loss of life and minimizing property damage as a result of natural hazards. Section 3(1) of O.Reg 159/06.

Administrative Policies

The following sections speak to over-arching policies that every application must be tested against. Areas subject to the regulation include several different items with hazardous lands being a critical component. Hazardous lands include all lands that are or could be flooded.

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, pollution or the conservation of land 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;*
- c) any natural features, areas and systems contributing to the conservation of land, including areas providing hydrologic functions or ecological functions.*

Conformity and Discussion

Safe access to the subject property and the proposed development location does not exist. During a 1:100-year flood event the flood waters on portions of Fire Route 19C would exceed the minimum level for safe access as determined by the Technical Guide River & Stream Systems: Flooding hazard Limit 2002. As per the Technical Guide Appendix 29, *it is practically impossible to generalize this depth but for most family automobiles something in the range of about 0.3 m - 0.4 m (1- 1.5 ft.) would be the maximum depth of flooding before potential egress problems would result.* The flood water depths along portions of Fire Route 19C would be approximately 0.80 metres deep which exceeds the safe access guidelines for safe vehicular access by 0.5 metres. Portions of Fire Route 19C are at an elevation of 188.0 metres above sea level (CGVD28) (as determined by an Ontario Land Surveyor). The 1:100-year flood elevation of Belmont Lake is 188.8 metres above sea level



(CGVD28) (see appendix B). Additionally, the proposed driveway does not meet the safe access requirements, as flood waters would be approximately 1 metre deep, exceeding safe access requirements for vehicular access by 0.7 metres and pedestrian access by 0.2 metres. This is illustrated on the site plan included with this report (Appendix B).

Hazardous Lands

This component of the Regulation applies to development within hazardous lands which is defined under Section 28 of the CA Act as land that could be unsafe for development due to naturally occurring processes associated with flooding, erosion, dynamic beaches, or unstable soil or bedrock.

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 from the greater of the following:*

- a) Valley and Stream Corridors: 15 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 the conservation of land;*
- b) Natural Hazards: six metres from the extent of a hazard;*
- c) Wetlands: 30 metres from provincially significant wetlands and wetlands greater than 2 ha and 15 metres for 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*

Hazardous Lands Policies

This component of the Regulation applies to development within hazardous lands which is defined under Section 28 of the CA Act as land that could be unsafe for development due to naturally occurring processes associated with flooding, erosion, dynamic beaches, or unstable soil or bedrock.

The following policies are specific to development in the flood hazard. Any development within a flooding hazard requires permission from the CVCA. In general development within the Regulatory floodplain shall not be permitted.

5.2.1 *Development within the Regulatory floodplain shall not be permitted.*

Conformity and Discussion

The proposed driveway is within the regulatory floodplain. In order to access the proposed dwelling location / building envelope the driveway would traverse the floodplain, with fill being placed in the floodplain.

5.2.7 *Development within the Regulatory floodplain on vacant lots of record shall not be permitted.*

Conformity and Discussion

The subject lot is vacant, policies state that development within the floodplain on vacant lots of record is not permitted.

5.3.13.1 *Fill placement and/or excavation for the purpose of changing the grade on a property within the flood hazard for the purpose of permitting development will not be permitted.*

Conformity and Discussion

Grades cannot be altered within the floodplain to permit development.

5.3.13.3 *Notwithstanding Policy 5.3.13.1 development associated with the construction of a driveway or access way through the Regulatory floodplain in order to provide access to lands outside of the Regulatory floodplain may be permitted subject to the provision of safe access as identified in Section 3.3 and if it has been demonstrated to the satisfaction of CVCA that there is no viable alternative outside of the regulated area and that the control of flooding, erosion, pollution, or the conservation of land will not be affected;*



Conformity and Discussion

Maximum acceptable flood depth for driveway access is exceeded. Flood water depths during a 1:100-year flood event would be approximately 1 metre deep which exceed safe access requirements for vehicular access by 0.7 metres and pedestrian access by 0.2 metres. Table 1, as depicted Section 3.3 of the CVCA Watershed Planning and Regulations (O.reg 159/06) Manual shows the requirements for safe access.

Table 1: Depth and Velocity Criteria

Acceptable Vehicle Depths	Acceptable Pedestrian Depths	Acceptable Velocities
0.1m	0.1m	1.7 m/s (max allowable)
0.2m	0.2m	1.7 m/s
0.3m (max. allowable)	0.3m	1.3 m/s
	0.4m	1.0 m/s
	0.5m	0.8 m/s
	0.6m	0.7 m/s
	0.7m	0.6 m/s
	0.8m (max. allowable)	0.5 m/s

General Policies for Wetlands

The following policies are specific to development in the setback of a wetland. In general development within a wetland or within the setback of a wetland shall not be permitted.

For Provincially Significant Wetlands and wetlands greater than 2 ha the following shall apply:

7.3.1a *In general, there shall be no development within 30 metres of the wetland boundary.*

Conformity and Discussion

All components of the proposed development are located beyond the requisite minimum wetland setbacks. The dwelling, garage, driveway and septic system are all closer than 30 metres to a wetland greater than 2 ha (encroaching as close as 6 metres).

7.3.1b *A 15 metre vegetative buffer from the edge of the wetland boundary shall be encouraged to protect the wetland from nutrient loading and surface runoff which could impact area and/or function. Impacts to the hydrologic function of a wetland due to development within setback or by reducing the vegetated buffer between the wetland and the proposed development may result from changes in imperviousness/infiltration due to a removal or change in vegetation, soil compaction during construction, disruption or alteration of groundwater flow paths due to underground construction.*

Conformity and Discussion

The proposed development is 6 metres from a wetland greater than 2 ha (30 metre requisite setback). The scoped Environmental Impact Study lists potential impacts to the wetland, including, but not limited to:

- *Potential degradation/alteration/clearing of the upland woodland vegetation communities that could impact the on-site down gradient unevaluated wetland on-site, resulting in sedimentation and water quality deterioration.*
- *Field investigations have confirmed that the main concern with respect to any new residential construction is the location relative to the unevaluated wetland/KHF. The vegetation removal and*

disturbance of the area intended for the new residential development could result in a moderately large area of base soil being exposed adjacent to the unevaluated wetland.

For Wetlands less than 2 ha in size the following shall apply:

7.3.1d *in general, there shall be no development within 15 metres of the wetland boundary*

Conformity and Discussion

The proposed driveway is 6 metres from a wetland less than 2 ha.

7.4 Specific Policies for Wetlands

A buffer width of 30 metres provides better protection from runoff (sediment and other contaminants), some aquatic habitat protection, good corridor width for some fur-bearers, habitat for edge bird species and some amphibians and reptiles (How Much Habitat is Enough, 2nd Edition, Environment Canada, 2004; and Best Management Practices 15 – Buffer Strips, 2004).

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

Conformity

The subject lot is vacant and the proposed development is within the requisite setbacks for wetlands greater than 2 ha and less than 2 ha.

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 159/06. 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.

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

- 1) That development within the Regulatory floodplain on vacant lots of record shall not be permitted;
- 2) That fill placement and/or excavations for the purpose of changing the grade on a property within the flood hazard for the purpose of permitting development will not be permitted;
- 3) That development associated with the construction of a driveway or access way through the Regulatory floodplain in order to provide access to lands outside of the Regulatory floodplain may be permitted if safe access is present (safe access is not present);
- 4) That development shall not be permitted within the setback of a wetland on vacant land.

CVCA staff recommend that the application be **denied**, as it does not conform with the CVCA's Watershed Planning and Regulations policies. The CVCA Watershed Advisory Board must carefully consider the potential implications of granting exceptions to policy at any hearing, including the ability to set precedent.



Appendix A – CVCA Planning comments

CROWE VALLEY CONSERVATION

70 Hughes Lane
P.O. Box 416
Marmora, Ontario
K0K 2M0

Phone:
(613) 472-3137
Fax:
(613) 472-5516

www.crowevalley.com

RECEIVED
NOV - 6 2012

Thursday, November 01, 2012

The Township of
Havelock-Belmont-Methuen
P.O. Box 10, 1 Ottawa Street East
Havelock, Ontario
K0L 1Z0

ATT: Mr. Glenn Girven, Clerk.

RE: **Proposed Zoning By-Law Amendment under Section 34 of The Planning Act, R.S.O., 1990, as amended to Change the Currently Zoned "Rural (RU) Zone" to "Seasonal Residential (SR) Zone" in Order to Recognize a Single Detached Vacation Dwelling as a Permitted Use, Located in Part of Lot 20, Concession 3, Belmont Ward, in the Municipality of the Township of Havelock-Belmont-Methuen (Deshane)**

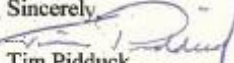
Dear Mr. Glenn Girven and Chief Building Inspector,

The above reference By-law has been reviewed to the applicability of the Ontario Regulation 159/06 the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation of the CVCA.

A review of the information provided indicates that subject property is within our watershed. After reviewing information provided we have formed the following decision.

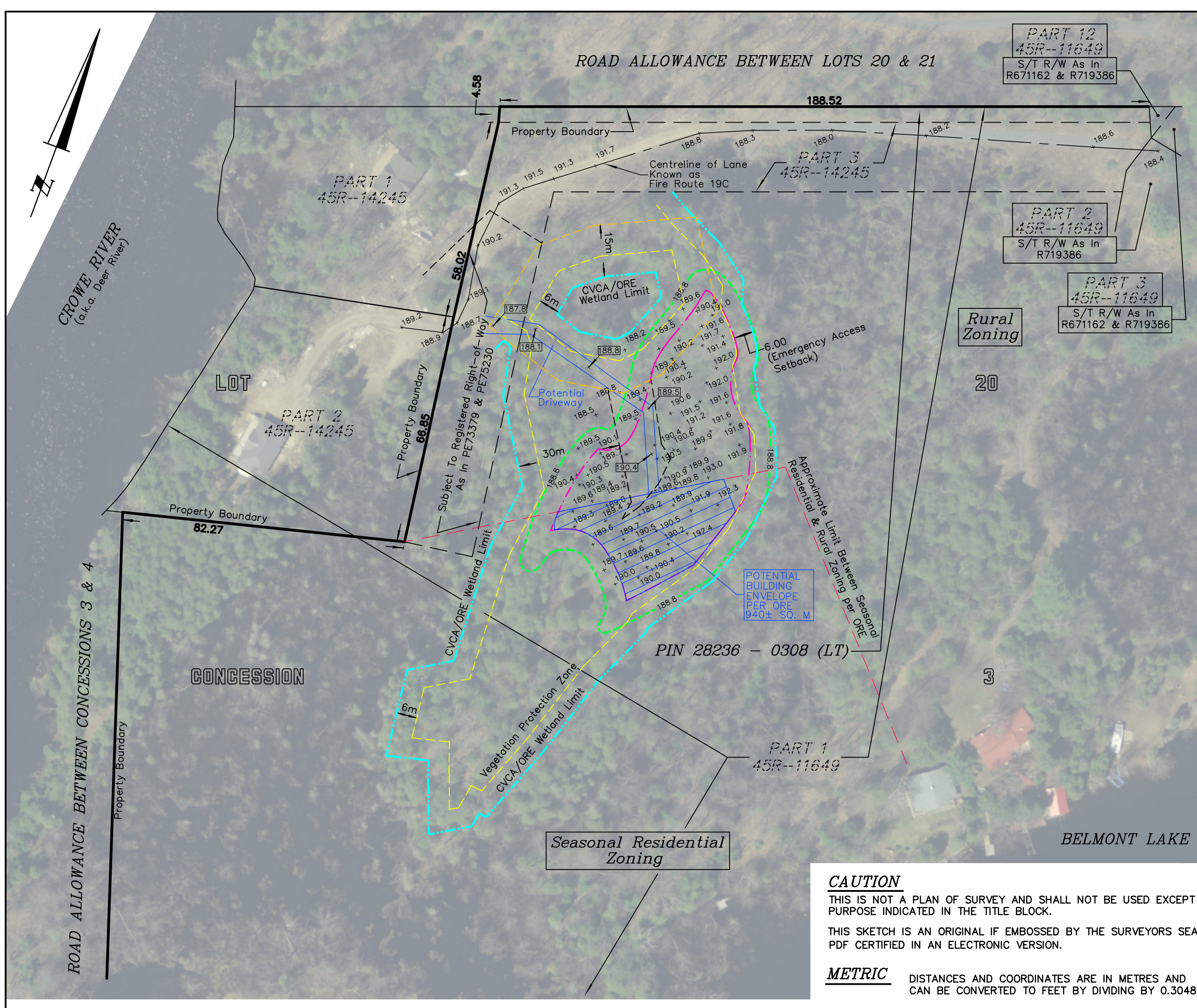
- **CVCA has no issues with the proposed amendment to Zoning By-law under Section 34 of the Planning Act, R.S.O., 1990, as amended to change the currently zoned "Rural (RU) Zone" to "Seasonal Residential (SR) Zone" since there appears to already be an existing dwelling located at the subject property. However, the subject lands are in an area susceptible to flooding which may pose a significant risk to life and property, so any future development to the subject property will be determined on the type of proposed development or alteration.**
- **An Application for the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Permit 159/06 will be required prior to any work being done**

If you have any questions, please feel free to contact me at the CVCA office.

Sincerely,

Tim Pidduck
CVCA General Manager



Appendix B – Site Plan and Constraints Map



SKETCH TO ILLUSTRATE ZONING AND BUILDING ENVELOPE AT 85 FIRE ROUTE 19
GEOGRAPHIC TOWNSHIP OF BELMONT
TOWNSHIP OF HAVELOCK-BELMONT-METHUEN
COUNTY OF PETERBOROUGH

SCALE 1 : 1000
 KEVIN R.D. SMITH, O. L. S.
 0 5 10 15 20 25 50 75 100m

NOTES
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000194.
 HORIZONTAL DATUM IS UTM ZONE 18N NAD83(CSRs) EPOCH 2010.
 VERTICAL DATUM IS CGVD28 DERIVED FROM GNSS AND THE HT2.0 GEOID MODEL.
 AERIAL IMAGERY DERIVED FROM SOUTH CENTRAL ONTARIO (SCOOP) 2013 DATASET.
 CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENSE - ONTARIO.

LEGEND

SYMBOL	DENOTES
+ 190.4	SPOT ELEVATION
CGVD28	CANADIAN GEODETIC VERTICAL DATUM 1928 (1978)
--- 188.8	1:100 YEAR FLOODLINE CONTOUR ELEVATION 188.8 CGVD28
---	6m EMERGENCY ACCESS SETBACK FROM 1:100 YEAR FLOODLINE
---	WETLAND LIMIT DELINEATED BY CVCA/ORE
---	6m SETBACK FROM CVCA/ORE WETLAND LIMIT (VEGETATION PROTECTION ZONE)
---	15m SETBACK FROM CVCA/ORE WETLAND LIMIT
---	30m SETBACK FROM CVCA/ORE WETLAND LIMIT
CVCA	CROWE VALLEY CONSERVATION AUTHORITY
ORE	OAKRIDGE ENVIRONMENTAL LTD.
S/T	SUBJECT TO
R/W	RIGHT-OF-WAY

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-XXXXX

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3).

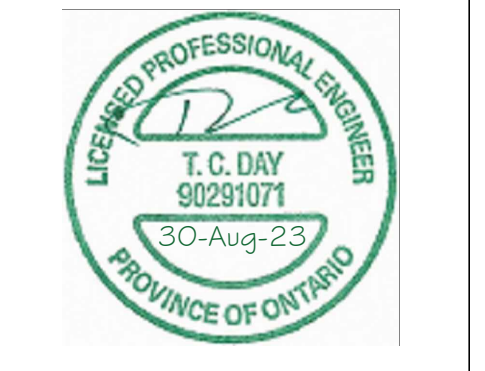
CAUTION
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
 THIS SKETCH IS AN ORIGINAL IF EMBOSSED BY THE SURVEYORS SEAL OR IF IT IS PDF CERTIFIED IN AN ELECTRONIC VERSION.

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

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P. A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR
 P. O. BOX 520
 STIRLING
 (613) 396-3070
 22-11072Rev3

NO.	REVISION	DATE	BY



DRAWING NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY DESIGNER OF ANY DISCREPANCIES.
2. DEVIATION FROM THESE PLANS IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR. THE DESIGNER IS NOT LIABLE FOR CONSTRUCTION NOT CONFORMING TO THESE PLANS.
3. MATERIAL AND ASSEMBLY SUBSTITUTIONS ARE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR. ANY REQUIRED WORK OF THE DESIGNER DUE TO SUBSTITUTIONS IS SUBJECT TO ADDITIONAL DESIGN FEES.

PROJECT
ZONING AMENDMENT
#85 FIRE ROUTE 19, HAVELOCK
SHEET CONTENTS
SITE PLAN

SCALE
AS NOTED

SHEET NO.
1 OF 1

INFORMATION OBTAINED FROM:
SKETCH TO ILLUSTRATE ZONING AND BUILDING ENVELOPE AT
85 FIRE ROUTE 19
GEOGRAPHIC TOWNSHIP OF BELMONT
TOWNSHIP OF HAVELOCK-BELMONT-METHUEN
COUNTY OF PETERBOROUGH

P.A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR

SITE STATISTICS

ZONE:
SEASONAL RESIDENTIAL (SR) + RURAL (RU)

AREAS:	SF	SM
LOT AREA:	995 020.0	92 440.4

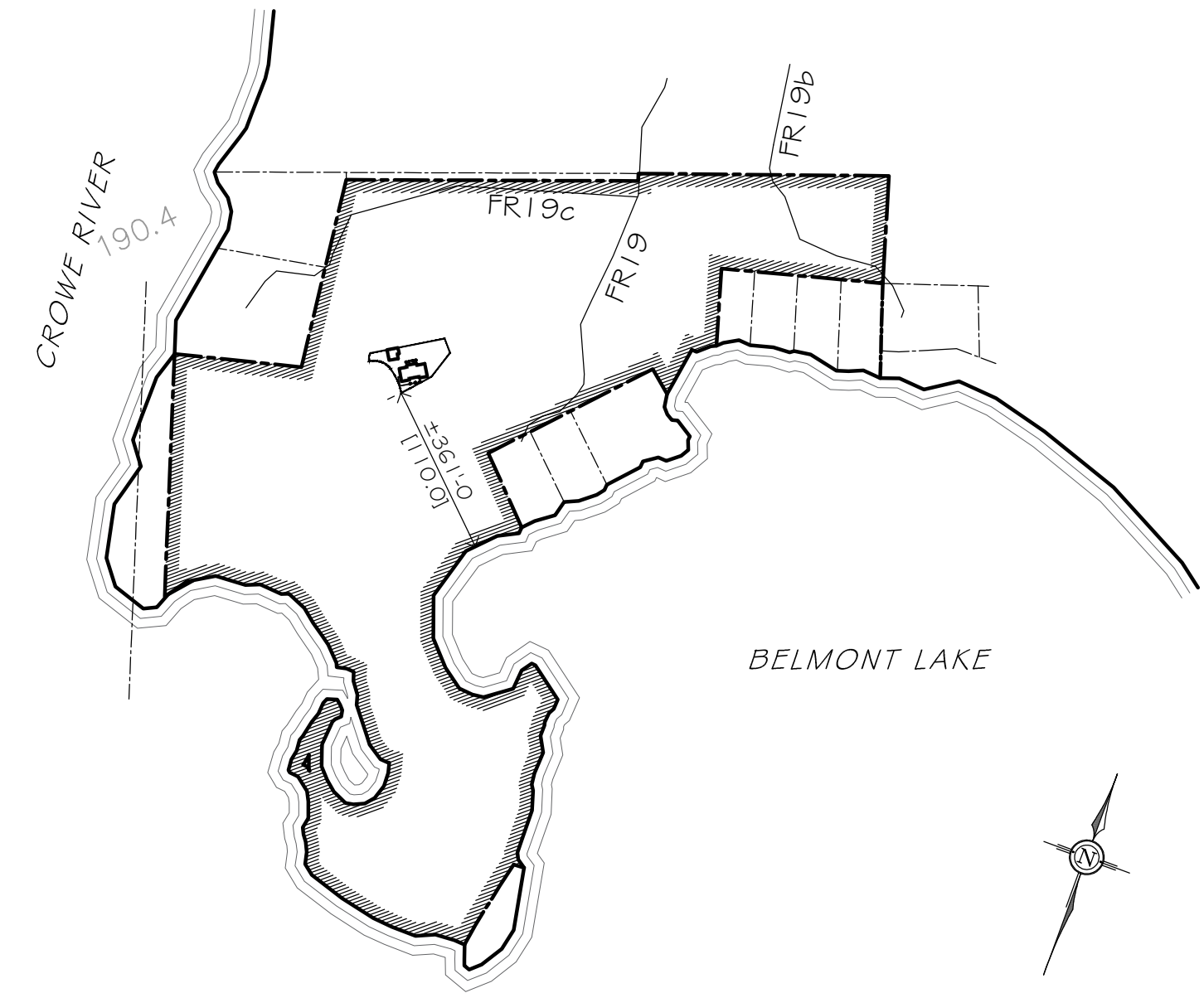
EXISTING BUILDINGS

	0.0	0.0	TOTAL
PROPOSED BUILDING			
SINGLE FAMILY DWELLING	1 593.0	148.0	
OPEN DECK	258.0	24.0	
SCREENED ROOM	270.0	25.1	
COVERED ENTRY	168.0	15.6	
DETACHED GARAGE	512.0	47.6	
TOTAL	2 801.0	260.3	TOTAL

PROPOSED TOTAL BUILDING AREA

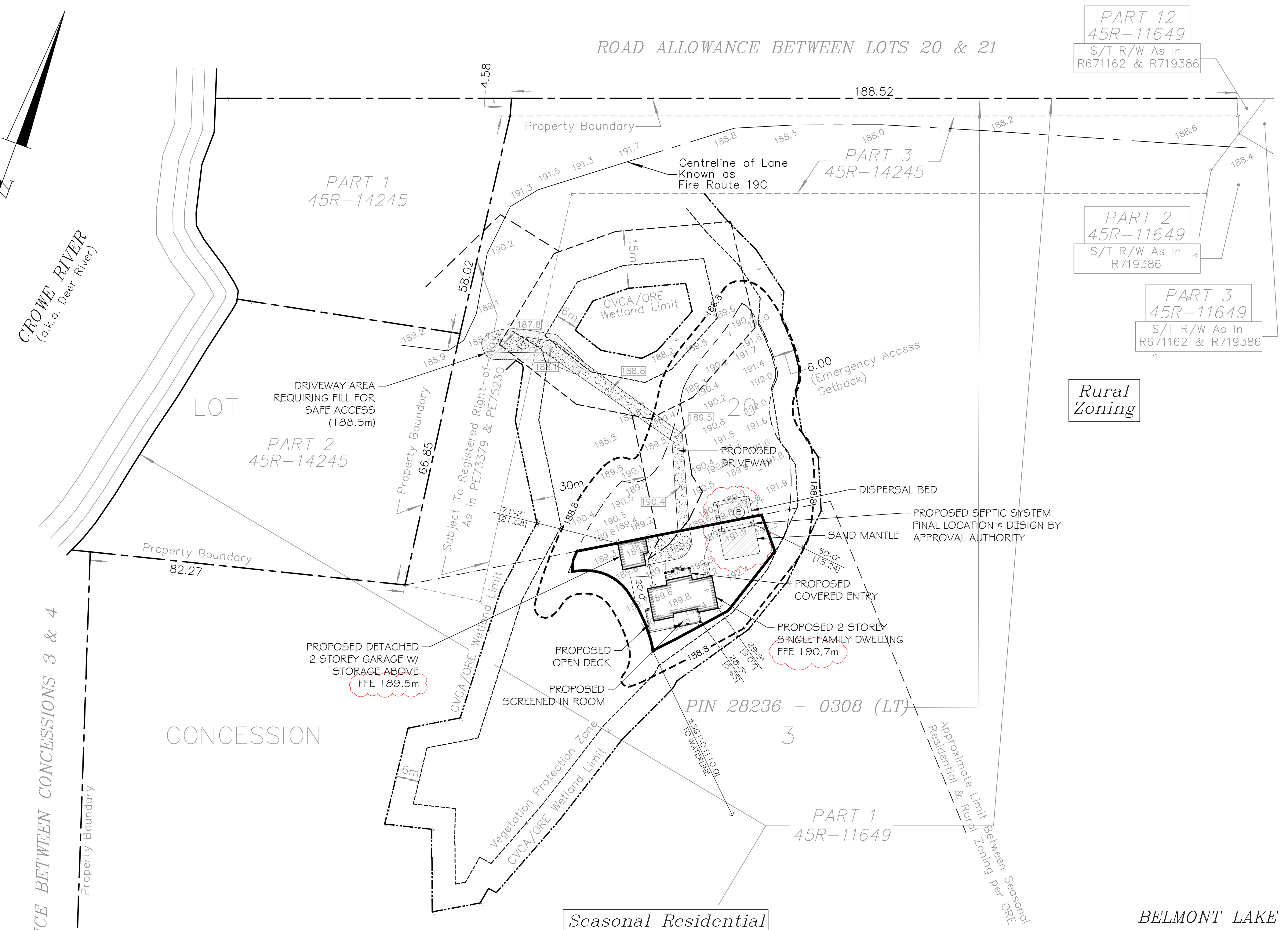
	2 801.0	260.3	TOTAL
--	---------	-------	-------

EX. BLDG. COVERAGE: 0.0%
PROPOSED BLDG. COVERAGE 0.28%



(B) KEY PLAN
SCALE: N.T.S.

LEGEND	
	PROPERTY LINE
	SURVEY MONUMENT
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING HYDRO POLE
	EXISTING OVERHEAD HYDRO
	ORE DEFINED BUILDING ZONE
	1:100 FLOODLINE 188.8
	6.0M EMERGENCY ACCESS SETBACK FROM 1:100 FLOODLINE
	WETLAND LIMIT (CVCA / ORE)
	6.0M SETBACK FROM WETLAND LIMIT (VEGETATION PROTECTION ZONE)
	15.0M SETBACK FROM WETLAND LIMIT
	30.0M SETBACK FROM WETLAND LIMIT
	EXISTING ELEVATION- METRIC



(A) SITE PLAN
SCALE: 1" = 50'-0"

STATION	PLAN AREA (m ²)	AVG. FILL DEPTH (m)	IMPORTED FILL VOLUME (m ³)			TOP SOIL	CUT VOLUME (m ³)	NET FILL VOLUME (m ³)
			FILTER SAND	CRUSHED STONE	SAND FILL			
(A) DRIVEWAY	183.5	0.43	78.7			Ø	78.7	
(B) SEPTIC FIELD	143.5	0.64	27.6	13.8	69.2	16.7	35.9	91.4
NET SITE FILL VOLUME								170.1 m³

Appendix C – CVCA Permit Application 166/23



Crowe Valley
Conservation

166/23
Date Received Aug 11/23.

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): John and Laurie Deshane		
Mailing Address (Street, P.O. Box) 203 Fire Route 23	City Havelock, ON	Postal Code K0L 1Z0
Telephone: Home (705) 778-3461	Work N/A	Mobile (705) 931-2734
Email pupdeshane@outlook.com		
Agent's Name(s): Anthony Quinn		<i>*property owner's letter of authorization or signature to be attached</i>
Mailing Address (Street, P.O. Box) 117 Melville Street	City Dundas, ON	Postal Code L9H 2A6
Telephone: Home Same as mobile	Work Same as mobile	Mobile (905) 464-6099
Email AQuinn@bennettgroup.ca		

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 Part of Lot 20	Concession 3	Municipality Township of Havelock-Belmont-Methuen (Belmont)
Civic Address (i.e. 70 Hughes Lane) 85 Fire Route 19C		
Assessment Roll Number (can be found on your tax bill) 153101000640750		Watercourse/Waterbody (i.e. Belmont Lake, Crowe River, creek) Belmont Lake
Existing Land Use (vacant, residential, etc.) <small>Vacant with SR, RU, and EP Zoning. Dwelling and garage to be within SR Zone. Private on-site sewage disposal system within SR and RU Zones.</small>		Proposed Land Use Residential

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

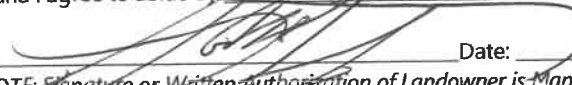
1. General location of property in relation to roads, shoreline, natural features, etc.
2. **Location and dimensions of all existing structure(s) on property and a site plan with lot dimensions.**
3. Location of any waterway, open water, wetland, steep slope on or near the property and any drainage features (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: <input checked="" type="checkbox"/> Construction of a new structure <input type="checkbox"/> Add to an existing structure(s) <input type="checkbox"/> Renovations resulting in a change in use of an existing structure(s) <input type="checkbox"/> Alter an existing structure(s) <input type="checkbox"/> New dock <input type="checkbox"/> Replace existing dock	Section C, please refer to page 12: <input type="checkbox"/> Watercourse Crossing (culvert)
Section B, please refer to page 11: <input checked="" type="checkbox"/> Install Sewage System <input checked="" type="checkbox"/> Place or Remove Fill Material	Section D, please refer to page 13: <input type="checkbox"/> Shoreline Protection
Section E: If proposing a bridge, please contact the CVCA office to determine permit application requirements <input type="checkbox"/> 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.	
<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> <ul style="list-style-type: none"> - Install a new driveway. - Construct a new two storey dwelling with sundecks. - Construct a new two storey garage with a storage use in the upper level. - Install a new private on-site sewage disposal system. <p>Enclosed: Survey/sketch by P.A. Miller Surveying Ltd. OLS, Scoped Natural Heritage Evaluation (sNHE) by Oak Ridge Environmental Ltd., SNHE Addendum by Oak Ridge Environmental Ltd., and a site plan and drawings Trevor Day and Associates.</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) Anthony Quinn 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: Aug 7/23
 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 John and Laurie Deshane
Print full name of owner

Hereby Authorize Anthony Quinn
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) John and Laurie Deshane Date Aug 4/23

Signature of Solicitor/ Contractor/ Agent Anthony Quinn Date Aug 4/23

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

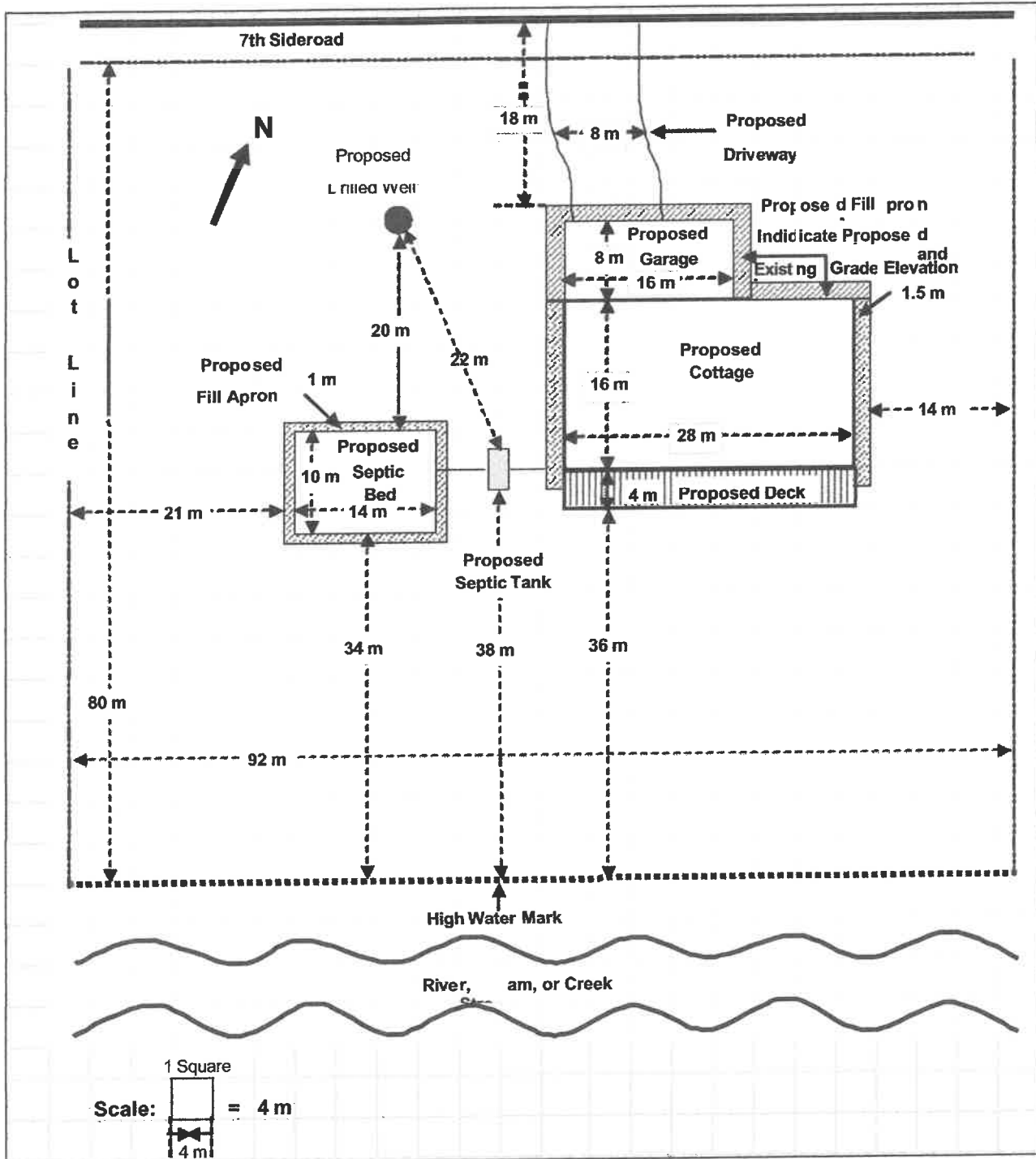
General Requirements

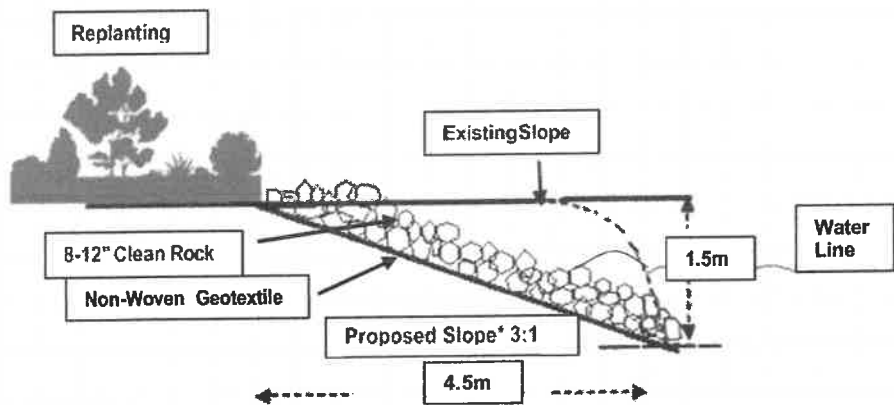
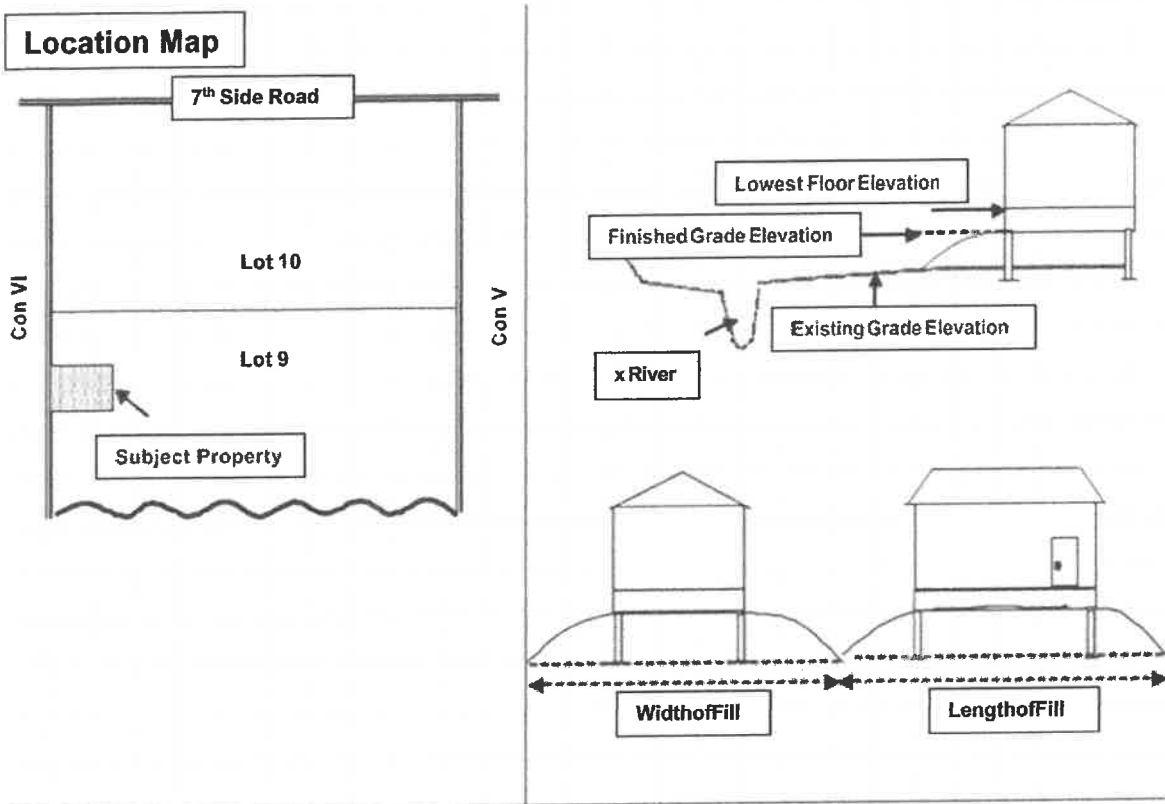
Your Checklist.

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

<input checked="" type="checkbox"/>	Completed application form signed and dated by landowner or authorized agent.
<input checked="" type="checkbox"/>	Location map of subject property, and clear driving directions.
<input checked="" type="checkbox"/>	Site Plan of property showing location, area and dimensions of existing structure(s), wells and septic systems to scale on the property.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Detailed design drawings of the proposed development (if available).
<input checked="" type="checkbox"/>	Current photographs of the property (shoreline, area of proposed development, etc.) with no snow on the ground
<input type="checkbox"/>	Do you own shoreline allowance? Yes <input type="checkbox"/> No <input type="checkbox"/> If no, please obtain a letter of permission from your municipality/township.
<input checked="" type="checkbox"/>	<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 crawspace:

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 crawspace 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)

+/- 1,593 square feet (footprint) / +/- 2,533 square feet (gross floor area).

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

Two storey + crawl space

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

Second storey = +/- 940 square feet

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

+/- 1,593 square feet (footprint)

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

+/- 361 feet from identified building envelope to Belmont Lake. See OLS Survey/Sketch

and Site Plan including setbacks.

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).

Two: one uncovered with a partial screened-in porch (front) and one covered (rear) = +/- 528 square feet / +/- 168 square feet

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:

+/- 361 feet from identified building envelope to Belmont Lake. See OLS Survey/Sketch

and Site Plan including setbacks.

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)

+/- 512 square feet (footprint) / +/- 280 square feet (gross floor area)

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):

2 with slab on grade foundation

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

+/- 361 feet from identified building envelope to Belmont Lake. See OLS Survey/Sketch

and Site Plan including setbacks.

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):

INSERT
Pg 11

Clean imported crushed stone required for new driveway installation
from Fire Route 19c - see OLS Survey/Sketch and Site Plan

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:

Clean imported crushed stone required for new dri *VE WAY*

*text truncated
see insert*

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

Imported crushed stone

Volume of fill (in cubic metres):

Unknown - as required for driveway installation.

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: TBD by Approval Authority

Is the sewage system in a new location? Yes No

If yes, please explain: _____

Size (footprint dimensions) of septic bed: TBD by Approval Authority

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: +/- 361 feet from identified building envelope to Belmont Lake. See OLS Survey/Sketch and Site Plan including setbacks.

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

<input type="checkbox"/>	Statement and purpose of proposed works.
<input type="checkbox"/>	Drawing showing in plain view and cross-sectional detail the existing and proposed watercourse or watercourse crossing including dimensions.
<input type="checkbox"/>	Location, length, diameter, type and pipe invert for any proposed culvert(s).
<input type="checkbox"/>	Details of staging construction (commencement, order of works, completion, etc.) if required.
<input type="checkbox"/>	Drawing showing plan view and cross-sectional detail of existing and proposed shoreline including dimensions.
<input type="checkbox"/>	Site restoration plan including planting details.
<input type="checkbox"/>	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):

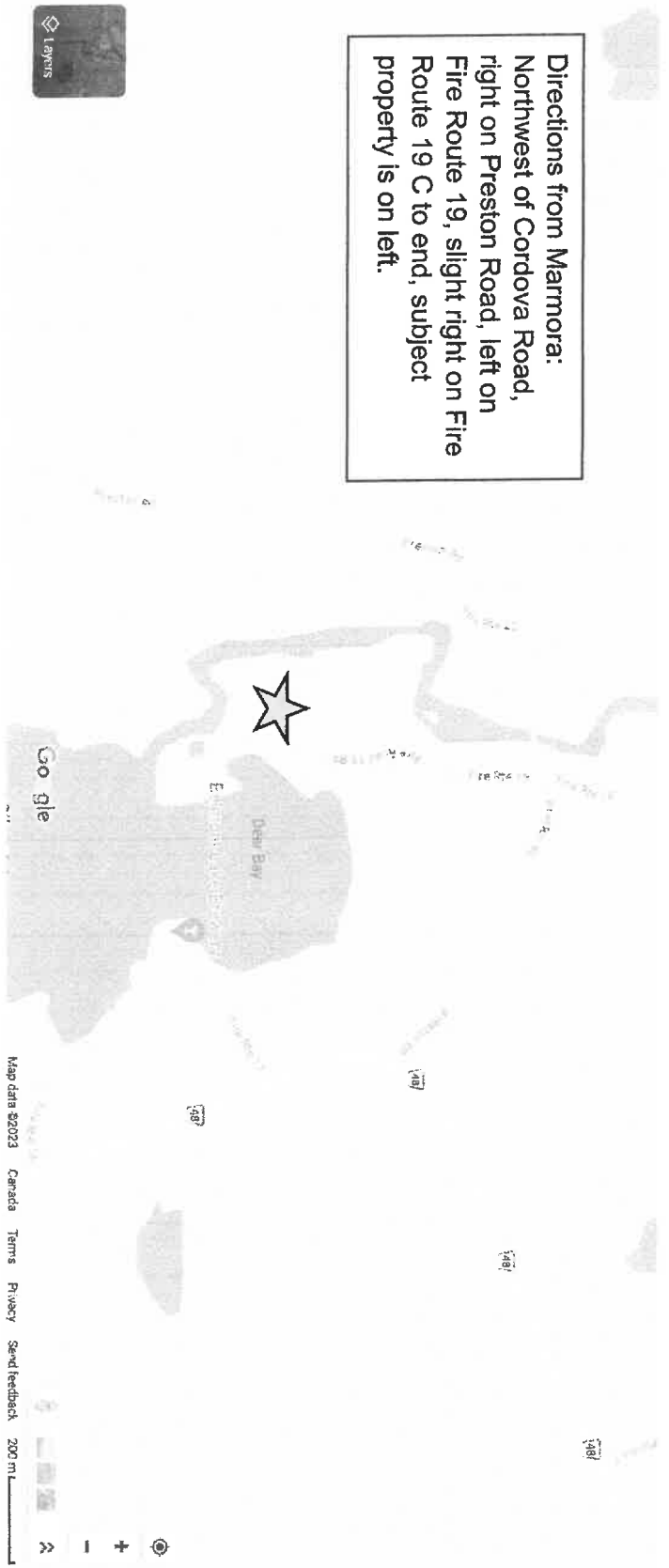
Opening into structure(s)	Regulatory flood elevation +0.3m
Basement Floor	Regulatory flood elevation -1.0m
Fill places around buildings and structure(s)	Regulatory flood elevation
Electrical and Heating circuits	Regulatory flood elevation +0.3m
1st floor (main) on raised buildings and structure(s)	Regulatory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

Directions from Marmora:
Northwest of Cordova Road,
right on Preston Road, left on
Fire Route 19, slight right on Fire
Route 19 C to end, subject
property is on left.



CROWE RIVER
(i.e. Deer River)

ROAD BOUNDARY BETWEEN PARCELS

1 SITE PLAN
SCALE 1" = 50.0'

Seasonal Residential
Zoning

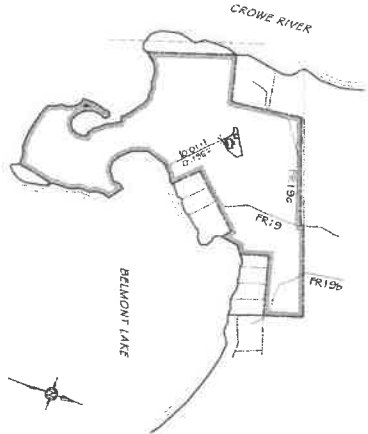
Rural
Zoning

BELMONT LAKE

2 KEY PLAN
SCALE N.T.S.

LEGEND

---	PROPERTY LINE
---	SUBJECT MATRIAMENT
---	EXISTING BUILDING
---	EXISTING WETLAND
---	EXISTING WETLAND POLE
---	EXISTING OVERHEAD WING
---	ONE DENIED BUILDING ZONE
---	1:100 FLOODLINE
---	6.0M EMERGENCY ACCESS
---	SETBACK FROM 1:100 FLOODLINE
---	6.0M SETBACK FROM WETLAND LIMIT
---	VEGETATION PROTECTION ZONE
---	15.0M SETBACK FROM WETLAND LIMIT
---	30.0M SETBACK FROM WETLAND LIMIT
---	DISHING ELEVATION-METRIC



INFORMATION OBTAINED FROM:
SHEET TO ILLUSTRATE ZONING AND BUILDING ENVELOPE AT
05 FIRE ROUTE 19
GEOGRAPHIC TOWNSHIP OF BELMONT
COUNTY OF HAVELOCK-BELMONT-METHUEN
COUNTY OF FREDERICOUSH
P.A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR

SITE STATISTICS

ZONE:	SEASONAL RESIDENTIAL (RU) + RURAL (RU)
AREAS:	52
LOT AREA:	995 020'0" (27 240'0")
EXISTING BUILDINGS:	0.0
PROPOSED BUILDING:	1 998.0
SINGLE FAMILY DWELLING	1 440.0
SCREENED ROOM	44.0
COVERED ENTRY	270.0
DETACHED GARAGE	124.0
TOTAL	1 878.0
PROPOSED TOTAL BUILDING AREA:	2 801.0
EX. BLDG. COVERAGE:	0.0%
PROPOSED BLDG. COVERAGE:	0.28%
PROPOSED TOTAL BLDG. AREA:	2 801.0
PROPOSED TOTAL BLDG. COVERAGE:	280.3
TOTAL:	2 801.0

TREVOR DAY ASSOCIATES
DESIGN - PLAN - BUILD
RCM 101014
6440 HIGHWAY 10 EAST
CANADA, ONT. L2C
705-776-5281

PROJECT # 1470
DESIGNED 02 AUG 23
FILE NAME
DRAWN BY: MW
CHECKED BY: ANTHONY QUINN
I HAVE REVIEWED & TAKE RESPONSIBILITY FOR THIS DESIGN

CLIENT
ANTHONY QUINN

DATE: 02/08/23

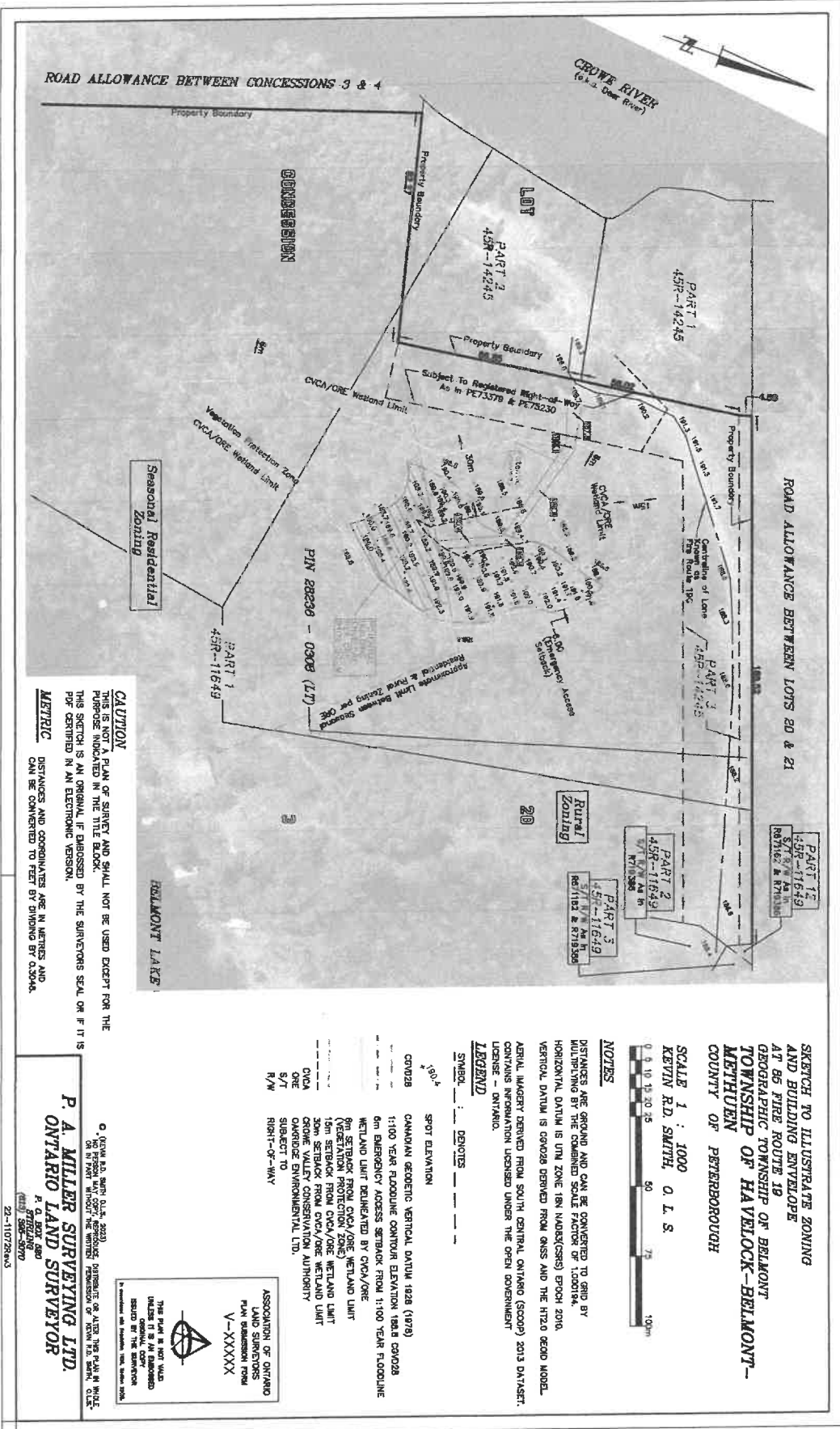
PROJECT # 1470
DESIGNED 02 AUG 23
FILE NAME
DRAWN BY: MW
CHECKED BY: ANTHONY QUINN
I HAVE REVIEWED & TAKE RESPONSIBILITY FOR THIS DESIGN

PROJECT
**ZONING AMENDMENT
#85 FIRE ROUTE 19, HAVELOCK**

SHEET CONTENTS
SITE PLAN

SCALE
AS NOTED

SHEET NO
1 OF 1



SKETCH TO ILLUSTRATE ZONING
AND BUILDING ENVELOPE
AT 86 FIRE ROUTE 19
GEOGRAPHIC TOWNSHIP OF BELMONT
TOWNSHIP OF HAVELOCK-BELMONT-
METHUEN
COUNTY OF PETERBOROUGH

SCALE 1 : 1000
KEVIN R.D. SMITH O. L. S.

NOTES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE CORNERED SCALE FACTOR OF 1.00074.
HORIZONTAL DATUM IS UTM ZONE 18N NAD83(CRS) EPOCH 2010.
VERTICAL DATUM IS CGVD28 DERIVED FROM GNS AND THE HT20 OSD0 MODEL.
AERIAL IMAGERY DERIVED FROM SOUTH CENTRAL ONTARIO (SCOOP) 2013 DATASET.
CERTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT
LICENSE - ONTARIO.

LEGEND

- SPOT ELEVATION
- CANADIAN GEODETIC VERTICAL DATUM 1928 (CGVD28)
- 1:100 YEAR FLOODLINE CONTIGUOUS ELEVATION (SEALED CONTOUR)
- 5m EMERGENCY ACCESS SETBACK FROM 1:100 YEAR FLOODLINE
- WETLAND LIMIT DELINEATED BY CVC/ORE
- 5m SETBACK FROM CVC/ORE WETLAND LIMIT
- VEGETATION PROTECTION ZONE WETLAND LIMIT
- 15m SETBACK FROM CVC/ORE WETLAND LIMIT
- GROVE VALLEY CONSERVATION AUTHORITY
- OMKREGO ENVIRONMENTAL LTD.
- CVC/ORE
- S/T
- R/W
- RIGHT-OF-WAY
- SYMBOL DENOTES

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-XXXXX

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PURPOSE INDICATED IN THE TITLE BLOCK.
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PDF DERIVED IN AN ELECTRONIC VERSION.

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

© KEVIN R.D. SMITH O.L.S. 2023. PERMISSION TO VIEW THIS PLAN IN WHOLE
OR IN PART WITHOUT THE WRITTEN PERMISSION OF KEVIN R.D. SMITH, O.L.S.
P. A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR
P. O. BOX 580
(TEL: 705.732.0707)
22-11072943

June 20th, 2023

203 - FR 23
Havelock, Ontario
K0L 1Z0

Attention: John and Laurie Deshane

Re: Addendum, *Scoped* Natural Heritage Evaluation (sNHE)
Proposed Single Seasonal Residential Development
85 Fire Route 19C, Belmont Lake
Part of Lot 20, Concession 3 (Belmont)
Township of Havelock-Belmont-Methuen, County of Peterborough
Our File No. 22-3054

This addendum has been prepared to supplement the *scoped* Natural Heritage Evaluation (sNHE) for the above-referenced property. The sNHE report was completed in March 2023, in support of your development proposal involving the installation of a new driveway, construction of a single residential dwelling, and installation of private services (well and septic) to service the new dwelling.

The sNHE included a section regarding a minor discrepancy with respect to the wetland boundary identified by both CVCA and ORE at the drafting stage. ORE staff identified the only upland area on-site accessible from Fire Route 19C as a small ridge feature that juts out between two (2) wetland areas on either side of the ridge (bottlenecked).

The discrepancy in the wetland boundary location prompted ORE staff to include the following caveat in the sNHE:

“9.2.2 Wetland Boundary Adjustment

ORE staff notes that the CVC wetland boundary appears to include wetland along the entire northern limit of the site, whereas, ORE staff’s mapping removes the wetland mapped areas as it was determined to be an upland area that extends directly off of Fire Route 19C. The upland area occurs as ridge-like peninsula out into the wetland mapped areas on either side of the ridge feature.

Therefore, the proposed laneway, dwelling and private services can occur within the upland ridge-like peninsula on the property as illustrated on Figure 6.”

Recently, the Crowe Valley Conservation Authority (CVCA) forwarded an email to Mr. Bryce Sharpe (Proponent's Registered Professional Planner) accepting ORE's version of the wetland boundary and addressing this issue/concern:

"Beth confirmed that the CVCA accepts ORE's wetland limits. Hence, the CVCA wetland limit can be removed from the sketch and the remaining blue limits can be labelled CVCA/ORE Wetland Limit."

The CVCA wetland boundary components have been removed on the attached Figure 6r, which now illustrates the agreed upon CVCA/ORE wetland boundary and the associated 6 m VPZ from that boundary. The single wetland boundary and associated 6 m setback/buffer requirement can now be used by the proponent to construct a dwelling atop the finger-like ridge feature, thus avoiding any sensitive hydrological features on the property.

Therefore, any recommendations and/or assertions associated with the former wetland boundary in the sNHE should be disregarded and the agreed upon wetland boundary illustrated in Figure 6r shall suffice with respect to establishing both the building envelope within the Seasonal Residential (SR) Zoned area and any restrictive environmental zoning associated with the final version of the wetland boundary on the property. An updated copy of the survey has also been attached in Appendix A.

We trust that this addendum letter will be sufficient for any agency reviews. Should you have any questions or require clarification, please do not hesitate to contact our office.

****End of Addendum****

Yours truly,
Oakridge Environmental Ltd.



Rob West, HBSc.
Senior Ecologist

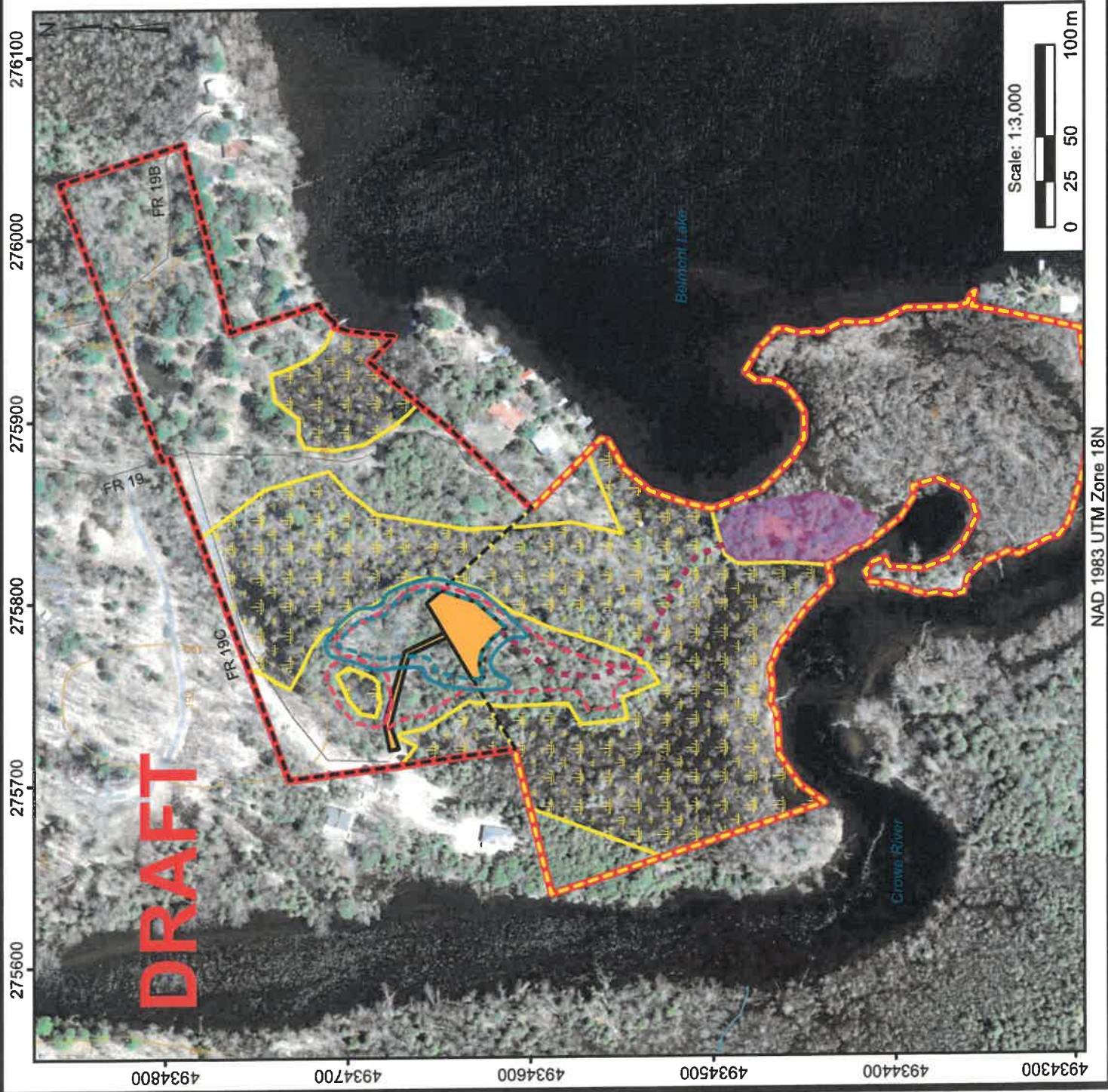
Revised Figure

**Scoped Natural Heritage Evaluation (sNHE)
Proposed Single Seasonal
Residential Development**
85 Fire Route 19C, Belmont Lake
Part of Lot 20, Concession 3 (Belmont)
Township of Havelock-Belmont-Methuen,
County of Peterborough

- Approximate Property Boundary
- Zoning: Rural
- Zoning: Seasonal Residential
- Floodline Contour Elevation (188 m asl)
- Floodline Setback (6 m)
- Wetland (ORE/CVCA)
- Wetland Setback (6 m)
- Developable Area and Potential Driveway (977 m² | 0.24 acres)
- Upland Island Area
- Proposed Passive Use Trail
- Watercourse
- Contour (5 m intervals)
- Spot Height (m asl)

Notes: Base maps provided by Land Information Ontario and Natural Resources Canada (2022)
Imagery provided by Google Earth (2019)
Wetland delineation by Crowe Valley Conservation Area (CVCA), and floodline contour elevation provided by Miller (2022)
Zoning as per Township Zone Schedule 1A
Feature locations determined by differential GPS (+/- 1.5 m)
Optimized for Oakridge Environmental Ltd. printing

TITLE	
Constraints	
PROJECT #	FIGURE NO.
22-3054	6r
DATE	
June 2023	



NAD 1983 UTM Zone 18N

Appendix A

**SKETCH TO ILLUSTRATE ZONING
AND BUILDING ENVELOPE
AT 85 FIRE ROUTS 19
GEOGRAPHIC TOWNSHIP OF BELMONT
TOWNSHIP OF HAVELOCK-BELMONT--
METHUEN
COUNTY OF PETERBOROUGH**

SCALE 1 : 1000
KEVIN R.D. SMITH, O. L. S.



NOTES

DISTANCES ARE GIVEN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000184. HORIZONTAL DATUM IS UTM ZONE 18N NAD83(CRS) EPOCH 2010. VERTICAL DATUM IS CGVD28 DERIVED FROM GNSS AND THE HTL20 GEOID MODEL. ADVAL MASTERY DERIVED FROM SOUTH CENTRAL ONTARIO (SCOOP) 2013 DATASET. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENSE - ONTARIO.

LEGEND

- Symbol: — DEVOTES
- Spot Elevation
- Canadian Geodetic Vertical Datum 1928 (CGVD28)
- 1:100 Year Floodline Contour Elevation Table CGVD28
- 6m Emergency Access Setback from 1:100 Year Floodline Wetland Limit delineated by Orono Valley Conservation Authority
- Wetland Limit delineated by ORE
- 6m Setback from Wetland Zone and Limit
- ORV (Orono Valley Conservation Authority)
- Subject to Orono Environmental Ltd.
- Right-of-Way
- ONE
- S/T
- R/W

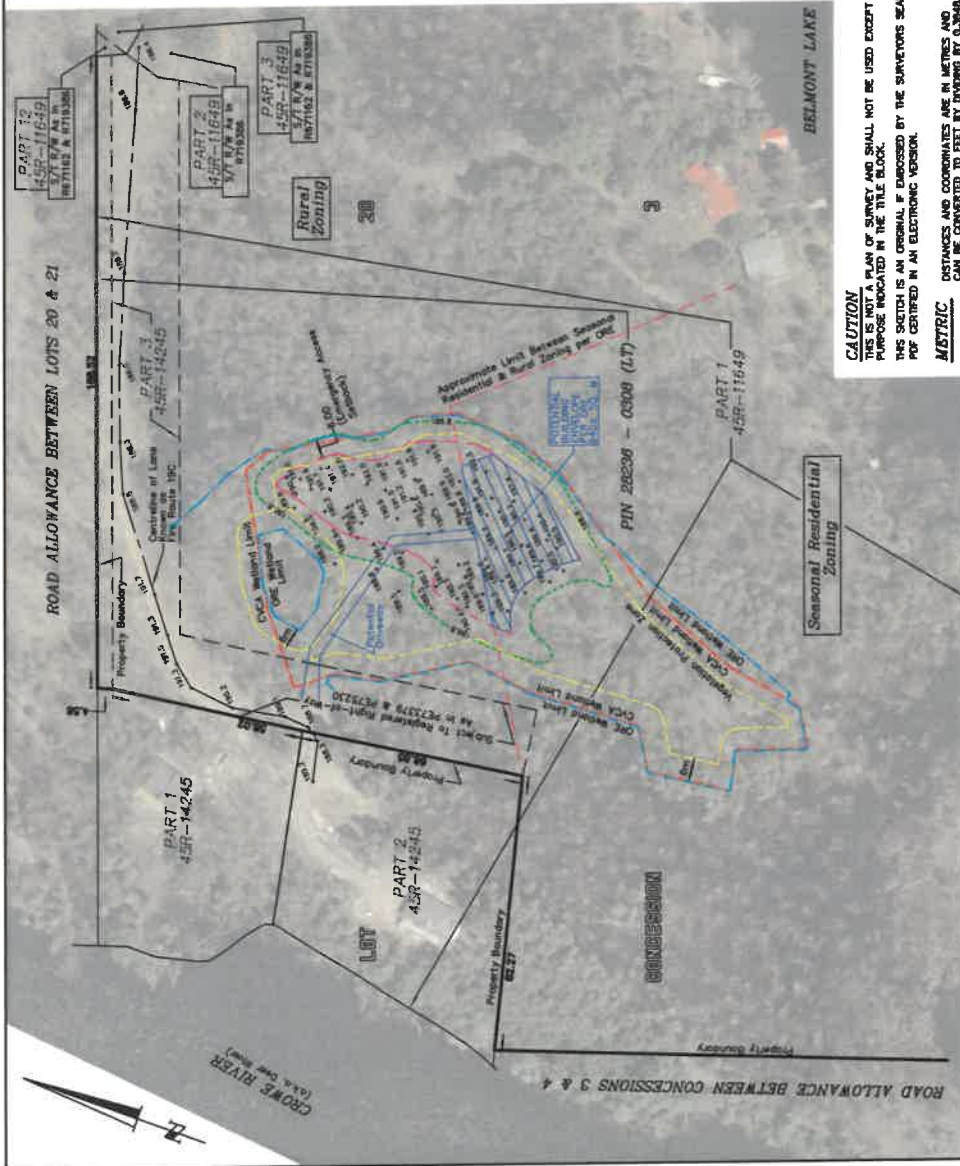


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DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

P. A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR

P. G. ROSE
REGISTERED
ENGINEER

22-110726-2



CAUTION

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

METRIC

Anthony Quinn
117 Melville Street
Dundas, ON
L9H 2A6
(905) 464-6099
AQuinn@bennettgroup.ca

August 4, 2023

Beth Lowe, Regulations Officer
Crowe Valley Conservation Authority
70 Hughes Lane
P.O. Box 416
Marmora, ON
LOK 2M0
beth.lowe@crowevalley.com
*sent by email.

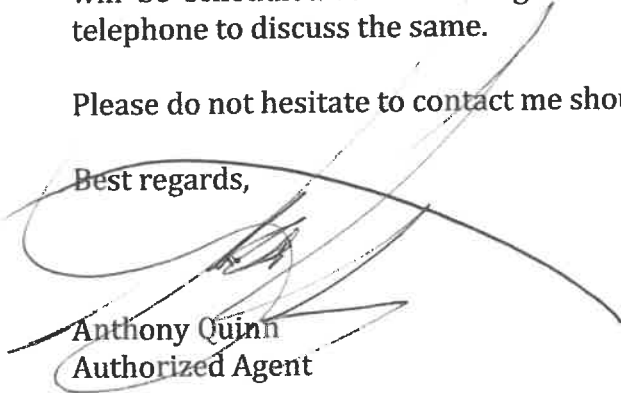
Re: Cover Letter, Deshane Permit Application Submission, (Roll #: 153101000640750)

Dear Beth,

I am acting as agent authorized by John and Laurie Deshane and I am filing a Permit Application on their behalf. Enclosed with my digital submission is a completed Permit Application Form, a Survey/Sketch prepared by P.A. Miller Surveying Ltd., a Scoped Natural Heritage Evaluation (sNHE) and sNHE Addendum prepared by Oak Ridge Environmental Ltd., and a Site Plan and Drawings prepared by Trevor Day and Associates. As is stated on page 14 of the Permit Application Form please determine and advise of the processing fee and it will be forwarded to you in due course. Please also confirm when this matter will be scheduled for a hearing date in front of the Watershed Advisory Board and contact me by telephone to discuss the same.

Please do not hesitate to contact me should you require anything further.

Best regards,

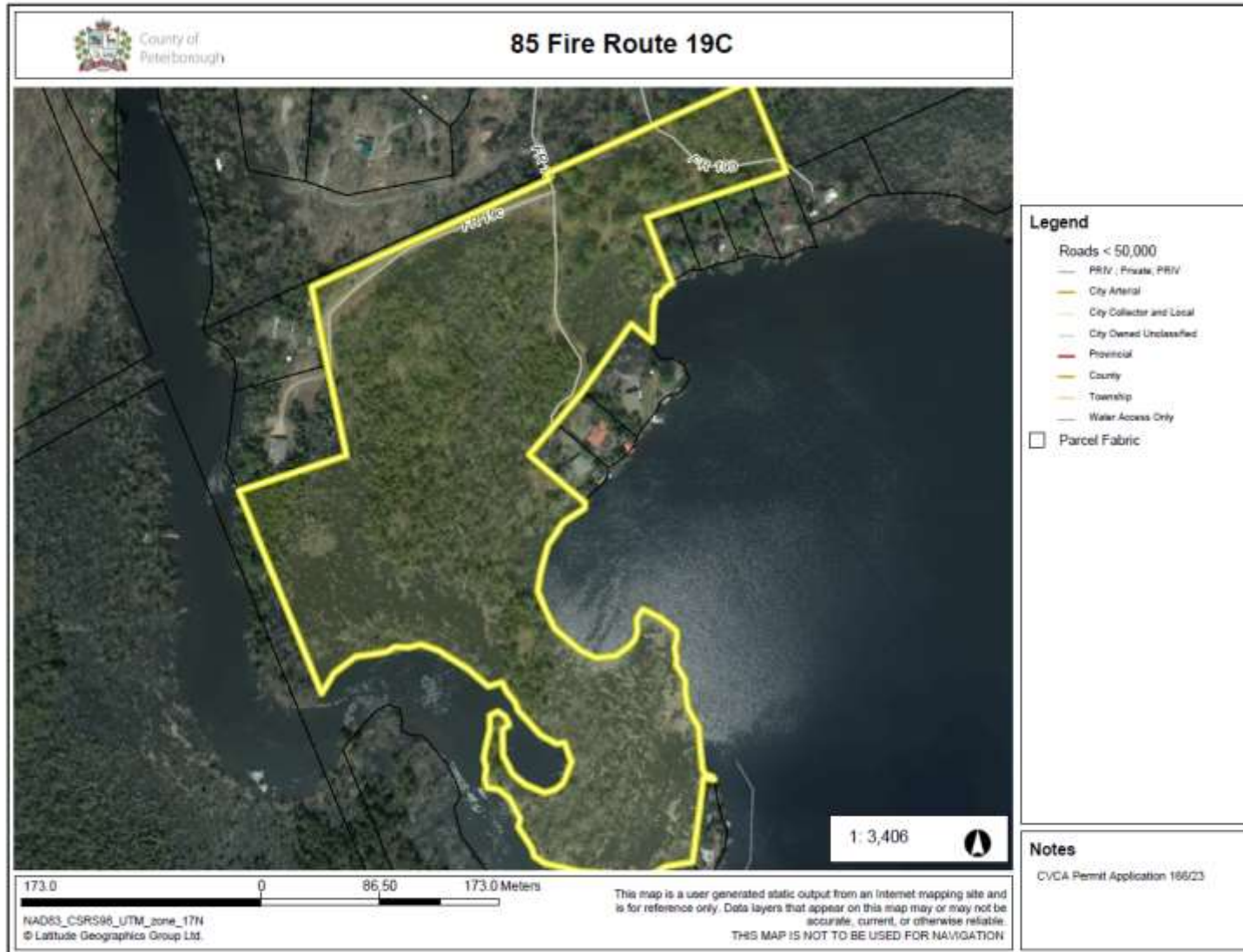


Anthony Quinn
Authorized Agent

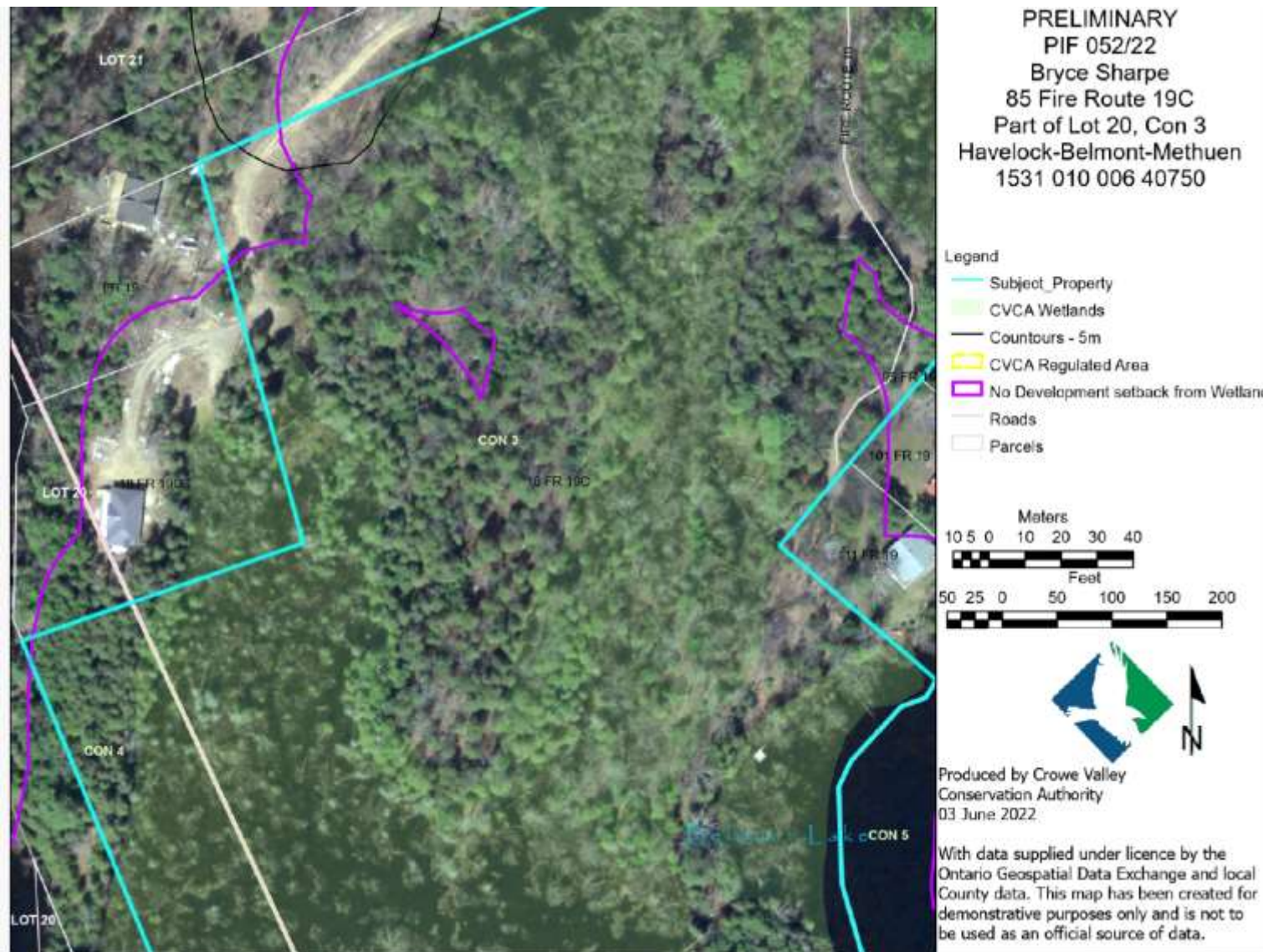
cc.
John and Laurie Deshane, Applicants, pupdeshane@outlook.com
Tim Pidduck, General Manager and Secretary-Treasurer, Crowe Valley Conservation Authority,
tim.pidduck@crowevalley.com

Appendix D – Map and Photos of 85 Fire Route 19C

Peterborough County Map – 19 Fire Route 85C



Map showing area outside of 30 metre and 15 metre wetland setback



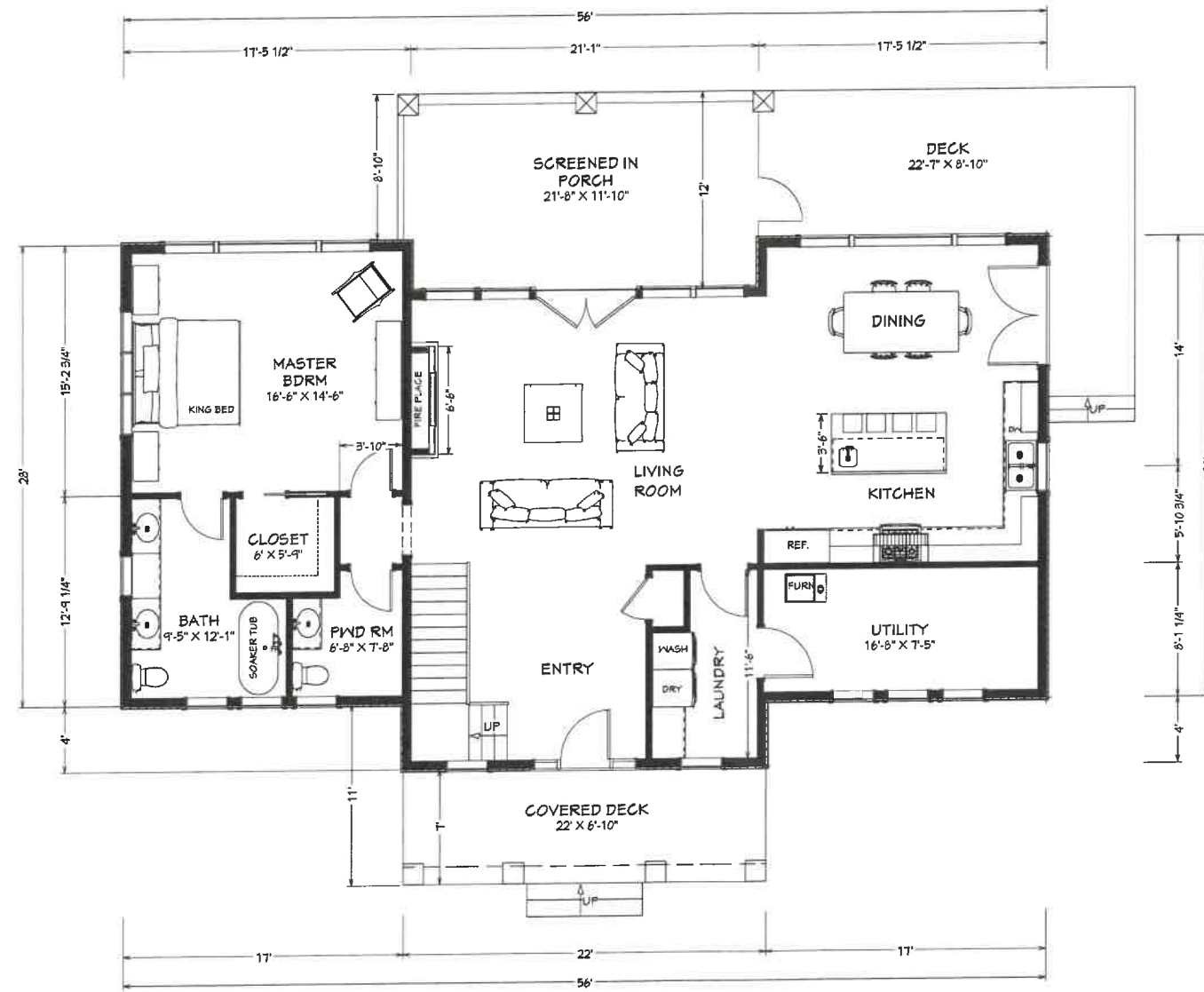
Photos of Propety taken during Site visit







Appendix E – Drawings of Proposed Development



A
 1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 LIVING AREA
 1593 SQ FT



TREVOR DAY
 & ASSOCIATES
 PLAN - DESIGN - BUILD
 BCIN 101814
 6464 HIGHWAY 7, EAST
 HAVELOCK, ONTARIO,
 CANADA, K0L 1Z0
 705-778-3291

PROJECT # 1480
 ISSUED 02-AUG-23
 REVISED
 FILE NAME
 deshanecottage.dwg
 DRAWN BY: M.T.
 CHECKED BY: TREVOR DAY
 BCIN 32144
 I HAVE REVIEWED &
 TAKE RESPONSIBILITY
 FOR THIS DESIGN

CLIENT
 JOHN DESHANE

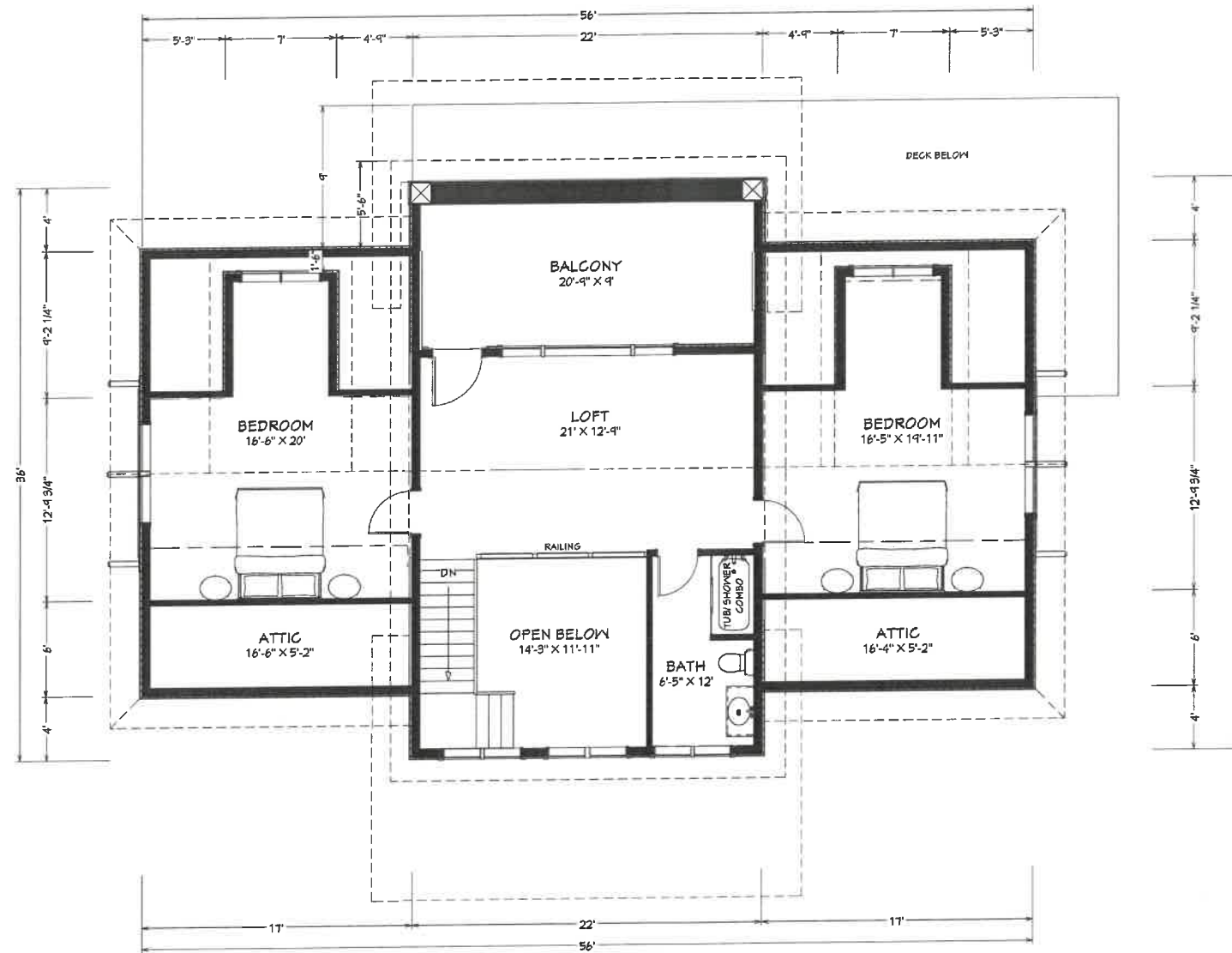
NO.	REVISION	DATE	BY



PROJECT
 COTTAGE
 #85 FIRE ROUTE 19, HAVELOCK
 SHEET CONTENTS
 FIRST FLOOR PLAN

SCALE
 AS NOTED

SHEET NO.
 1 OF 5



A SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 LIVING AREA
 1043 SQ. FT.



PLAN - DESIGN - BUILD
 BCIN 101814
 6464 HIGHWAY 7, EAST
 HAVELock, ONTARIO,
 CANADA, K0L 1Z0
 705-778-3291

PROJECT # 1480
 ISSUED 02-AUG-23
 REVISED
 FILE NAME
 deshanecottage.dwg

DRAWN BY: M.T.
 CHECKED BY: TREVOR DAY
 BCIN 32144
 I HAVE REVIEWED &
 TAKE RESPONSIBILITY
 FOR THIS DESIGN

CLIENT
 JOHN DESHANE

NO.	REVISION	DATE	BY



PROJECT
 COTTAGE
 #85 FIRE ROUTE 19, HAVELock
 SHEET CONTENTS
 SECOND FLOOR PLAN

SCALE
 AS NOTED

SHEET NO.
 2 OF 5



PLAN - DESIGN - BUILD
 BCIN 101814
 6464 HIGHWAY 7, EAST
 HAVELOCK, ONTARIO,
 CANADA, K0L 1Z0
 705-778-3291

PROJECT # 1480
 ISSUED 02-AUG-23
 REVISED
 FILE NAME
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 DRAWN BY: M.T.
 CHECKED BY: TREVOR DAY
 BCIN 32144
 I HAVE REVIEWED &
 TAKE RESPONSIBILITY
 FOR THIS DESIGN

CLIENT
 JOHN DESHANE

NO.	REVISION	DATE	BY



PROJECT
 COTTAGE
 #85 FIRE ROUTE 19, HAVELOCK
 SHEET CONTENTS
 ELEVATIONS

SCALE
 AS NOTED

SHEET NO.
 3 OF 5

A FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



B LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"





TREVOR DAY
 # ASSOCIATES
 PLAN - DESIGN - BUILD
 BCIN 101814
 6464 HIGHWAY 7, EAST
 HAVELOCK, ONTARIO,
 CANADA, K0L 1Z0
 705-778-3291

PROJECT # 1480
 ISSUED 02-AUG-23
 REVISED
 FILE NAME
 deshanecottage.dwg

DRAWN BY: M.T.
 CHECKED BY: TREVOR DAY
 BCIN 32144
 I HAVE REVIEWED &
 TAKE RESPONSIBILITY
 FOR THIS DESIGN

CLIENT
 JOHN DESHANE

NO.	REVISION	DATE	BY



A REAR ELEVATION (LAKE SIDE)
 SCALE: 1/4" = 1'-0"



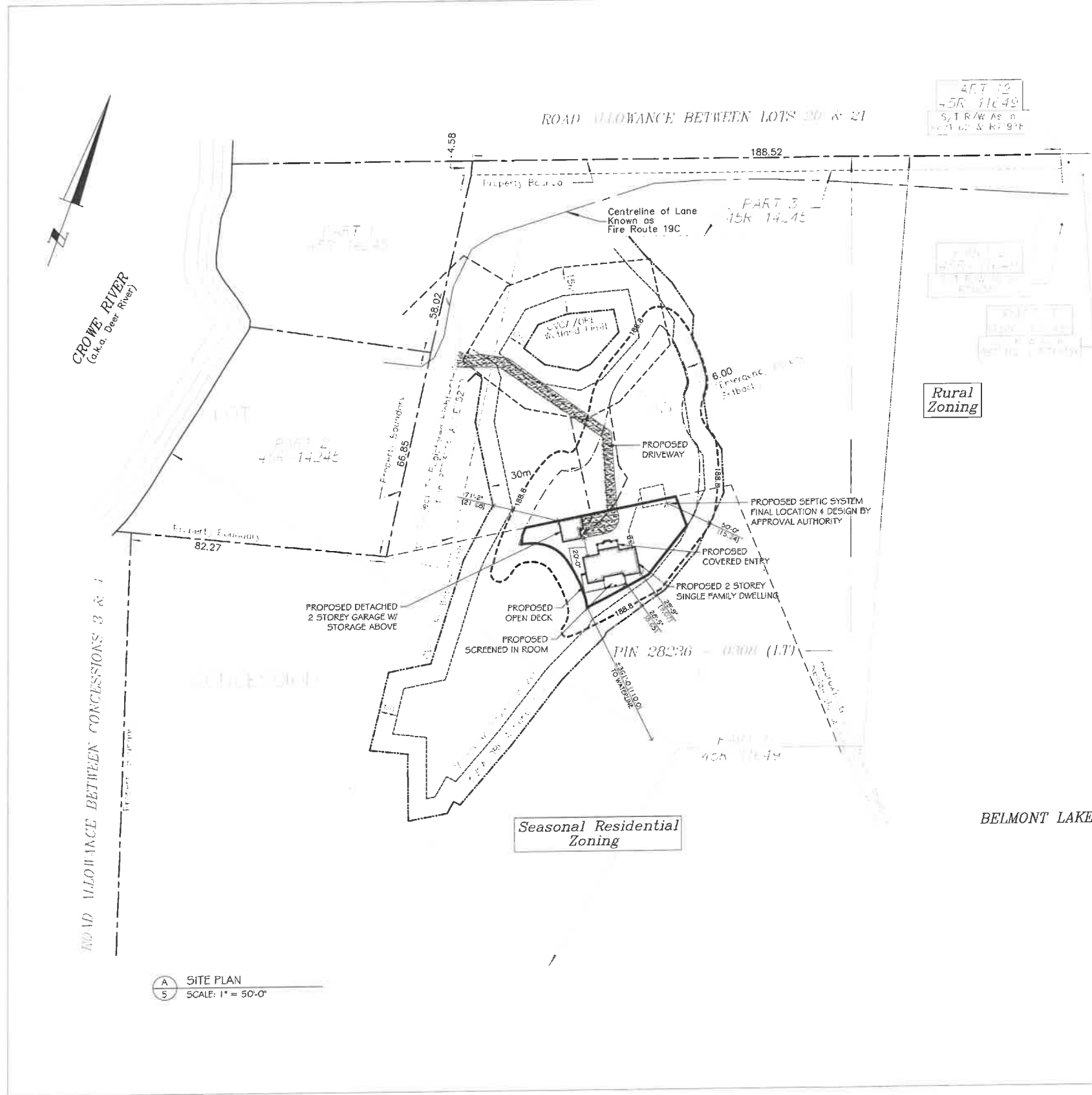
B RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



PROJECT
 COTTAGE
 #85 FIRE ROUTE 19, HAVELOCK
 SHEET CONTENTS
 ELEVATIONS

SCALE
 AS NOTED

SHEET NO.
 4 OF 5



A SITE PLAN
SCALE: 1" = 50'-0"

407 12
45R 11249
S/T R/W As n
10' (1.0) & R/W 9' (0.8)

Rural Zoning

Seasonal Residential Zoning

INFORMATION OBTAINED FROM:
SKETCH TO ILLUSTRATE ZONING AND BUILDING ENVELOPE AT
85 FIRE ROUTE 19
GEOGRAPHIC TOWNSHIP OF BELMONT
TOWNSHIP OF HAVELOCK-BELMONT-METHUEN
COUNTY OF PETERBOROUGH

F. A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR

SITE STATISTICS

ZONE:
SEASONAL RESIDENTIAL (SR) + RURAL (RU)

AREAS:	SF	SM
LOT AREA:	995 020.0	92 440.4

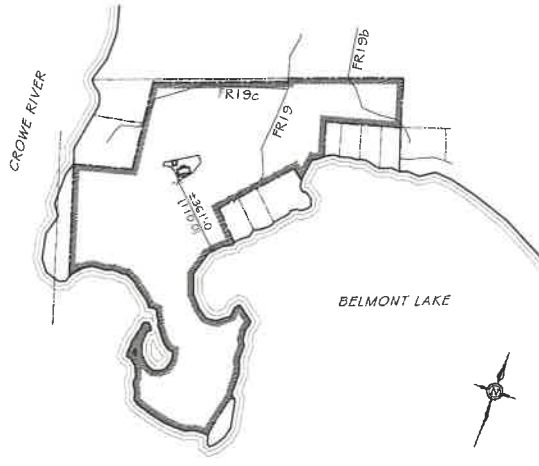
EXISTING BUILDINGS

	SF	SM	TOTAL
EXISTING BUILDINGS	0.0	0.0	
PROPOSED BUILDING			
SINGLE FAMILY DWELLING	1 593.0	148.0	
OPEN DECK	258.0	24.0	
SCREENED ROOM	270.0	25.1	
COVERED ENTRY	168.0	15.6	
DETACHED GARAGE	512.0	47.6	
TOTAL	2 801.0	260.3	

PROPOSED TOTAL BUILDING AREA

PROPOSED TOTAL BUILDING AREA	2 801.0	260.3	TOTAL
------------------------------	---------	-------	-------

EX. BLDG. COVERAGE:	0.0%
PROPOSED BLDG. COVERAGE	0.28%



B KEY PLAN
SCALE: N.T.S.

LEGEND

---	PROPERTY LINE
■	SURVEY MONUMENT
▨	EXISTING BUILDING
▨	PROPOSED BUILDING
HP ●	EXISTING HYDRO POLE
— OH —	EXISTING OVERHEAD HYDRO
—	ORE DEFINED BUILDING ZONE
---	1: 100 FLOODLINE 108.8
---	6.0M EMERGENCY ACCESS SETBACK FROM 1:100 FLOODLINE
---	WETLAND LIMIT (CVCA / ORE)
---	6.0M SETBACK FROM WETLAND LIMIT (VEGETATION PROTECTION ZONE)
---	15.0M SETBACK FROM WETLAND LIMIT
---	30.0M SETBACK FROM WETLAND LIMIT
---	EXISTING ELEVATION - METRIC

TREVOR DAY
ASSOCIATES
PLAN - DESIGN - BUILD
BCIN 101814
6464 HIGHWAY 7 EAST
HAVELOCK, ONTARIO,
CANADA, K0L 1Z0
705-778-3291

PROJECT # 1480
ISSUED 02-AUG-23
REVISED
FILE NAME
deshanegarage.dwg
DRAWN BY: M.T.
CHECKED BY: TREVOR DAY
BCIN 32144
I HAVE REVIEWED &
TAKE RESPONSIBILITY
FOR THIS DESIGN

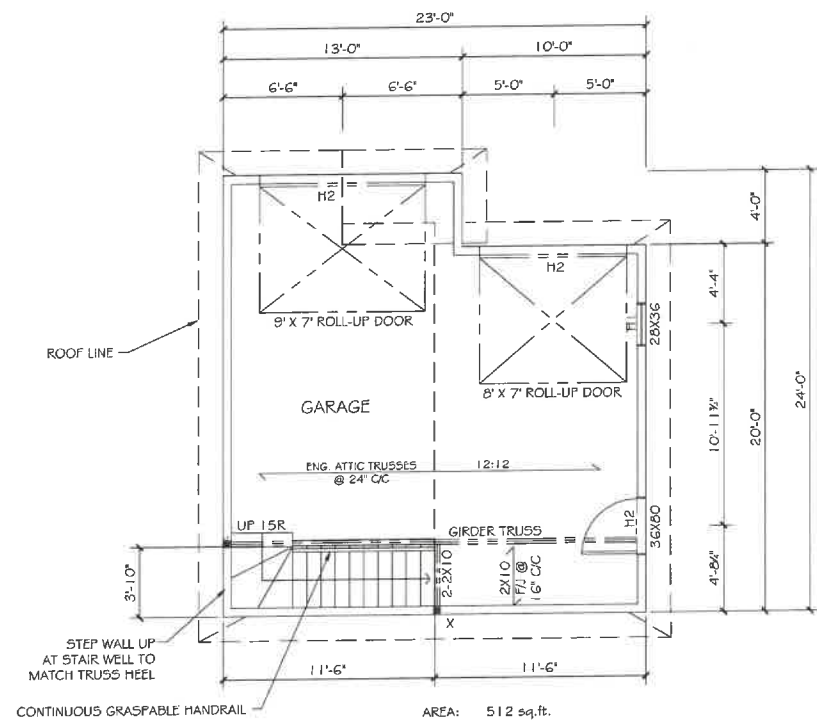
CLIENT
JOHN DESHANE

NO.	REVISION	DATE	BY

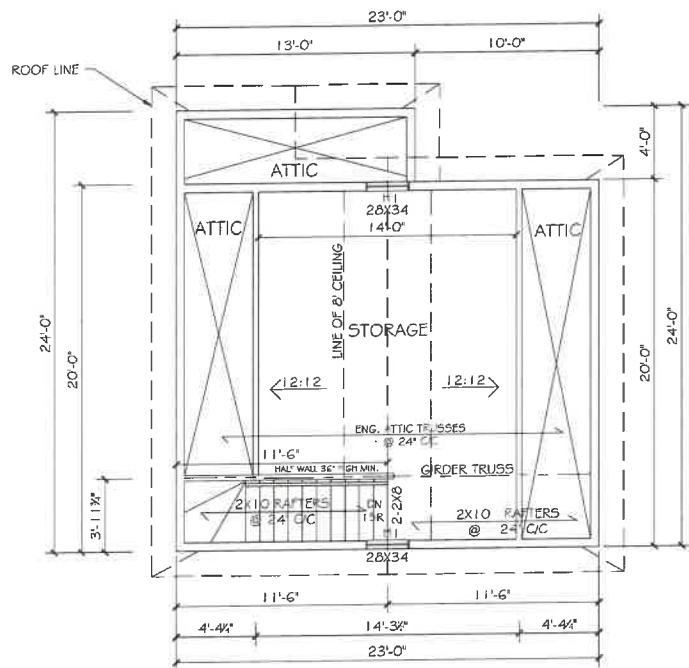


PROJECT
COTTAGE
#85 FIRE ROUTE 19, HAVELOCK
SHEET CONTENTS
SITE PLAN

SCALE
AS NOTED
SHEET NO.
5 OF 5



A
1 MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"



B
1 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

POURED CONCRETE FOUNDATION NOTES:

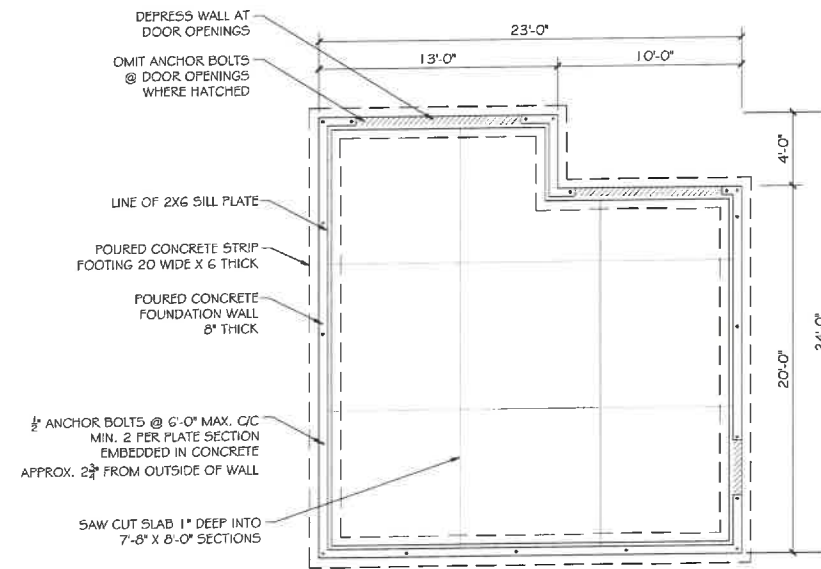
1. FOOTINGS TO BE LAID ON UNDISTURBED SOLID, MIN ALLOWABLE BEARING PRESSURE 75 KPa MIN.
2. CONCRETE MATERIAL TO BE 32 MPa MIN. AGED COMPRESSIVE STRENGTH, 5% - 8% AIR ENTRAINED FOR THE SLAB AND 20 MPa FOR FOOTINGS AND WALLS.
3. FASTEN WOOD FRAMING TO FOUNDATION WALLS WITH 1/2" ANCHOR BOLTS EMBEDDED IN CONCRETE SPACED 6'-0" MAX. C/C 2/RUN.

GENERAL NOTES:

1. REFERENCE STANDARD ONTARIO BUILDING CODE 2012 (OBC), REFER TO THE OBC FOR DETAILS NOT INCLUDED HERE.
2. STRUCTURAL LUMBER TO BE SPRUCE-FINE-FIR NO. 2 OR BETTER.
3. ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 75 KPa MIN.
4. HANG WINDOWS AT 80° FROM SUB-FLOOR UNLESS OTHERWISE SPECIFIED.
5. WHERE SITE CONDITIONS REQUIRE DEVIATION FROM THESE PLANS THE BUILDER SHALL NOTIFY THE DESIGNER SO THAT SUITABLE CHANGES TO THE DESIGN CAN BE MADE.

HEADER SCHEDULE	
SYM.	SIZE
H1	2-2X6
H2	2-2X6

STUD POST SCHEDULE	
SYM.	SIZE
X	3-2X6 STUD POST



C
1 FOUNDATION PLAN
SCALE 1/4" = 1'-0"



PLAN - DESIGN - BUILD
BCIN 101814
6464 HIGHWAY 7 EAST
HAVELOCK, ONTARIO,
CANADA, K0L 1Z0
705-778-3291

PROJECT # 1480
ISSUED 09-AUG-23
REVISED
FILE NAME
deshanegarage.dwg

DRAWN BY: M.T.
CHECKED BY: TREVOR DAY
BCIN 32144
I HAVE REVIEWED &
TAKE RESPONSIBILITY
FOR THIS DESIGN

CLIENT
JOHN DESHANE

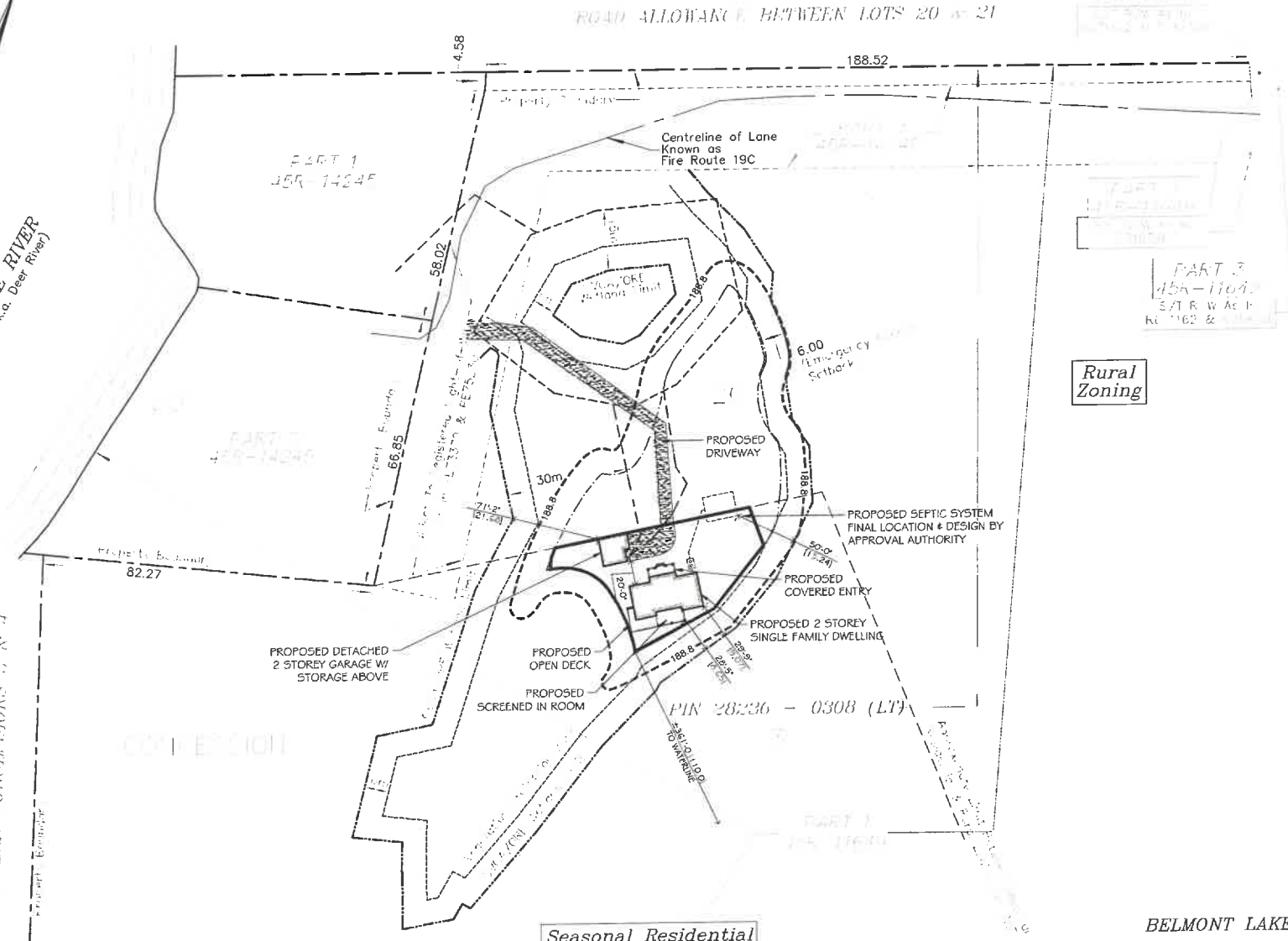
NO. REVISION DATE BY



PROJECT
GARAGE
#85 FIRE ROUTE 19, HAVELOCK
SHEET CONTENTS
MAIN FLOOR PLAN, SECOND FLOOR PLAN &
FOUNDATION PLAN

SCALE
AS NOTED

SHEET NO.
1 OF 3



ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4

ROAD ALLOWANCE BETWEEN LOTS 20 & 21

Rural Zoning

Seasonal Residential Zoning

BELMONT LAKE

A SITE PLAN
3 SCALE: 1" = 50'-0"

INFORMATION OBTAINED FROM:
SKETCH TO ILLUSTRATE ZONING AND BUILDING ENVELOPE AT
05 FIRE ROUTE 19
GEOGRAPHIC TOWNSHIP OF BELMONT
TOWNSHIP OF HAVELOCK-BELMONT-METHUEN
COUNTY OF PETERBOROUGH

P.A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR

SITE STATISTICS

ZONE:
SEASONAL RESIDENTIAL (SR) + RURAL (RU)

AREAS:	SF	SM
LOT AREA:	995 020.0	92 440.4

EXISTING BUILDINGS

	0.0	0.0	TOTAL
--	-----	-----	-------

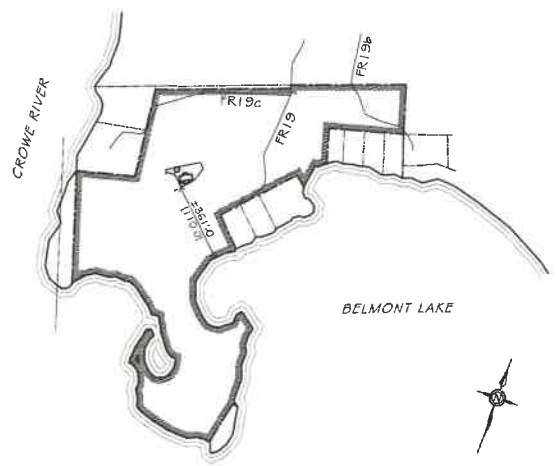
PROPOSED BUILDING

SINGLE FAMILY DWELLING	1 593.0	148.0	
OPEN DECK	258.0	24.0	
SCREENED ROOM	270.0	25.1	
COVERED ENTRY	168.0	15.6	
DETACHED GARAGE	512.0	47.6	
	2 801.0	260.3	TOTAL

PROPOSED TOTAL BUILDING AREA

	2 801.0	260.3	TOTAL
--	---------	-------	-------

EX. BLDG. COVERAGE: 0.0%
PROPOSED BLDG. COVERAGE 0.28%



B KEY PLAN
3 SCALE: N.T.S.

LEGEND	
---	PROPERTY LINE
■	SURVEY MONUMENT
▨	EXISTING BUILDING
▨	PROPOSED BUILDING
⊙	EXISTING HYDRO POLE
⊙	EXISTING OVERHEAD HYDRO
---	ORE DEFINED BUILDING ZONE
---	1:100 FLOODLINE 188.8
---	6.0M EMERGENCY ACCESS SETBACK FROM 1:100 FLOODLINE
---	WETLAND LIMIT (CVCA / ORE)
---	6.0M SETBACK FROM WETLAND LIMIT (VEGETATION PROTECTION ZONE)
---	15.0M SETBACK FROM WETLAND LIMIT
---	30.0M SETBACK FROM WETLAND LIMIT
---	EXISTING ELEVATION- METRIC



TREVOR DAY & ASSOCIATES
PLAN - DESIGN - BUILD
BCIN 101814
6464 HIGHWAY 7 EAST
HAVELOCK, ONTARIO,
CANADA, K0L 1Z0
705-778-3291

PROJECT # 1480
ISSUED 09-AUG-23
REVISED
FILE NAME
deshanegarage.dwg

DRAWN BY: M.T.
CHECKED BY: TREVOR DAY
BCIN 32144
I HAVE REVIEWED & TAKE RESPONSIBILITY FOR THIS DESIGN

CLIENT
JOHN DESHANE

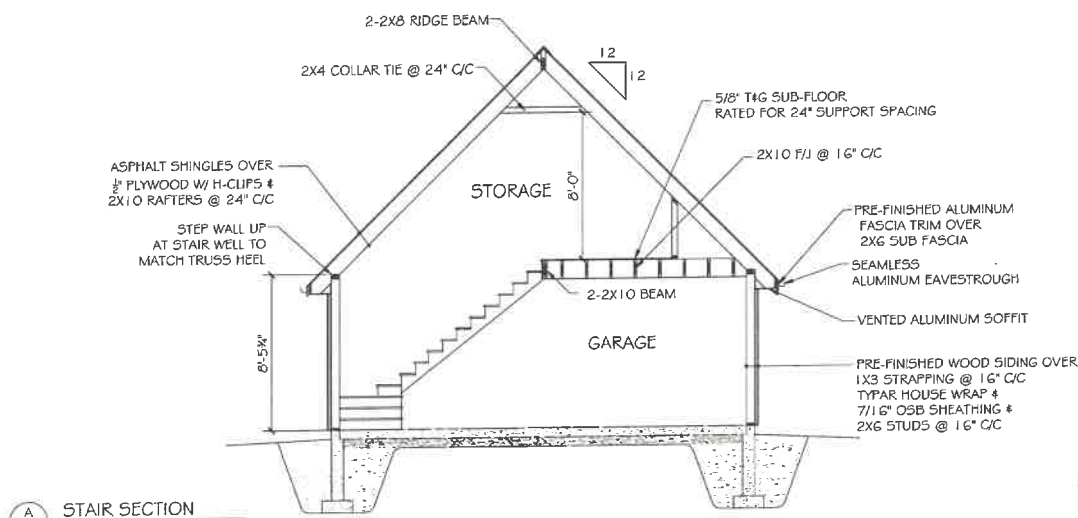
NO.	REVISION	DATE	BY
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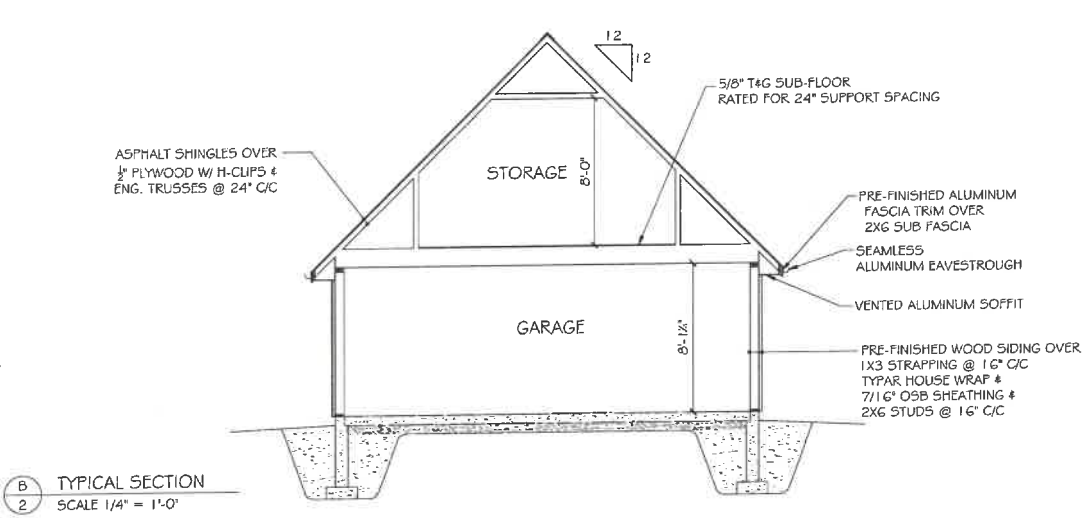
PROJECT
GARAGE
#85 FIRE ROUTE 19, HAVELOCK
SHEET CONTENTS
SITE PLAN # KEY PLAN

SCALE
AS NOTED

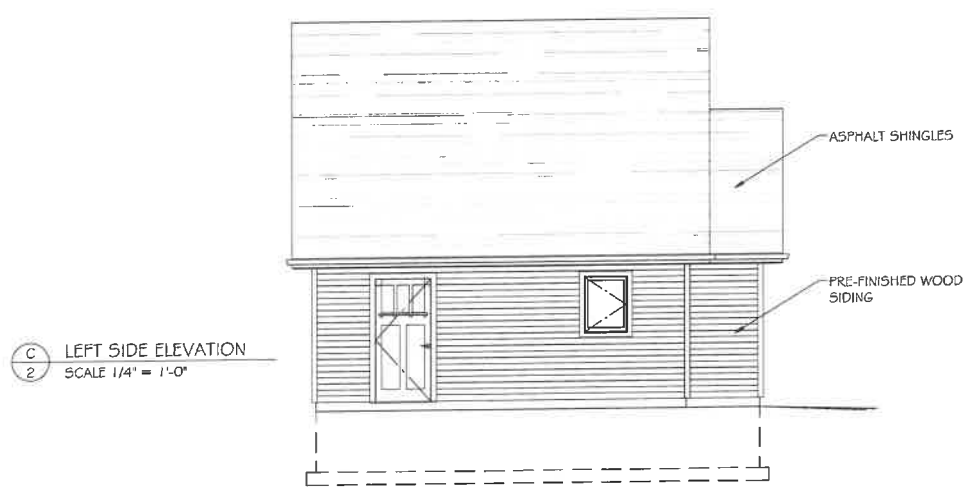
SHEET NO.
3 OF 3



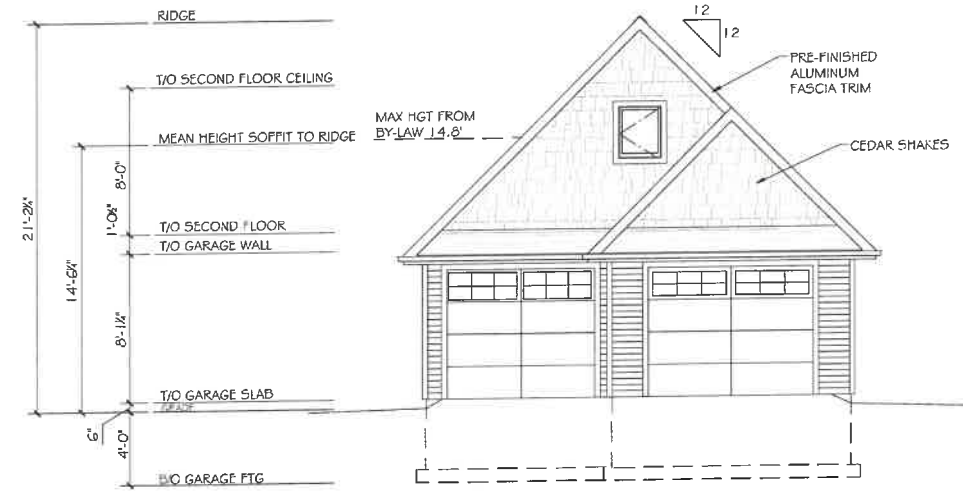
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2 STAIR SECTION
SCALE 1/4" = 1'-0"



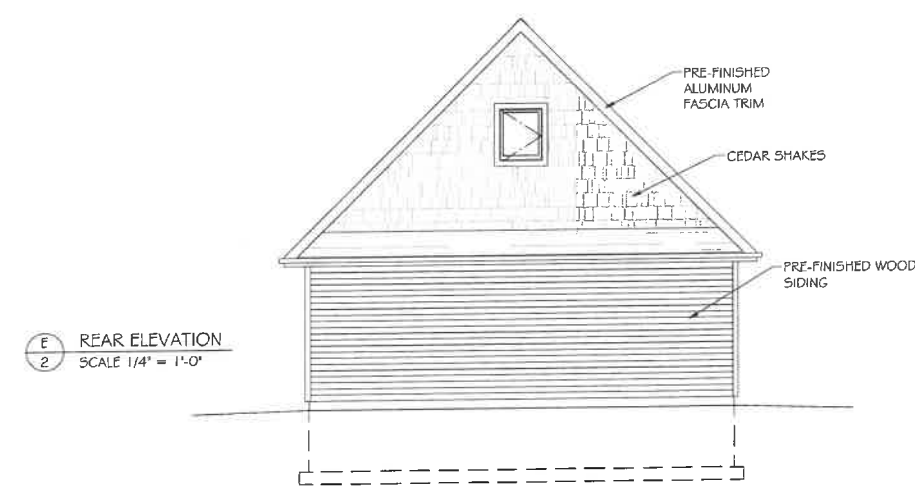
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2 TYPICAL SECTION
SCALE 1/4" = 1'-0"



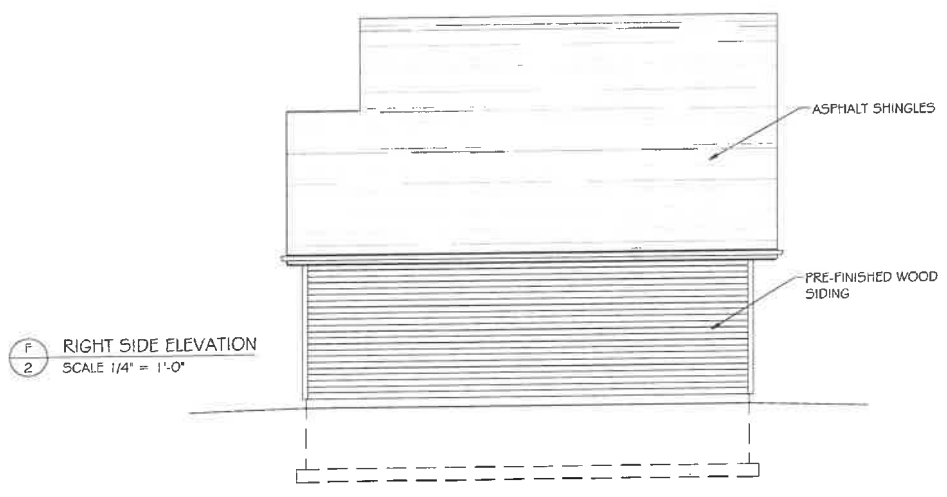
C
2 LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



D
2 FRONT ELEVATION
SCALE 1/4" = 1'-0"



E
2 REAR ELEVATION
SCALE 1/4" = 1'-0"



F
2 RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

TREVOR DAY & ASSOCIATES
PLAN - DESIGN - BUILD
BCIN 101814
6464 HIGHWAY 7 EAST
HAVELOCK, ONTARIO,
CANADA, K0L 1Z0
705-770-3291

PROJECT # 1480
ISSUED 09-AUG-23
REVISED
FILE NAME
deshanegarage.dwg
DRAWN BY: M.T.
CHECKED BY: TREVOR DAY
BCIN 32144
I HAVE REVIEWED &
TAKE RESPONSIBILITY
FOR THIS DESIGN

CLIENT
JOHN DESHANE

NO.	REVISION	DATE	BY

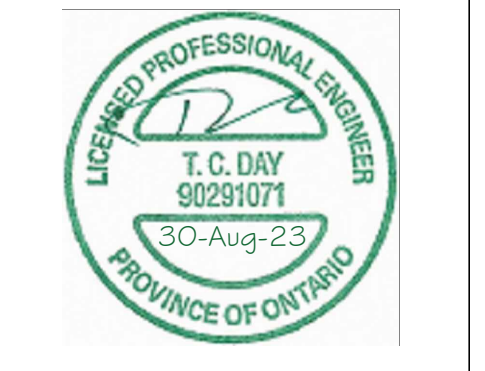


PROJECT
GARAGE
#85 FIRE ROUTE 19, HAVELOCK
SHEET CONTENTS
SECTIONS & ELEVATIONS

SCALE
AS NOTED

SHEET NO.
2 OF 3

NO.	REVISION	DATE	BY



DRAWING NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY DESIGNER OF ANY DISCREPANCIES.
- DEVIATION FROM THESE PLANS IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR. THE DESIGNER IS NOT LIABLE FOR CONSTRUCTION NOT CONFORMING TO THESE PLANS.
- MATERIAL AND ASSEMBLY SUBSTITUTIONS ARE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR. ANY REQUIRED WORK OF THE DESIGNER DUE TO SUBSTITUTIONS IS SUBJECT TO ADDITIONAL DESIGN FEES.

PROJECT
ZONING AMENDMENT
#85 FIRE ROUTE 19, HAVELOCK
SHEET CONTENTS
SITE PLAN

SCALE
AS NOTED

SHEET NO.
1 OF 1

INFORMATION OBTAINED FROM:
SKETCH TO ILLUSTRATE ZONING AND BUILDING ENVELOPE AT
85 FIRE ROUTE 19
GEOGRAPHIC TOWNSHIP OF BELMONT
TOWNSHIP OF HAVELOCK-BELMONT-METHUEN
COUNTY OF PETERBOROUGH

P.A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR

SITE STATISTICS

ZONE:
SEASONAL RESIDENTIAL (SR) + RURAL (RU)

AREAS:	SF	SM
LOT AREA:	995 020.0	92 440.4

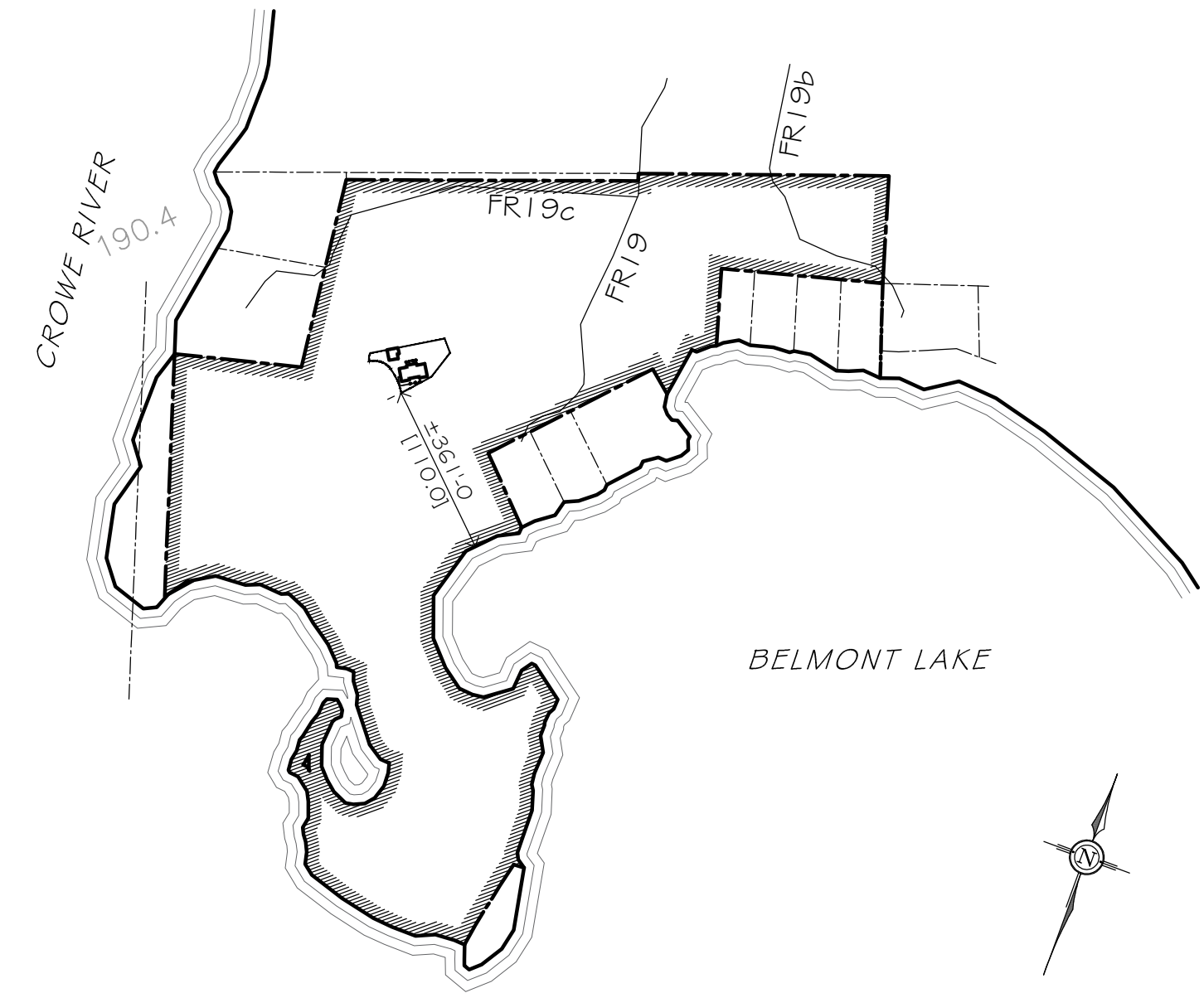
EXISTING BUILDINGS

	0.0	0.0	TOTAL
PROPOSED BUILDING			
SINGLE FAMILY DWELLING	1 593.0	148.0	
OPEN DECK	258.0	24.0	
SCREENED ROOM	270.0	25.1	
COVERED ENTRY	168.0	15.6	
DETACHED GARAGE	512.0	47.6	
TOTAL	2 801.0	260.3	TOTAL

PROPOSED TOTAL BUILDING AREA

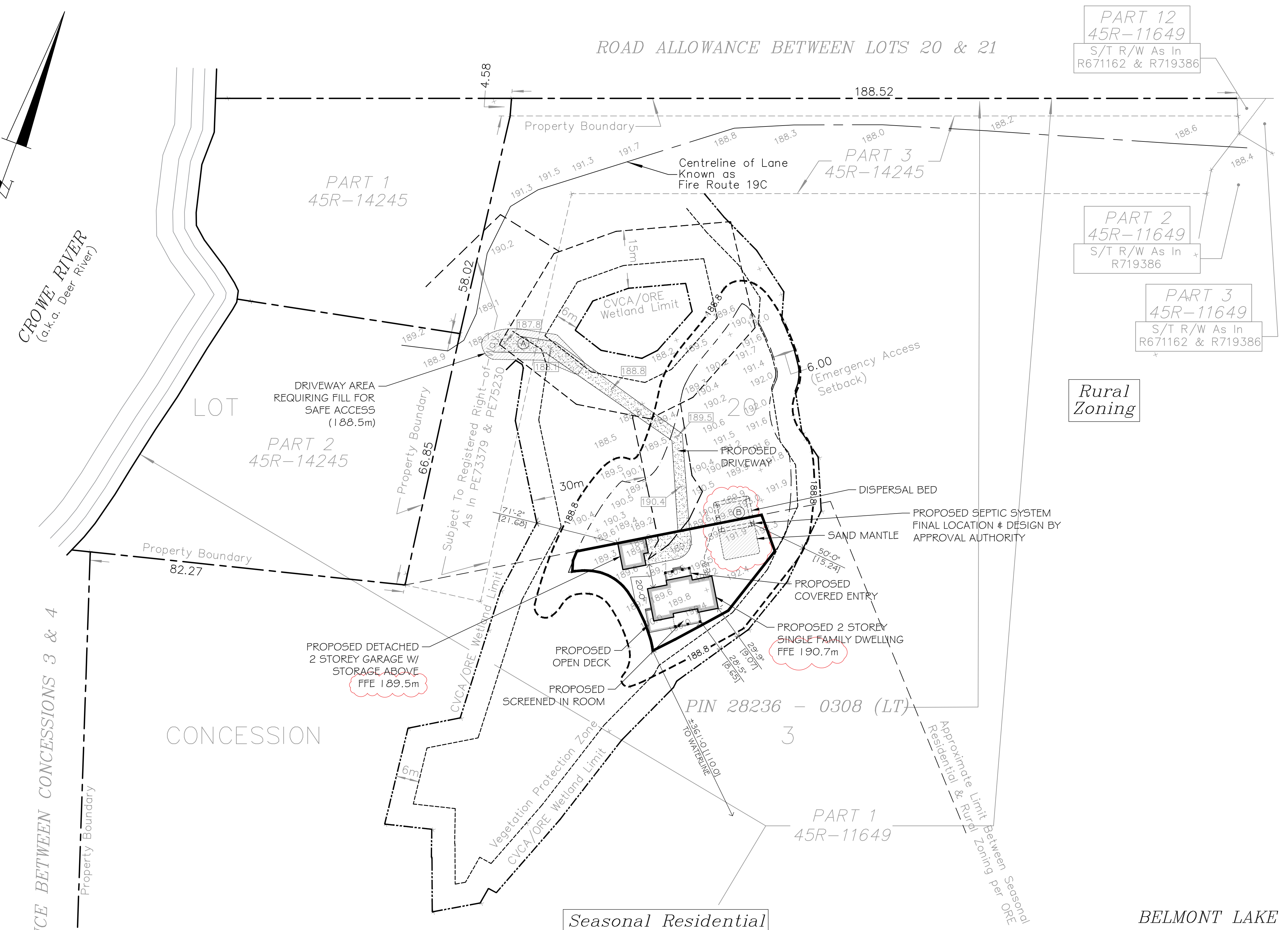
	2 801.0	260.3	TOTAL
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EX. BLDG. COVERAGE: 0.0%
PROPOSED BLDG. COVERAGE 0.28%



(B) KEY PLAN
SCALE: N.T.S.

LEGEND	
---	PROPERTY LINE
■	SURVEY MONUMENT
▨	EXISTING BUILDING
▨	PROPOSED BUILDING
HP ●	EXISTING HYDRO POLE
— OH —	EXISTING OVERHEAD HYDRO
▬	ORE DEFINED BUILDING ZONE
---	1:100 FLOODLINE 188.8
---	6.0M EMERGENCY ACCESS SETBACK FROM 1:100 FLOODLINE
---	WETLAND LIMIT (CVCA / ORE)
---	6.0M SETBACK FROM WETLAND LIMIT (VEGETATION PROTECTION ZONE)
---	15.0M SETBACK FROM WETLAND LIMIT
---	30.0M SETBACK FROM WETLAND LIMIT
185.5	EXISTING ELEVATION- METRIC



PART 12
45R-11649
S/T R/W As In
R671162 & R719386

PART 2
45R-11649
S/T R/W As In
R719386

PART 3
45R-11649
S/T R/W As In
R671162 & R719386

Rural
Zoning

Seasonal Residential
Zoning

STATION	PLAN AREA (m ²)	AVG. FILL DEPTH (m)	IMPORTED FILL VOLUME (m ³)			TOP SOIL	CUT VOLUME (m ³)	NET FILL VOLUME (m ³)
			FILTER SAND	CRUSHED STONE	SAND FILL			
(A) DRIVEWAY	183.5	0.43	78.7			Ø	78.7	
(B) SEPTIC FIELD	143.5	0.64	27.6	13.8	69.2	16.7	35.9	91.4
								NET SITE FILL VOLUME 170.1 m ³

(A) SITE PLAN
SCALE: 1" = 50'-0"

Appendix F – Ontario Regulation 159/06

Conservation Authorities Act
Loi sur les offices de protection de la nature

ONTARIO REGULATION 159/06

**CROWE VALLEY CONSERVATION AUTHORITY: REGULATION OF DEVELOPMENT,
INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND
WATERCOURSES**

Consolidation Period: From February 8, 2013 to the [e-Laws currency date](#).

Last amendment: 54/13.

Legislative History: 54/13, CTR 12 FE 13 - 1.

This Regulation is made in English only.

Definition

1. In this Regulation,

“Authority” means the Crowe Valley Conservation Authority. O. Reg. 159/06, s. 1.

Development prohibited

2. (1) Subject to section 3, no person shall undertake development or permit another person to undertake development in or on the areas within the jurisdiction of the Authority that are,

- (a) 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 in accordance with the following rules:
 - (i) where the river or stream valley is apparent and has stable slopes, the valley extends from the stable top of bank, plus 15 metres, to a similar point on the opposite side,
 - (ii) 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,
 - (iii) where the river or stream valley is not apparent, the valley extends the greater of,
 - (A) the distance from a point outside the edge of the maximum extent of the flood plain under the applicable flood event standard, plus 15 metres, 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, plus 15 metres, to a similar point on the opposite side;

(b) hazardous lands;

(c) wetlands; or

(d) other areas where development could interfere with the hydrologic function of a wetland, including areas within 120 metres of all provincially significant wetlands and wetlands greater than 2 hectares in size, and areas within 30 metres of wetlands less than 2 hectares in size. O. Reg. 159/06, s. 2 (1); O. Reg. 54/13, s. 1 (1).

(2) All areas within the jurisdiction of the Authority that are described in subsection (1) are delineated as the “Regulation Limit” shown on a series of maps filed at the head office of the Authority under the map title “Ontario Regulation 97/04: Regulation for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses”. O. Reg. 54/13, s. 1 (2).

(3) If there is a conflict between the description of areas in subsection (1) and the areas as shown on the series of maps referred to in subsection (2), the description of areas in subsection (1) prevails. O. Reg. 54/13, s. 1 (2).

Permission to develop

3. (1) The Authority may grant permission for development in or on the areas described in subsection 2 (1) if, in its opinion, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land will not be affected by the development. O. Reg. 159/06, s. 3 (1).

(2) The permission of the Authority shall be given in writing, with or without conditions. O. Reg. 159/06, s. 3 (2).

(3) Subject to subsection (4), the Authority's executive committee, or one or more employees of the Authority that have been designated by the Authority for the purposes of this section, may exercise the powers and duties of the Authority under subsections (1) and (2) with respect to the granting of permissions for development in or on the areas described in subsection 2 (1). O. Reg. 54/13, s. 2.

(4) A designate under subsection (3) shall not grant a permission for development with a maximum period of validity of more than 24 months. O. Reg. 54/13, s. 2.

Application for permission

4. A signed application for permission to undertake development shall be filed with the Authority and shall contain the following information:

1. Four copies of a plan of the area showing the type and location of the proposed development.
2. The proposed use of the buildings and structures following completion of the development.
3. The start and completion dates of the development.
4. The elevations of existing buildings, if any, and grades and the proposed elevations of buildings and grades after the development.
5. Drainage details before and after the development.
6. A complete description of the type of fill proposed to be placed or dumped.
7. Such other technical studies or plans as the Authority may request. O. Reg. 159/06, s. 4; O. Reg. 54/13, s. 3.

Alterations prohibited

5. Subject to section 6, no person shall straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse or change or interfere in any way with a wetland. O. Reg. 159/06, s. 5.

Permission to alter

6. (1) The Authority may grant permission 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. O. Reg. 159/06, s. 6 (1); O. Reg. 54/13, s. 4 (1).

(2) The permission of the Authority shall be given in writing, with or without conditions. O. Reg. 159/06, s. 6 (2).

(3) Subject to subsection (4), the Authority's executive committee, or one or more employees of the Authority that have been designated by the Authority for the purposes of this section, may exercise the powers and duties of the Authority under subsections (1) and (2) with respect to the granting of permissions for alteration. O. Reg. 54/13, s. 4 (2).

(4) A designate under subsection (3) shall not grant a permission for alteration with a maximum period of validity of more than 24 months. O. Reg. 54/13, s. 4 (2).

Application for permission

7. A signed application for permission to straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse or change or interfere with a wetland shall be filed with the Authority and shall contain the following information:

1. Four copies of a plan of the area showing plan view and cross-section details of the proposed alteration.
2. A description of the methods to be used in carrying out the alteration.
3. The start and completion dates of the alteration.
4. A statement of the purpose of the alteration.
5. Such other technical studies or plans as the Authority may request. O. Reg. 159/06, s. 7; O. Reg. 54/13, s. 5.

Cancellation of permission

8. (1) The Authority may cancel a permission granted under section 3 or 6 if it is of the opinion that the conditions of the permission have not been met. O. Reg. 159/06, s. 8 (1); O. Reg. 54/13, s. 6 (1).

(2) Before cancelling a permission, the Authority shall give a notice of intent to cancel to the holder of the permission indicating that the permission will be cancelled unless the holder shows cause at a hearing why the permission should not be cancelled. O. Reg. 159/06, s. 8 (2).

(3) Following the giving of the notice under subsection (2), the Authority shall give the holder at least five days notice of the date of the hearing. O. Reg. 159/06, s. 8 (3); O. Reg. 54/13, s. 6 (2).

Period of validity of permissions and extensions

9. (1) The maximum period, including an extension, for which a permission granted under section 3 or 6 may be valid is,

- (a) 24 months, in the case of a permission granted for projects other than projects described in clause (b); and
- (b) 60 months, in the case of a permission granted for,
 - (i) projects that, in the opinion of the Authority or its executive committee, cannot reasonably be completed within 24 months from the day the permission is granted, or
 - (ii) projects that require permits or approvals from other regulatory bodies that, in the opinion of the Authority or its executive committee, cannot reasonably be obtained within 24 months from the day permission is granted. O. Reg. 54/13, s. 7.

(2) The Authority or its executive committee may grant a permission for an initial period that is less than the applicable maximum period specified in subsection (1) if, in the opinion of the Authority or its executive committee, the project can be completed in a period that is less than the maximum period. O. Reg. 54/13, s. 7.

(3) If the Authority or its executive committee grants a permission under subsection (2) for an initial period that is less than the applicable maximum period of validity specified in subsection (1), the Authority or its executive committee may grant an extension of the permission if,

- (a) the holder of the permission submits a written application for an extension to the Authority at least 60 days before the expiry of the permission;
- (b) no extension of the permission has previously been granted; and
- (c) the application sets out the reasons for which an extension is required and, in the opinion of the Authority or its executive committee, demonstrates that circumstances beyond the control of the holder of the permission will prevent completion of the project before the expiry of the permission. O. Reg. 54/13, s. 7.

(4) When granting an extension of a permission under subsection (3), the Authority or its executive committee may grant the extension for the period of time requested by the holder in the application or for such period of time as the Authority or its executive committee deems appropriate, as long as the total period of validity of the permission does not exceed the applicable maximum period specified in subsection (1). O. Reg. 54/13, s. 7.

(5) For the purposes of this section, the granting of an extension for a different period of time than the period of time requested does not constitute a refusal of an extension. O. Reg. 54/13, s. 7.

(6) The Authority or its executive committee may refuse an extension of a permission if it is of the opinion that the requirements of subsection (3) have not been met. O. Reg. 54/13, s. 7.

(7) Before refusing an extension of a permission, the Authority or its executive committee shall give notice of intent to refuse to the holder of the permission, indicating that the extension will be refused unless,

- (a) the holder requires a hearing, which may be before the Authority or its executive committee, as the Authority directs; and
- (b) at the hearing, the holder satisfies the Authority, or the Authority's executive committee, as the case may be,
 - (i) that the requirements of clauses (3) (a) and (b) have been met, and
 - (ii) that circumstances beyond the control of the holder will prevent completion of the project before the expiry of the permission. O. Reg. 54/13, s. 7.

(8) If the holder of the permission requires a hearing under subsection (7), the Authority or its executive committee shall give the holder at least five days notice of the date of the hearing. O. Reg. 54/13, s. 7.

(9) After holding a hearing under subsection (7), the Authority or its executive committee shall,

- (a) refuse 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 permission does not exceed the applicable maximum period specified in subsection (1). O. Reg. 54/13, s. 7.

(10) Subject to subsection (11), one or more employees of the Authority that have been designated by the Authority for the purposes of this section may exercise the powers and duties of the Authority under subsections (2), (3) and (4), but not those under subsections (6), (7), (8) and (9). O. Reg. 54/13, s. 7.

(11) A designate under subsection (10) shall not grant an extension of a permission for any period that would result in the permission having a period of validity greater than 24 months. O. Reg. 54/13, s. 7.

Appointment of officers

10. The Authority may appoint officers to enforce this Regulation. O. Reg. 159/06, s. 10.

Flood event standards

11. The applicable flood event standards used to determine the maximum susceptibility to flooding of lands or areas within the watersheds in the area of jurisdiction of the Authority are the Hurricane Hazel Flood Event Standard, the 100 year flood level and the Timmins Flood Event Standard described in Schedule 1. O. Reg. 159/06, s. 11.

12. REVOKED: O. Reg. 54/13, s. 8.

SCHEDULE 1

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 shall be modified by the percentage amount shown in Column 2 of Table 2 opposite the size of the drainage area set out opposite thereto in 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	Column 2
Drainage Area (square kilometres)	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 100 year flood level means the peak instantaneous still water level plus an allowance for wave uprush and other water-related hazards for Lake Ontario that has a probability of occurrence of one per cent during any given year.

3. The Timmins Flood Event Standard means a storm that produces over a 12-hour period,
- (a) in a drainage area of 25 square kilometres or less, rainfall that has the distribution set out in Table 3; 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 3 shall be modified by the percentage amount shown in Column 2 of Table 4 opposite the size of the drainage area set out opposite thereto in Column 1 of Table 4.

TABLE 3

15 millimetres of rain in the first hour
20 millimetres of rain in the second hour
10 millimetres of rain in the third hour
3 millimetres of rain in the fourth hour
5 millimetres of rain in the fifth hour
20 millimetres of rain in the sixth hour
43 millimetres of rain in the seventh hour
20 millimetres of rain in the eighth hour
23 millimetres of rain in the ninth hour
13 millimetres of rain in the tenth hour
13 millimetres of rain in the eleventh hour
8 millimetres of rain in the twelfth hour

TABLE 4

Column 1	Column 2
Drainage Area (Square Kilometres)	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

O. Reg. 159/06, Sched. 1.

[Back to top](#)