



REPORT FOR: CROWE VALLEY CONSERVATION AUTHORITY WATERSHED ADVISORY BOARD

REGARDING: ONTARIO REGULATION 159/06, PERMIT APPLICATION NO. 188/22 FOR PERMISSION TO CONSTRUCT A NEW DUPLEX AND INSTALL A NEW SEPTIC SYSTEM.

DATE: JUNE 1ST, 2023

**LOCATION: PART OF LOT 29, CONCESSION 9
15 PAUDASH LAKE ROAD, TOWNSHIP OF FARADAY (PAUDASH LAKE)**

An application for development has been submitted by Mr. Arpit Jain & Mr. Manav Manav with regard to Ontario Regulation 159/06: Crowe Valley Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Ontario Regulation 159/06 is made pursuant to Section 28 of the Conservation Authorities Act, R.S.O 1990.

Executive Summary

An application to construct a new duplex with a ground level patio and install a new septic system all within the setback of the floodplain of Paudash Lake, within the setback from a wetland less than 2 hectares and within the setback of the Inlet Bay – Eastern Paudash Lake Provincially Significant Wetland. CVCA policies require that all new development be setback a minimum of 6 metres from the 1:100-year floodplain, 15 metres from wetlands less than 2 hectares and 30 metres from Provincially Significant Wetlands.

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 6 metres from the 1:100-year floodplain.
 - Proposed duplex is setback 4 metres from the 1:100-year flood elevation of Paudash Lake.
 - Proposed septic system is setback 2.72 metres from the 1:100-year flood elevation of Paudash Lake.
 - Proposed ground level patio is setback 1 metre from the 1:100-year flood elevation of Paudash Lake.

2. CVCA policies do not permit new development within 15 metres of wetlands less than 2 hectares.
 - Proposed duplex is setback 6 metres of a wetland less than 2 hectares.
 - Proposed septic system is setback 9 metres from a wetland less than 2 hectares.
 - Proposed ground level patio is setback 3 metres of a wetland less than 2 hectares.



3. CVCA policies do not permit new development within 30 metres of Provincially Significant Wetlands.
 - Proposed duplex is setback 16.5 metres from the Provincially Significant Wetland.
 - Proposed septic system is setback 26 metres from the Provincially Significant Wetland
 - Proposed ground level patio is setback 13.5 metres from the Provincially Significant Wetland.
4. CVCA policies do not permit development within the setback of a wetland on vacant land.

Background and Subject Lands

The property is located at 15 Paudash Lake Road in the Township of Faraday. The property has approximately 43 metres (141 feet) of frontage on Paudash Lake. The subject property is approximately 0.34 acres (0.14 hectares). The property is currently vacant. The entire property is regulated by the CVCA due to the 1:100-year floodplain of Paudash Lake, a wetland less than 2 hectares and a Provincially Significant Wetland.

On November 21, 2019 a hearing was held before the CVCA Watershed Advisory Board for the proposed works which are the same as those proposed with the current application. The hearing was requested because the proposed development did not meet policy. The proposed development is less than 6 metres from the floodplain, less than 15 metres from a wetland less than 2 hectares and less than 30 metres from a Provincially Significant Wetland. Additionally, the applicants at that time were requesting an approval timeline of five years, which is longer than the maximum two years allowed as per O.Reg. 159/06 Section 3(4) for designated staff. It is the CVCA’s understating that the current application does not require the extended approval timeline. The maximum period for which permission should be granted is 24 months.

Since the hearing in 2019 and before any works were undertaken, the property was sold and is now owned by Mr. Jain and Mr. Manav (the applicants). CVCA Policies do not permit approval letters to be transferred:

3.5 Permission to Develop

The Authority may grant permission for development in or on the areas described in subsection 3.4.1 if, in its opinion, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land (the “five tests”) will not be affected by the development. This permission will be given in writing with or without condition and is valid for a period of a maximum of 24 months. Failure to meet any one or a combination of the tests may result in the denial of the application.

Permits will only be granted to the landowner and are not transferable. In the case of development proposed on common lands, a permit will be denied until acknowledgement and approval is granted from all joint owners.

Timeline

November 21 st , 2019	Hearing held before the CVCA Watershed Advisory Board. CVCA Watershed Advisory Board granted an exception to policy to the previous land owners (see Appendix A).
July 27 th , 2022	A new landowner submits a permit applicant to the CVCA for the previously permitted works (see Appendix B). The property now has new owners which results in Mr. Jain and Mr. Manav submitting a new permit application.
December 19 th , 2022	CVCA informed the new landowners that a hearing would be required as the proposed development does not meet policy and that CVCA permits are not transferable.
December 19 th , 2022	The applicant requested a hearing before the CVCA Watershed Advisory Board.



Proposal Description

As per the information provided in the application on July 27th, 2022, the proposal is to construct a new one storey duplex with a ground level patio and install a new septic system (see Appendix C) on a vacant lot.

Duplex: 67-feet by 65'7"

Ground Level Patio: 14-feet by 30-feet

Septic Bed: 14-feet by 20-feet

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 D.

The proposed development is within an area regulated by the CVCA due to the flood hazard associated with Paudash Lake, a wetland less than 2 hectares and a Provincially Significant Wetland.

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 what are known as the “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 is located less than 6 metres from the 1:100-year floodplain of Paudash Lake.
2. The proposed development is located less than 15 metres from a wetland less than 2 hectares.
3. The proposed development is located less than 30 metres from a Provincially Significant Wetland.

The *Conservation Authorities Act* and the Crowe Valley Conservation Authority Watershed Planning and Regulations Policy Manual (2017) defines *hazardous lands* as “land that could be unsafe for development because of naturally occurring processes associated with flooding, erosion, dynamic beaches or unstable soil or bedrock.” In this case, processes associated with flooding and the conservation of lands are of concern.

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.



The individual policies that apply to this decision are listed below and are specific to Administrative Policies and Policies for Flooding Hazards. Sections that are not relevant to this application have been omitted.

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)

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.

Hazardous Lands Policies

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 except in accordance with the policies contained below. Policies that do not apply to this case have not been included.

The following policies apply to the development proposed:

5.4 Development Within the Allowance of the Flooding Hazard

The CVCA will require all new development to be setback 6 metres from any natural hazard.

General Policies for Wetlands

The following policies are specific to development in the wetland setback. In general development within the wetland setback shall not be permitted except in accordance with the policies contained below. Policies that do not apply to this case have not been included.

The following policies apply to the development proposed:

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

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

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

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

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



7.4 Specific Policies for Wetlands

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

7.4.3 Development within the Adjacent Land (Area of Interference) of a Wetland

The following policies are focused on the adjacent lands (area of interference) of all wetlands, no matter the significance. Adjacent lands extend from the wetland boundary out to a distance of 30m for wetlands less than 2 hectares and to a distance of 120m for wetlands larger than 2 hectares and/or Provincially Significant Wetlands. The hydrologic function of the wetland cannot be impacted due to development in these areas.

7.4.3.1 New development associated with existing residential, agricultural, commercial, industrial or institutional use with previous approvals provided under the Planning Act or other regulatory process (e.g., Building Code Act) proposed within an area of interference will be subject to policy requirements identified within this section, including the policies within Section 7.4.3 and the General Policies (Section 3.8) that may not have been considered in previous approvals.

Summary

Hazard land management was delegated by the Province to the CVCA through the Conservation Authorities Act and the establishment of Ontario Regulation 159/06. The CVCA's Watershed Planning and Regulations Policies have been developed to assist CVCA staff with the administration of this 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 a wetland, while also minimizing or reducing the impact of development in ecologically sensitive areas. CVCA staff recommend that the application for the construction of a new duplex and installation of a new septic system be denied, as it does not conform with the CVCA's Watershed Planning and Regulations Policies.



Appendix A – 2019 Board Approved Permit

Tuesday, December-17-19

Brian Suter and Merline Dewing
1042 Samawaska Dr.
RR3 Bancroft, On
K0L 1C0



Crowe Valley
C o n s e r v a t i o n

P.O Box 416, 70 Hughes Lane Phone: 613-472-3137
Marmora, ON Fax: 613-472-5516
K0K 2M0 www.crowevalley.com

Dear Mr. Suter and Mr. Dewing,

RE: CVCA BOARD APPROVED PERMIT APPLICATION NO: 166/19

Proposed construction of a duplex, patio, septic system and dock, and the restoration of a wetland area. Property is located adjacent to 11 Paudash Lake Road, Lot 29, Concession 5, in Faraday Township.
ARN: 1258-000-015-21900

ATTENTION: IT IS IMPORTANT THAT YOU READ AND UNDERSTAND THE CONTENTS OF THIS LETTER. IT IS ALSO IMPORTANT THAT YOU AND YOUR CONTRACTOR ARE AWARE OF ANY SPECIAL MITIGATION REQUIREMENTS OR CONDITIONS. THIS PERMIT IS VALID FOR FIVE YEARS FROM THE DATE ISSUED. SHOULD YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ROBERT COLE, CVCA REGULATIONS OFFICER.

The above reference property has been reviewed with regard to Ontario Regulation 159/06 the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation of the CVCA. A review of the application and information provided indicated that the subject property is within the CVCA's regulated area due to the floodplain of Paudash Lake, proximity to the Inlet Bay – Eastern Paudash Lake Wetland (PSW) and an unevaluated wetland. Every application is assessed on a site-specific basis on its own merits, while accounting for cumulative impacts on the Crowe Valley watershed.

CVCA Staff have attended the site several times in 2018 and 2019 including a site visit June 5, 2019 with both Mr. Suter and Mr. Dewing to assess the proposed build location, the shoreline wetland condition, and the extent of fill that had been placed prior to the O. Reg. 159/06.

It is our understanding that the application is for the following:

- a new residential duplex within 4m of a flood elevation (6m setback), 6m of an unnamed wetland <2ha (15m setback), and 16.5m from a Provincially Significant Wetland (PSW) (30m setback), on an infilled (fill placed before Regulations) vacant lot;
 - a ground level patio (no alteration of existing grade) within 1m of a flood elevation, 3m of a wetland <2ha, and 13.5m from a PSW;
 - a dock anchor along the shores of Paudash Lake, 10m from a wetland <2ha, adjacent to a PSW;
 - a septic being 4m from a flood elevation, 9m from a wetland <2ha, and 26m from a PSW; and,
 - the rehabilitation of a wetland <2ha cleaning up trash that has been deposited over many years.
-

A scoped environmental study was performed and provided to the CVCA and the MNRF biologists in the Bancroft District Office, and correspondence between the Biologist and the applicants was provided to the CVCA where the MNRF states they have no concerns about potential impact to the PSW with regards to the proposed works. Additionally, due to the requirement to have permits in place to pursue funding/finance the commercial endeavour of this and the works proposed under permit 166/19 it is requested that the permit be valid for five years instead of the standard two-year validity.

This could not be permitted through the Policy Manual and required a hearing before the CVCA Board of Directors on November 21, 2019. After deliberation following the review of the staff report on the application and presentations by both Authority staff and the Mr. Merlin Dewing representing both applicants the Board brought forth and passed the following motion:

Motion H 15/19: That permits #166/19 and 167/19, submitted by Mr. Merlin Dewing and Mr. Brian Suter, to construct a new dwelling, septic and dock be approved with a 5-year extension and the appropriate sediment and erosion control measures be installed as per normal permit conditions for this type of development. In addition, the Board strongly encourages the applicants install an improved waste water management system (eg. Waterloo Biofilter System).

Based on the information submitted and the presentation/testimony of agents on your behalf, CVCA the proposed works are approved in principle provided the following conditions are met. The proponent must:

1. **Meet all required Municipal requirements and setbacks as well as have any necessary approval, if required, from the Chief Building Official/Inspector before any work can be done.**
 2. **Adhere to the following Sediment and Erosion Control Requirements**
 - a. **Construction or excavation that occurs within a regulated area must be mitigated to prevent entry of sediments into the floodplain, wetland area or an adjacent watercourse. As required, sediment and erosion control measures shall be implemented prior to, during, and after the work phase to prevent entry of sediment into the aforementioned areas;**
 - b. **The applicant shall be responsible to put in place effective sediment and erosion control system. The silt fence barrier must be stretched tight when installing the material and the bottom edge buried a minimum of 150 mm (6") with compaction of the excavated backfill. Diagonal bracing of the posts is recommended where deep ponding is experienced or anticipated;**
 - c. **The applicant shall be responsible to monitor sediment and erosion controls daily and upgrade if necessary, to ensure they remain effective during all types of flow and storm events.**
 - d. **Sediment and erosion control measures should remain in place until the site has stabilized.**
 3. **Ensure that all activities, including maintenance procedures, are controlled to prevent the entry of petroleum products, debris, rubble, concrete or other deleterious substance into the water.**
 4. **Ensure vehicular refueling and maintenance is conducted away from the water.**
 5. **Ensure that absorbent materials are on hand to mitigate the effects of any petroleum based spills.**
 6. **Ensure that all fill that is temporarily stored on site before and during construction must be independently surrounded by appropriate sediment and erosion controls.**
 7. **Ensure that all debris resulting from the construction, including large pieces of wood, stumps, excess fill, garbage, be removed from the site.**
 8. **Ensure all excavated material is removed from the CVCA regulated area.**
 9. **Ensure only clean fill be used.**
-

10. Ensure that construction will not be undertaken during periods of high flow or flooding, or during the spring runoff. This will minimize erosion as well as simplify construction.
11. Ensure areas cleared of vegetation are re-vegetated with native species. The Authority may inspect the conditions before finalizing construction.
12. Ensure all works are constructed as per submitted documentation and subsequent information provided.
13. Notify the Authority at the start and completion of the project in order for staff to inspect the site if necessary.
14. Ensure that the approved permit letter is posted on the property.
15. Make all contractors involved in any activities related to the proposed works aware of the above conditions.

An additional board specific condition is that:

1. **The proponent must investigate/pursue an alternative waste water treatment system (ex. Waterloo Biofilter System or equivalent) and the Board strongly encourages the proponents to utilize an alternative if feasible.**

You are reminded that the granting of this permit does not remove your responsibility to obtain any necessary additional permits from other agencies or government bodies. It is also important to note that this permit does not override any other permit or setback requirements from other agencies. In the case of a conflict between setback requirements the most restrictive will apply.

Please be advised that any departure from these conditions and the submitted documentation without prior written approval from the CVCA will constitute a violation of this permit and may result in legal action in accordance with Section 28 of the *Conservation Authorities Act*. Should your plans change regarding the specifications and location of the projects described please contact this office for an amendment to be issued accordingly.

If you object to any conditions of this permit letter you may, within 30 days of receiving the permit and reasons under subsection (14), appeal to the Ontario Mining and Lands Commissioner who may refuse the permission; or grant permission, with or without conditions. For your information, should you wish to exercise your right to appeal the decision, a letter by you or your agent/counsel setting out your appeal must be sent within 30 days of receiving this decision addressed to:

Daniel Pascoe
Registrar/Mediator
Ontario Mining and Lands Commissioner
655 Bay Street, Suite 1500
Toronto, Ontario M5G 1E5
Tel: (416) 314-2324

If you require any further assistance please do not hesitate to contact this office.

Best regards,



Robert Cole
Regulations Officer
613-472-3137
robert.cole@crowevalley.com

CC: Scott Richardson – Chief Building Official – Township of Faraday (email)

Appendix B – 2022 Permit Application



188/22.
Date Received Jun-27/22.

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)		
Property Owner's Name(s): Arpit Jain and Manav Manav		
Mailing Address (Street, P.O. Box) 82 Romanelli Crescent	City Bradford	Postal Code L3Z0X7
Telephone: Home	Work	Mobile 705.816.5675
Email arpitjainoswal@gmail.com		
Agent's Name(s): <i>*property owner's letter of authorization or signature to be attached</i>		
Mailing Address (Street, P.O. Box)	City Bradford	Postal Code
Telephone: Home	Work	Mobile
Email		

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

Have you contacted the municipality to determine if a Planning Act application is applicable? Yes No

Is a Planning Act application (minor variance, zoning by-law amendment) required for this development? Yes No

Location of Proposed Works (please ensure a map and driving directions are attached)		
Lot 59 29	Concession RCP2260 9	Municipality Faraday
Municipal Street Address 15 Paudash Lake Road		
Assessment Roll Number 1258-000-015-21900.	Watercourse/Waterbody Lower Paudash Lake	
Existing Land Use (vacant, residential, etc.) Vacant Waterfront	Proposed Land Use Waterfront Residential	

This application must be accompanied by TWO COPIES of a detailed site plan and payment of a processing fee as determined by the Conservation Authority. The site plan MUST include the following information:

1. General location of property in relation to roads, etc.
2. Location and dimensions of all existing structures on property and a survey 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 opening if applicable.

Description of Works (please check all that apply)	
Construction of a Structure <input checked="" type="checkbox"/>	Interference with a Wetland <input type="checkbox"/>
Alter, Add to or Renovate a Structure <input type="checkbox"/>	Pond Construction, cleanout or repair <input type="checkbox"/>
Install a Septic System (please indicate type and volume of fill below) <input checked="" type="checkbox"/>	Watercourse Crossing (culvert, bridge) <input type="checkbox"/>
Place or Remove Fill Material (please indicate type and volume of fill below) <input type="checkbox"/>	Shoreline Protection (please indicate length of shoreline affected below) <input type="checkbox"/>
Type and Volume of Fill (m ³)	Length of Shoreline Affected (m)
Other	
What is the purpose of the work? Scope of work is to build a cottage on this vacant land. The proposed structure is attached with the application. Clearing up the land of existing vegetation, some broken down trees and keeping the healthy ones as is. There was an existing permit on this land valid upto 2024. The new owners want to keep the plan as is and build according to the previously approved plan. All related documents will be provided for reference.	
Proposed Start Date: 15.09.2022	Completion Date: 31.02.2023

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) Arpit Jain 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: 27.07.2022

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 property of the CVCA 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.

Tuesday, December-17-19

Brian Suter and Merline Dewing
1042 Samawaska Dr.
RR3 Bancroft, On
K0L 1C0



Crowe Valley
C o n s e r v a t i o n

P.O Box 416, 70 Hughes Lane Phone: 613-472-3137
Marmora, ON Fax: 613-472-5516
K0K 2M0 www.crowevalley.com

Dear Mr. Suter and Mr. Dewing,

RE: NOTICE OF DECISION - Applications 166/19 and 167/19
Hearing Pursuant to Section 28 (12) of the Conservation Authorities Act
Proposed development including a dwelling, septic, and building expansion on
Paudash Lake.
11 Paudash Lake Road and adjacent lot, Part Lot 29, Concession 9, Township of Faraday

BY REGISTERED MAIL

In accordance with the requirement of the *Conservation Authorities Act* the Crowe Valley Conservation Authority provides the following Notice of Decision:

On November 21, 2019 the Watershed Advisory Board approved your application with conditions. The Boards resolution is provided below:

Motion H 15/19: That permits #166/19 and 167/19, submitted by Mr. Merlin Dewing and Mr. Brian Suter, to construct a new dwelling, septic and dock be approved with a 5-year extension and the appropriate sediment and erosion control measures be installed as per normal permit conditions for this type of development. In addition, the Board strongly encourages the applicants install an improved waste water management system (eg. Waterloo Biofilter System).

Please note that this decision is based on the Boards opinion that the dwelling and accessory developments are not at risk of being unsafe due to flooding or erosion hazards, or of negatively impacting the ecologic or hydraulic functions of the adjacent wetlands despite it not following the setbacks described in the CVCA approved policies.

In accordance with Section 8 (15) of the *Conservation Authorities Act*, an applicant who has been refused permission or objects to conditions imposed on a permission may, within 30 days of receiving the reasons under subsection (14), appeal to the Ontario Mining and Lands Commissioner who may refuse the permission; or grant permission, with or without conditions. For your information, should you wish to exercise your right to appeal the decision, a letter by you or your agent/counsel setting out your appeal must be sent within 30 days of receiving this decision addressed to:

Daniel Pascoe
Registrar/Mediator
Ontario Mining and Lands Commissioner
655 Bay Street, Suite 1500
Toronto, Ontario M5G 1E5
Tel: (416) 314-2324

Should you require any further information, please do not hesitate to contact Robert Cole, Regulations Officer, or the undersigned.

Yours truly,

Tim Pidduck
General Manager/Secretary Treasurer
613-472-3137

Tuesday, December-17-19

Brian Suter and Merline Dewing
1042 Samawaska Dr.
RR3 Bancroft, On
KOL 1C0



Crowe Valley
C o n s e r v a t i o n

P.O Box 416, 70 Hughes Lane Phone: 613-472-3137
Marmora, ON Fax: 613-472-5516
K0K 2M0 www.crowevalley.com

Dear Mr. Suter and Mr. Dewing,

RE: CVCA BOARD APPROVED PERMIT APPLICATION NO: 166/19

Proposed construction of a duplex, patio, septic system and dock, and the restoration of a wetland area. Property is located adjacent to 11 Paudash Lake Road, Lot 29, Concession 5, in Faraday Township.
ARN: 1258-000-015-21900

ATTENTION: IT IS IMPORTANT THAT YOU READ AND UNDERSTAND THE CONTENTS OF THIS LETTER. IT IS ALSO IMPORTANT THAT YOU AND YOUR CONTRACTOR ARE AWARE OF ANY SPECIAL MITIGATION REQUIREMENTS OR CONDITIONS. THIS PERMIT IS VALID FOR FIVE YEARS FROM THE DATE ISSUED. SHOULD YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ROBERT COLE, CVCA REGULATIONS OFFICER.

The above reference property has been reviewed with regard to Ontario Regulation 159/06 the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation of the CVCA. A review of the application and information provided indicated that the subject property is within the CVCA's regulated area due to the floodplain of Paudash Lake, proximity to the Inlet Bay – Eastern Paudash Lake Wetland (PSW) and an unevaluated wetland. Every application is assessed on a site-specific basis on its own merits, while accounting for cumulative impacts on the Crowe Valley watershed.

CVCA Staff have attended the site several times in 2018 and 2019 including a site visit June 5, 2019 with both Mr. Suter and Mr. Dewing to assess the proposed build location, the shoreline wetland condition, and the extent of fill that had been placed prior to the O. Reg. 159/06.

It is our understanding that the application is for the following:

- a new residential duplex within 4m of a flood elevation (6m setback), 6m of an unnamed wetland <2ha (15m setback), and 16.5m from a Provincially Significant Wetland (PSW) (30m setback), on an infilled (fill placed before Regulations) vacant lot;
 - a ground level patio (no alteration of existing grade) within 1m of a flood elevation, 3m of a wetland <2ha, and 13.5m from a PSW;
 - a dock anchor along the shores of Paudash Lake, 10m from a wetland <2ha, adjacent to a PSW;
 - a septic being 4m from a flood elevation, 9m from a wetland <2ha, and 26m from a PSW; and,
 - the rehabilitation of a wetland <2ha cleaning up trash that has been deposited over many years.
-

A scoped environmental study was performed and provided to the CVCA and the MNRF biologists in the Bancroft District Office, and correspondence between the Biologist and the applicants was provided to the CVCA where the MNRF states they have no concerns about potential impact to the PSW with regards to the proposed works. Additionally, due to the requirement to have permits in place to pursue funding/finance the commercial endeavour of this and the works proposed under permit 166/19 it is requested that the permit be valid for five years instead of the standard two-year validity.

This could not be permitted through the Policy Manual and required a hearing before the CVCA Board of Directors on November 21, 2019. After deliberation following the review of the staff report on the application and presentations by both Authority staff and the Mr. Merlin Dewing representing both applicants the Board brought forth and passed the following motion:

Motion H 15/19: That permits #166/19 and 167/19, submitted by Mr. Merlin Dewing and Mr. Brian Suter, to construct a new dwelling, septic and dock be approved with a 5-year extension and the appropriate sediment and erosion control measures be installed as per normal permit conditions for this type of development. In addition, the Board strongly encourages the applicants install an improved waste water management system (eg. Waterloo Biofilter System).

Based on the information submitted and the presentation/testimony of agents on your behalf, CVCA the proposed works are approved in principle provided the following conditions are met. The proponent must:

1. **Meet all required Municipal requirements and setbacks as well as have any necessary approval, if required, from the Chief Building Official/Inspector before any work can be done.**
 2. **Adhere to the following Sediment and Erosion Control Requirements**
 - a. **Construction or excavation that occurs within a regulated area must be mitigated to prevent entry of sediments into the floodplain, wetland area or an adjacent watercourse. As required, sediment and erosion control measures shall be implemented prior to, during, and after the work phase to prevent entry of sediment into the aforementioned areas;**
 - b. **The applicant shall be responsible to put in place effective sediment and erosion control system. The silt fence barrier must be stretched tight when installing the material and the bottom edge buried a minimum of 150 mm (6") with compaction of the excavated backfill. Diagonal bracing of the posts is recommended where deep ponding is experienced or anticipated;**
 - c. **The applicant shall be responsible to monitor sediment and erosion controls daily and upgrade if necessary, to ensure they remain effective during all types of flow and storm events.**
 - d. **Sediment and erosion control measures should remain in place until the site has stabilized.**
 3. **Ensure that all activities, including maintenance procedures, are controlled to prevent the entry of petroleum products, debris, rubble, concrete or other deleterious substance into the water.**
 4. **Ensure vehicular refueling and maintenance is conducted away from the water.**
 5. **Ensure that absorbent materials are on hand to mitigate the effects of any petroleum based spills.**
 6. **Ensure that all fill that is temporarily stored on site before and during construction must be independently surrounded by appropriate sediment and erosion controls.**
 7. **Ensure that all debris resulting from the construction, including large pieces of wood, stumps, excess fill, garbage, be removed from the site.**
 8. **Ensure all excavated material is removed from the CVCA regulated area.**
 9. **Ensure only clean fill be used.**
-

10. Ensure that construction will not be undertaken during periods of high flow or flooding, or during the spring runoff. This will minimize erosion as well as simplify construction.
11. Ensure areas cleared of vegetation are re-vegetated with native species. The Authority may inspect the conditions before finalizing construction.
12. Ensure all works are constructed as per submitted documentation and subsequent information provided.
13. Notify the Authority at the start and completion of the project in order for staff to inspect the site if necessary.
14. Ensure that the approved permit letter is posted on the property.
15. Make all contractors involved in any activities related to the proposed works aware of the above conditions.

An additional board specific condition is that:

1. The proponent must investigate/pursue an alternative waste water treatment system (ex. Waterloo Biofilter System or equivalent) and the Board strongly encourages the proponents to utilize an alternative if feasible.

You are reminded that the granting of this permit does not remove your responsibility to obtain any necessary additional permits from other agencies or government bodies. It is also important to note that this permit does not override any other permit or setback requirements from other agencies. In the case of a conflict between setback requirements the most restrictive will apply.

Please be advised that any departure from these conditions and the submitted documentation without prior written approval from the CVCA will constitute a violation of this permit and may result in legal action in accordance with Section 28 of the *Conservation Authorities Act*. Should your plans change regarding the specifications and location of the projects described please contact this office for an amendment to be issued accordingly.

If you object to any conditions of this permit letter you may, within 30 days of receiving the permit and reasons under subsection (14), appeal to the Ontario Mining and Lands Commissioner who may refuse the permission; or grant permission, with or without conditions. For your information, should you wish to exercise your right to appeal the decision, a letter by you or your agent/counsel setting out your appeal must be sent within 30 days of receiving this decision addressed to:

Daniel Pascoe
Registrar/Mediator
Ontario Mining and Lands Commissioner
655 Bay Street, Suite 1500
Toronto, Ontario M5G 1E5
Tel: (416) 314-2324

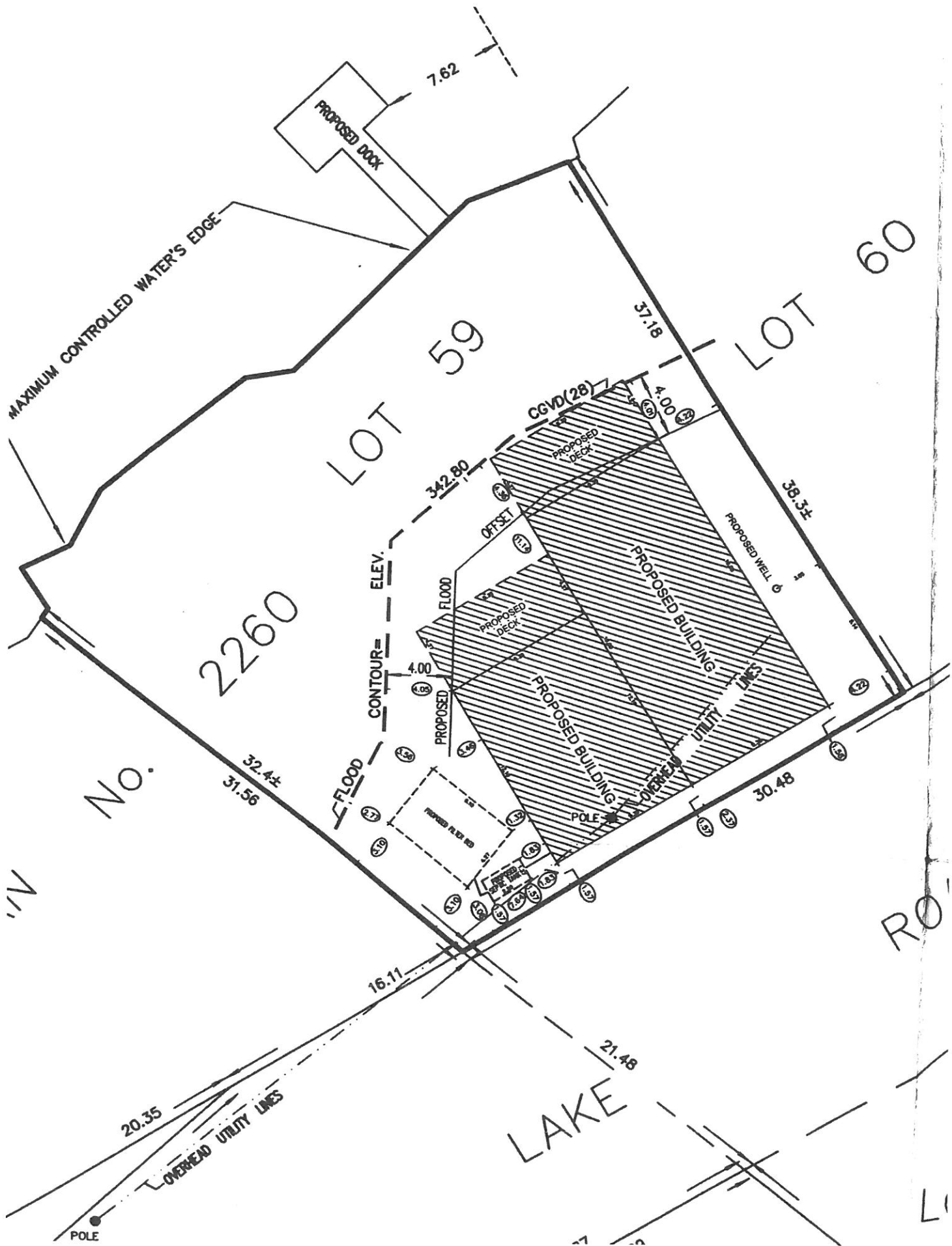
If you require any further assistance please do not hesitate to contact this office.

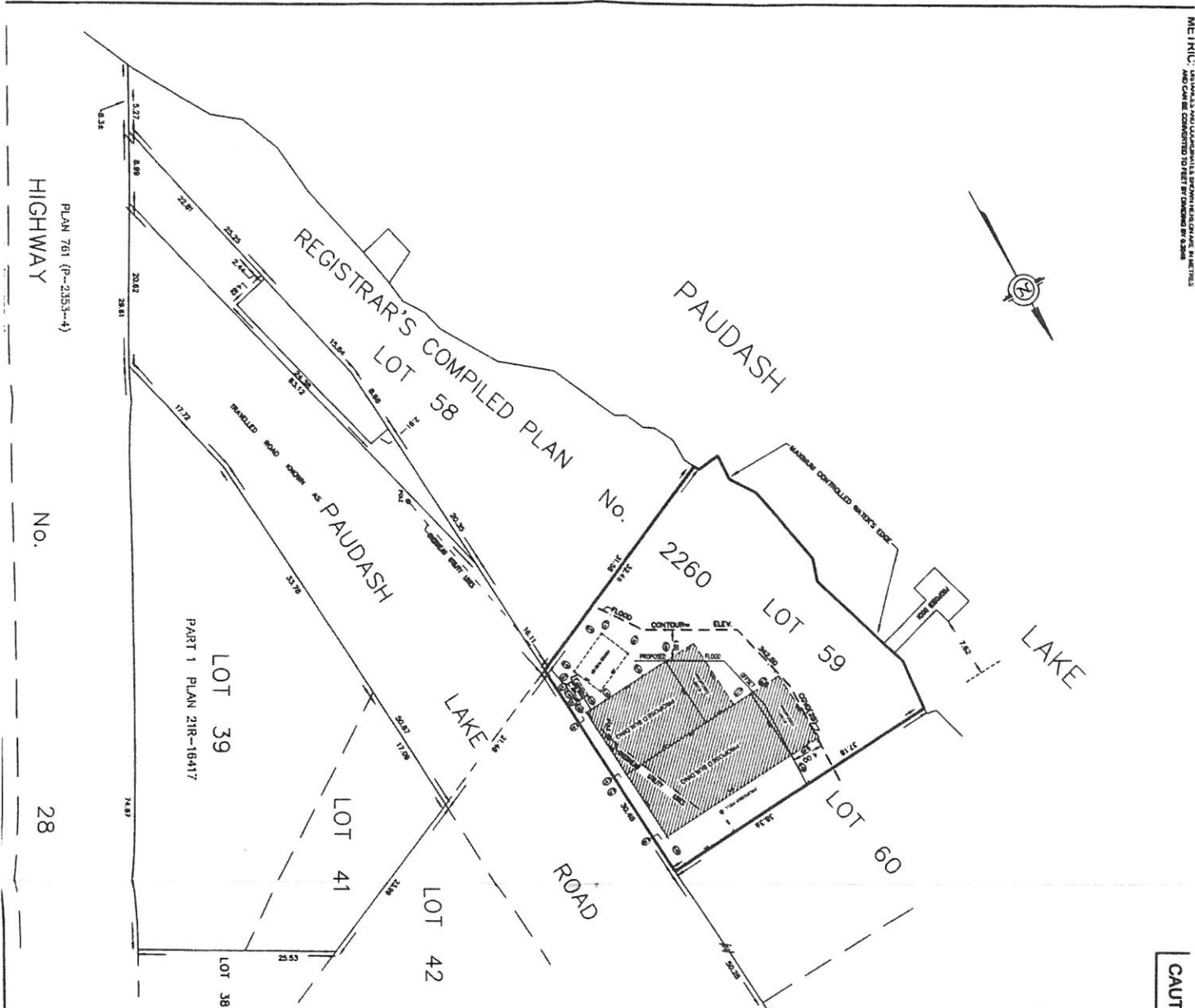
Best regards,



Robert Cole
Regulations Officer
613-472-3137
robert.cole@crowevalley.com

CC: Scott Richardson – Chief Building Official – Township of Faraday (email)





CAUTION: THIS IS NOT A PLAN OF SURVEY

RESIDENTIAL

SITE PLAN SHOWING
PROPOSED DEVELOPMENT AT
11 PAUDASH LAKE ROAD

COUNTY OF HASTINGS



DATE: DECEMBER 20 2018

LEGEND
 (Symbol) EXISTING PROPOSED SETBACK

SITE STATISTICS
 LEGAL DESCRIPTION
 REGISTRAR'S COMPILED PLAN No. 2260
 SECTION 16, TOWNSHIP 22 NORTH, RANGE 10 WEST

CAUTION: THIS IS NOT A PLAN OF SURVEY
 BOUNDARY INFORMATION SHOWN ON THIS SITE PLAN HAS BEEN TAKEN FROM A
 PLAN OF SURVEY PREPARED BY A LICENSED SURVEYOR. THE BOUNDARY
 INFORMATION SHOWN ON THIS PLAN IS NOT TO BE USED FOR ANY PURPOSES OF TITLE
 OR AS EVIDENCE OF FACTS UNLESS IT IS USED IN CONNECTION WITH THE
 ORIGINAL SURVEY AND THE ORIGINAL SURVEYOR'S RECORDS.

LOT AREA: 10,000 sq. ft.
 AREA OF EXISTING BUILDING: 0 sq. ft.
 AREA OF PROPOSED BUILDING: 1,300 sq. ft.
 AREA OF PROPOSED BUILDING WITH SCREEN: 370 sq. ft.
 LOT COVERAGE PROPOSED BUILDING: 13.0%
 LOT COVERAGE PROPOSED BUILDING WITH SCREEN: 3.7%

JBF SURVEYORS
 41 CLARENCE ST. BOX 70
 LANSEDE, ON. N0L 2N0
 PHONE: 705-625-4118
 WWW.JBFSURVEYORS.COM
 REG. # 1189

PLAN 761 (P-2353-4)
 HIGHWAY

NO.

28

CAUTION: THIS IS NOT A PLAN OF SURVEY

METRIC: DISTANCES AND COORDINATES, HORIZONTAL AND VERTICAL, ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.281



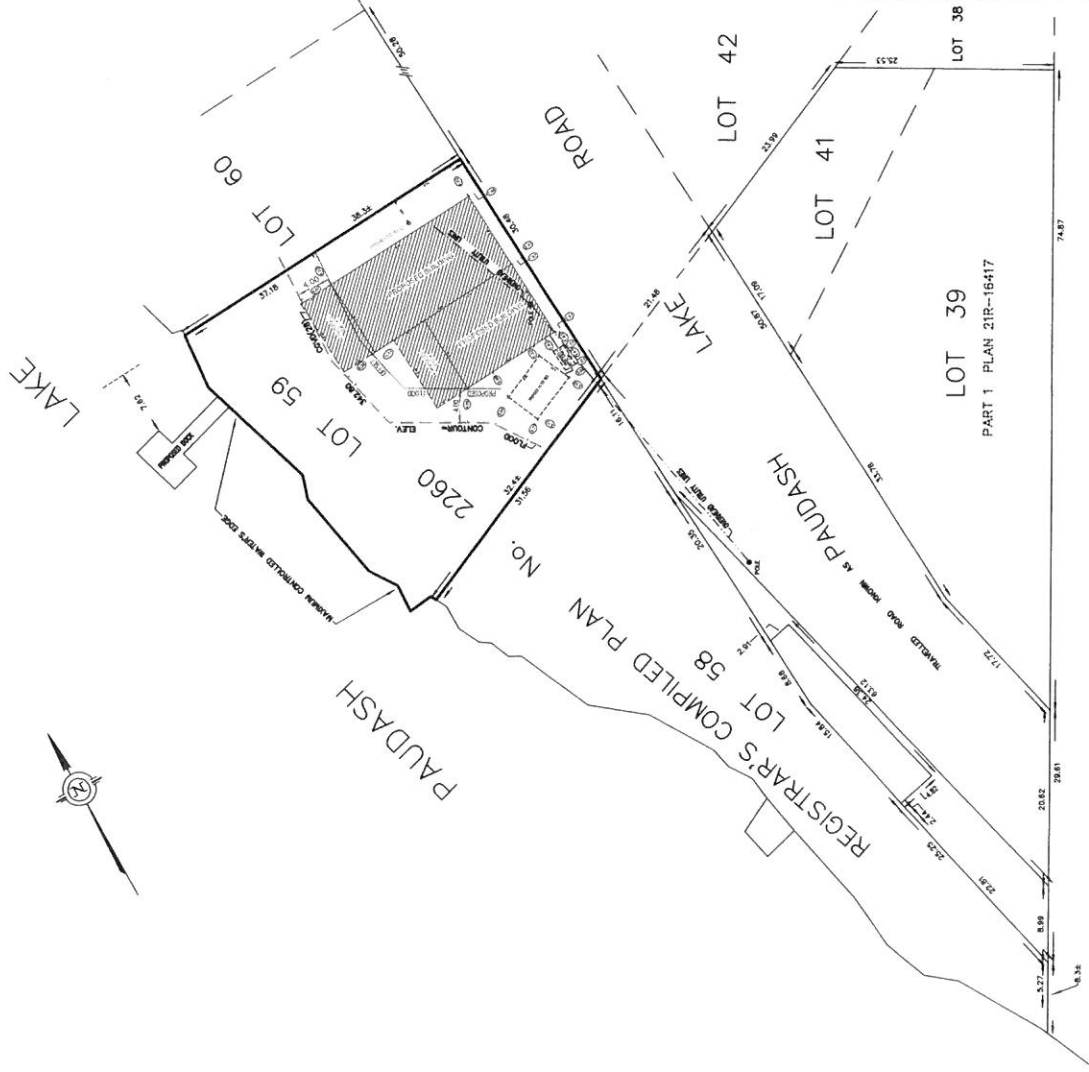
SITE PLAN SHOWING PROPOSED DEVELOPMENT AT 11 PAUDASH LAKE ROAD

COUNTY OF HASTINGS



DATE: DECEMBER 20 2018

LEGEND
⊕ INDICATES PROPOSED RETRACE



SITE STATISTICS
LEGAL DESCRIPTION
LOT 38 AS REGISTERED COMPARED IN PLAN No. 2260
REGISTERED TO: TOWNSHIP OF PAUDASH

CAUTION: THIS IS NOT A PLAN OF SURVEY
THIS PLAN IS A SUMMARY OF THE INFORMATION FROM A PLAN OF SURVEY PREPARED BY A LICENSED SURVEYOR DATED 20 JANUARY 2018.
THIS PLAN HAS BEEN CONDUCTED TO VERIFY THE INFORMATION SHOWN ON THIS PLAN.
THIS SITE PLAN SHOULD NOT BE UTILIZED FOR ANY TRANSFER OF TITLE OR INTEREST IN REAL PROPERTY.

LOT AREA: 1343.36 m.²
AREA OF EXISTING BUILDINGS: 0 m.²
LOT COVERAGE EXISTING BUILDINGS: 0%
AREA OF PROPOSED BUILDINGS WITH DECOR: 373.89 m.²
LOT COVERAGE PROPOSED BUILDINGS: 27.8%

JUBIF SURVEYORS
4 CLEMENT ST. BOX 79
WILSON, ONTARIO
PHONE: 705-562-2188
JUBIF@JUBIFSURVEYORS.COM
PROJ. # 4188

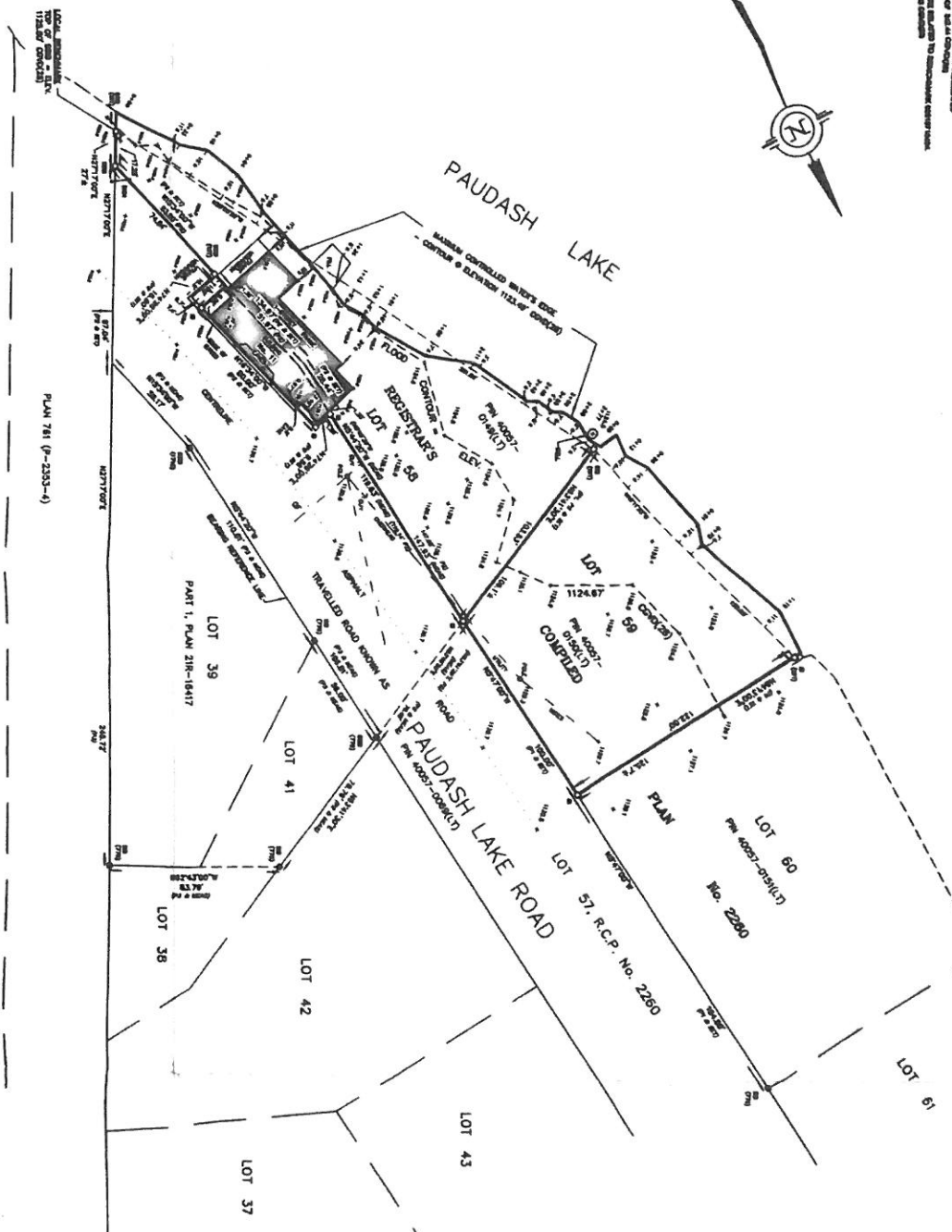
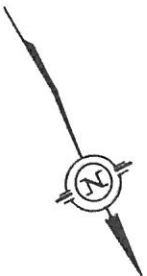
PLAN 761 (P--2353--4)
HIGHWAY
PLAN 761 (P--2353--1)

No.

28

LOT 39
PART 1 PLAN 21R-16417

MAP DATA:
 This plan and map were prepared by the Surveyor from data furnished by the landowner. The landowner warrants that the data is true and correct and that the boundaries shown on this plan and map are the boundaries of the land shown thereon.



PLAN OF SURVEY OF
LOTS 24 & 28
REGISTERED PLAN No. 2260
COMPILED PLAN No. 2260

PAUDASH LAKE ROAD
 LOT 24
 PART 1, PLAN 218-21094
 PART 2, PLAN 218-21094
 PART 3, PLAN 218-21094
 PART 4, PLAN 218-21094

LOT 28
 PLAN 741 (P-2353-4)
 PLAN 40037-0156(LU)
 PLAN 755 (P-2353-1)

LOT 36
 LOT 37
 LOT 38
 LOT 39
 LOT 40
 LOT 41
 LOT 42
 LOT 43

LOT 59
 LOT 60

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY OF
LOTS 24 & 28
REGISTERED PLAN No. 2260
COMPILED PLAN No. 2260
GEOGRAPHIC TOWNSHIP OF FARADAY
COUNTY OF HARTMAN

SCALE 1 INCH = 20 FEET

PART 2 - REPORT SUMMARY
 The following is a summary of the information contained in this report:
 1. The subject is a parcel of land located in the Township of Faraday, County of Hartman, Saskatchewan, Canada.
 2. The subject is a parcel of land located in the Township of Faraday, County of Hartman, Saskatchewan, Canada.
 3. The subject is a parcel of land located in the Township of Faraday, County of Hartman, Saskatchewan, Canada.
 4. The subject is a parcel of land located in the Township of Faraday, County of Hartman, Saskatchewan, Canada.

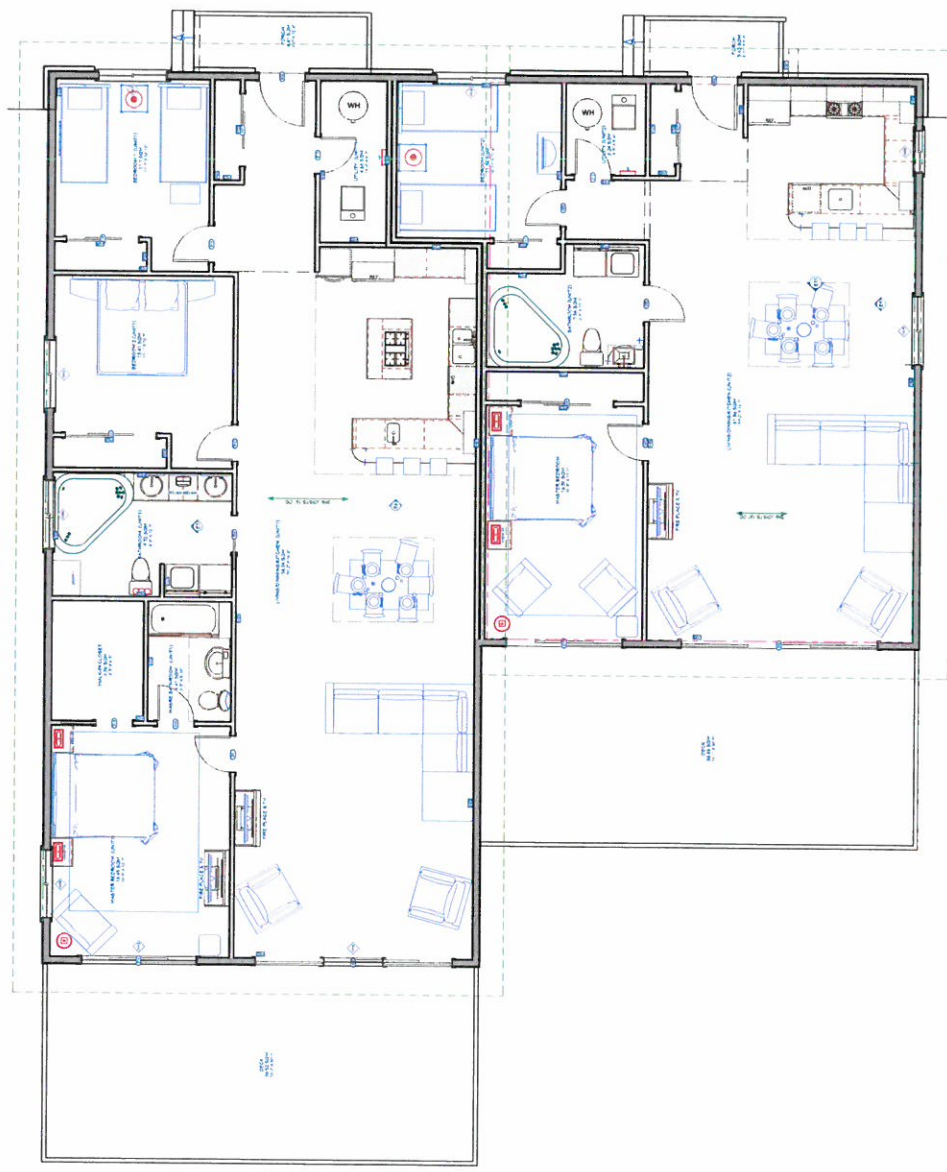
SURVEYOR'S CERTIFICATE
 I, the undersigned, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original records of the Surveyor General of Saskatchewan, and that the same have been examined and found to be correct.

J. & B. STEWART SURVEYORS
 2630923

LEGEND
 1. Dotted line indicates boundary of adjacent owner.
 2. Solid line indicates boundary of subject.
 3. Dashed line indicates boundary of subject.
 4. Solid line with dots indicates boundary of subject.
 5. Solid line with dashes indicates boundary of subject.
 6. Solid line with triangles indicates boundary of subject.
 7. Solid line with squares indicates boundary of subject.
 8. Solid line with circles indicates boundary of subject.
 9. Solid line with diamonds indicates boundary of subject.
 10. Solid line with stars indicates boundary of subject.



SPATIAL SEPARATION
 GLAZING AREA: M:
 PERIPHERAL WALL AREA: M:
 PERCENTAGE OF GLAZED WALL: %



MAIN FLOOR
 SCALE: 1/12"=1'-0"

HOM
 AND DESIGN
DRAFTING
 ARCHITECTURE • INTERIOR DESIGN • MECHANICAL • ELECTRICAL • PLUMBING

14 ASHDALE CRES
 BOWMANVILLE, ON
 289-355-4402
 CLINTON@HOMDESIGN.CO

GENERAL NOTES:

DRAWINGS ARE TO READ, NOT SCALED, DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO REVIEW. ALL DOCUMENTATION ARE FINAL UNLESS REVISED BY DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE ARE WITHIN THE EXCLUSIVE PROPERTY OF HOM DRAFTING AND DESIGN. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION:

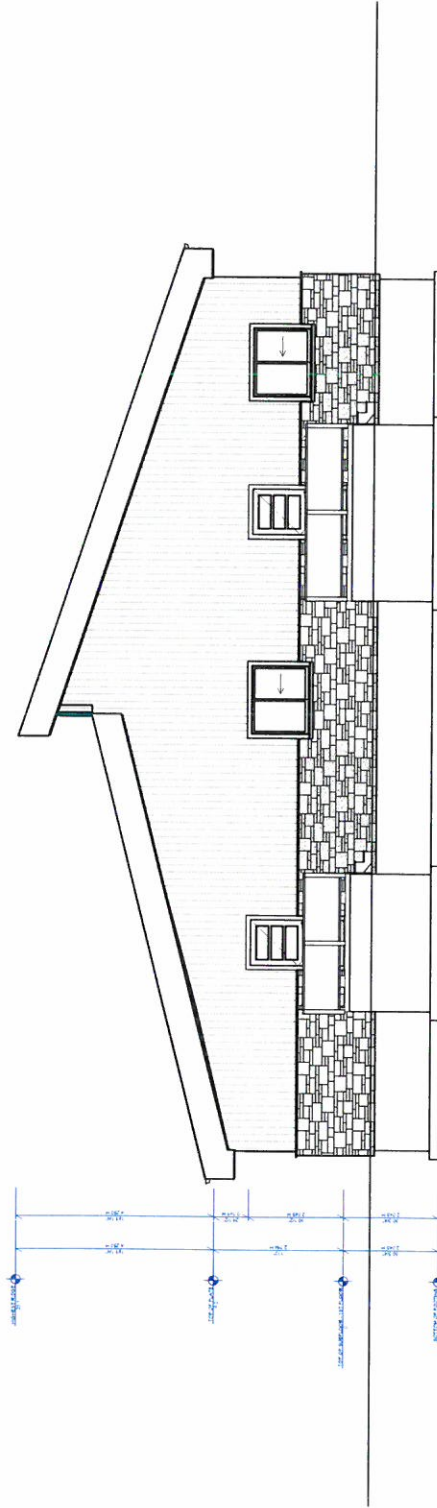
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME: HOM DRAFTING AND DESIGN
 DESIGN FIRM
 B.C.I.N. 119937
 B.C.I.N.

PROJECT NORTH:



DRAWING TITLE: AS INDICATED
 DRAWN BY: CE
 CHECKED BY: CE
 PROJECT NUMBER: 11 PAUDASH LAKE
 2020-31
 SCALE: AS INDICATED
 SHEET NO. A-1004



FRONT ELEVATION
(EAST)

HHOM
DESIGN & CONSTRUCTION
D DRAFTING
LEVEL BUILDING DESIGN & RECORD DRAWINGS

14 ASHDALE CRES
BOWMANVILLE, ON
289-355-4402
CLINTON@HHOMSOFTCA

GENERAL NOTES:

DRAWINGS ARE TO READ, NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED BY MAIL OF THE START OF CONSTRUCTION. THE DESIGNER OR PROJECT MANAGER SHALL BE RESPONSIBLE FOR ENSURING PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE ARE WITHIN THE EXCLUSIVE PROPERTY OF HOW DRAFTING AND DESIGN. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS, HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME	B.C.I.N.
HOW DRAFTING AND DESIGN	113937
DESIGN FIRM	B.C.I.N.

PROJECT NORTH:

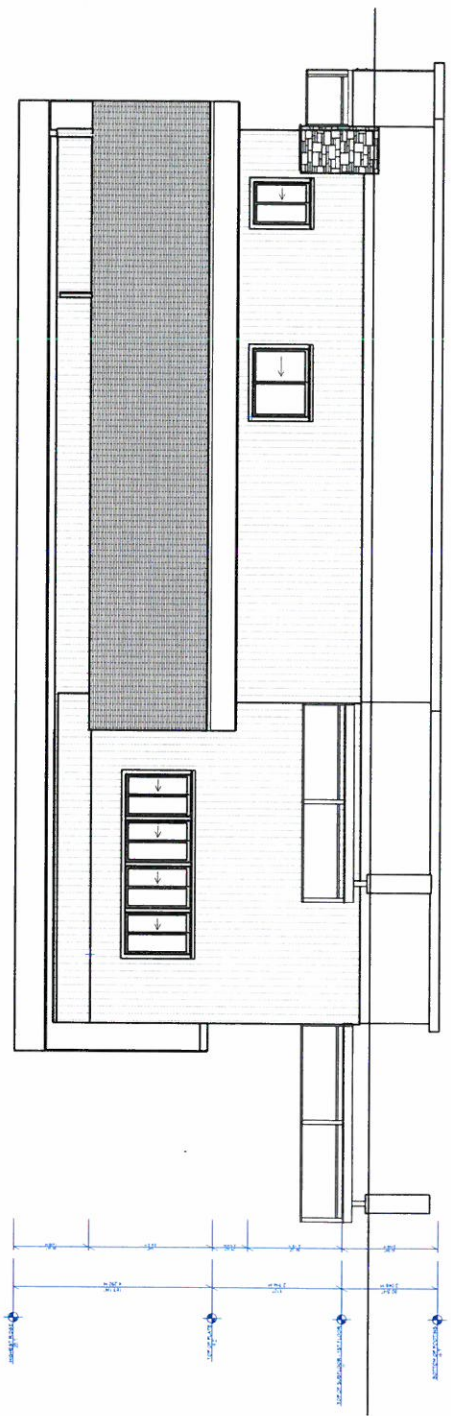


TRUE NORTH:



DRAWING TITLE: AS INDICATED
DRAWN BY: CE
CHECKED BY: CE
PROJECT ADDRESS: 11 PAUDASH LAKE
PROJECT NUMBER: 2020- 31
SCALE: AS INDICATED
SHEET NO.

A-1005



RIGHT SIDE ELEVATION
(SOUTH)

HHOM
AND DESIGN
D DRAFTING
DIV. DEVELOPING, DRAFTING & ARCHITECTURAL SERVICES

14 ASHDALE CRES
BOWMANVILLE, ON
289-355-4402
CLINTON@HHOMDESIGN.CA

GENERAL NOTES:

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QUALIFICATION INFORMATION:

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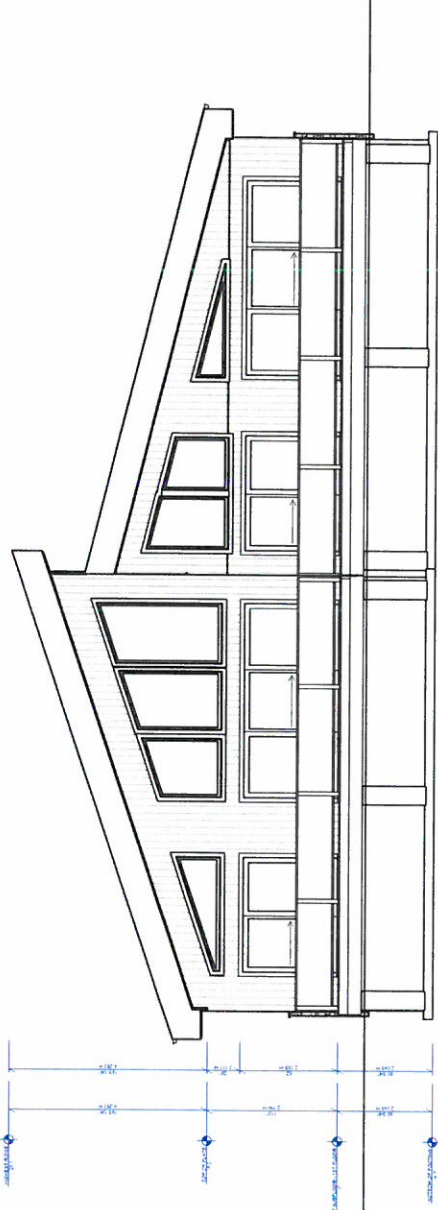
NAME	B.C.I.N.
HHOM DRAFTING AND DESIGN	113937
DESIGN FIRM	B.C.I.N.

PROJECT NORTH:

TRUE NORTH:

DRAWING TITLE: AS INDICATED
PROJECT ADDRESS: 14 ASHDALE CRES
PROJECT NUMBER: 2020-31
SHEET NO. AS INDICATED

A-1006



REAR ELEVATION (WEST)
SCALE: 1/8" = 1'

HHOM
DESIGN
DRAFTING
LEVEL: ARCHITECTURE
DESIGN CONSULTANTS

14 ASHDALE CRES
BOWMANVILLE, ON
289-355-4402
CLINTON@HHOMDESIGNCA

GENERAL NOTES:

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QUALIFICATION INFORMATION:

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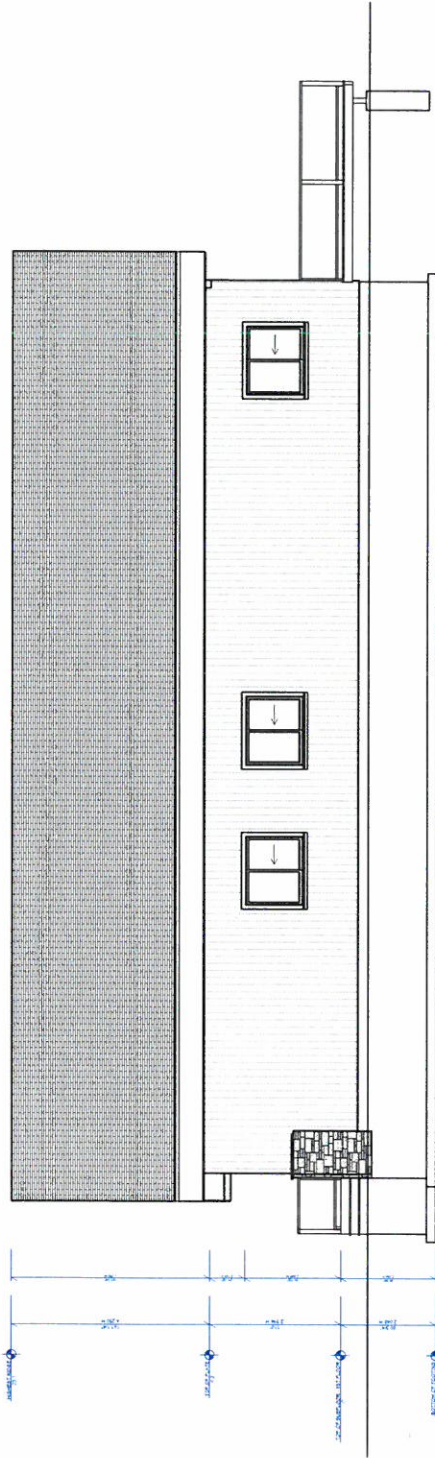
NAME	B.C.I.N.
HHOM DRAFTING AND DESIGN	11937
DESIGN FIRM	B.C.I.N.

PROJECT NORTH: TRUE NORTH:



DRAWING TITLE: AS INDICATED
DRAWN BY: CE
CHECKED BY: CE
PROJECT ADDRESS: 11 PAUDASH LAKE
PROJECT NUMBER: 2020-31
SCALE: AS INDICATED
SHEET NO.

A-1007



LEFT SIDE ELEVATION (NORTH)
SCALE: 1/8"=1'-0"

HHOM AND DESIGN
DRAFTING
 DIVA · DEVELOPING · EXISTING & ·
 DESIGNING · COMMUNITIES

14 ASHDALE CRES
 BOWMANVILLE, ON
 289-355-4402
 CLUNTON@HHOMDESIGN.CA

GENERAL NOTES:

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NAME	B.C.I.N.
HHOM DRAFTING AND DESIGN	113937
DESIGN FIRM	B.C.I.N.

PROJECT NORTH:

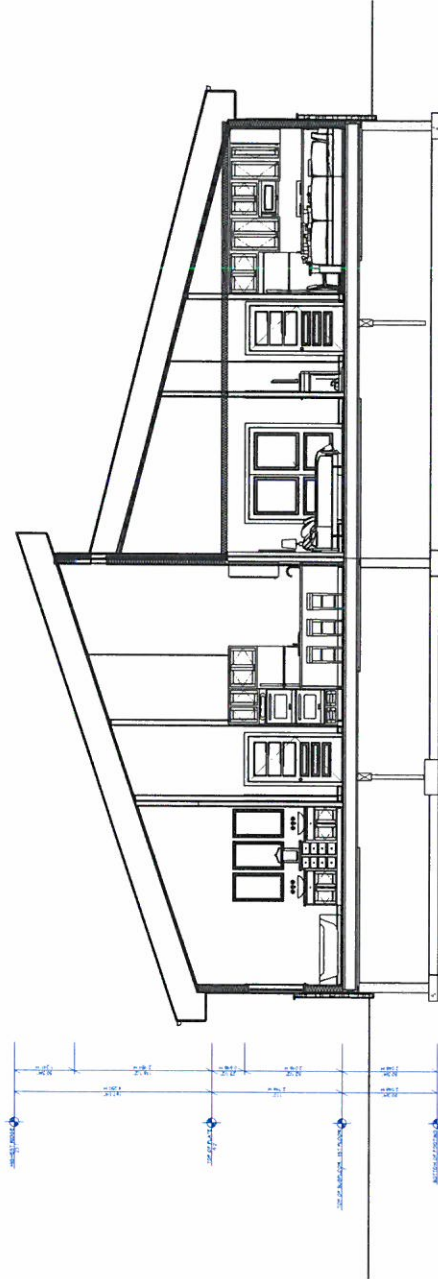


TRUE NORTH:



DRAWING TITLE: AS INDICATED
 DRAWN BY: CE
 PROJECT ADDRESS: 11 PAULDASH LAKE
 PROJECT NUMBER: 2020- 31
 SCALE: AS INDICATED
 SHEET NO.

A-1008



CROSS SECTION NS
SCALE 3/8"=1'

HHOM AND DESIGN
D DRAFTING
DRA. DEVELOPING, EXECUTING & RECORDING DRAWINGS

14 ASHDALE CRES
BOWMANVILLE, ON
289-355-4402
CLINTON@HHOMDESIGN.CA

GENERAL NOTES:

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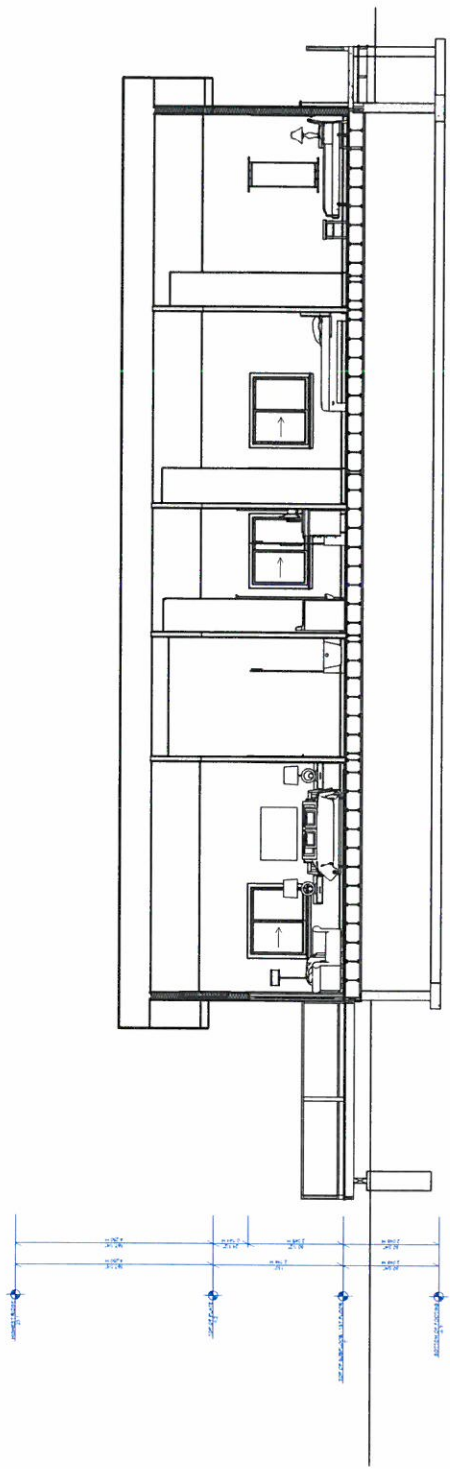
NAME	B.C.I.N.
HHOM DRAFTING AND DESIGN	113937
DESIGN FIRM	B.C.I.N.

PROJECT NORTH:

TRUE NORTH:

DRAWING TITLE: AS INDICATED
DESIGNED BY: CE
DRAWN BY: CE
CHECKED BY: CE
PROJECT ADDRESS: 11 PAUSDASH LAKE
PROJECT NUMBER: 2020-31
SCALE: AS INDICATED
SHEET NO.

A-1009



CROSS SECTION SE-UNIT1
SCALE: 3/16"=1'

HHOM
AND DESIGN
D DRAFTING
DEVL. DEVELOPING. EXECUTING & RECORDING DRAWINGS

14 ASHDALE CRES
BOWMANVILLE, ON
289-355-4402
CLINTON@HHOMDESIGN.CA

GENERAL NOTES:
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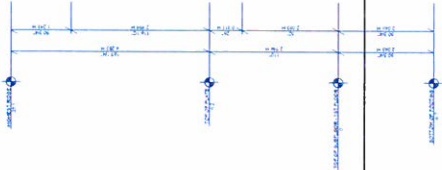
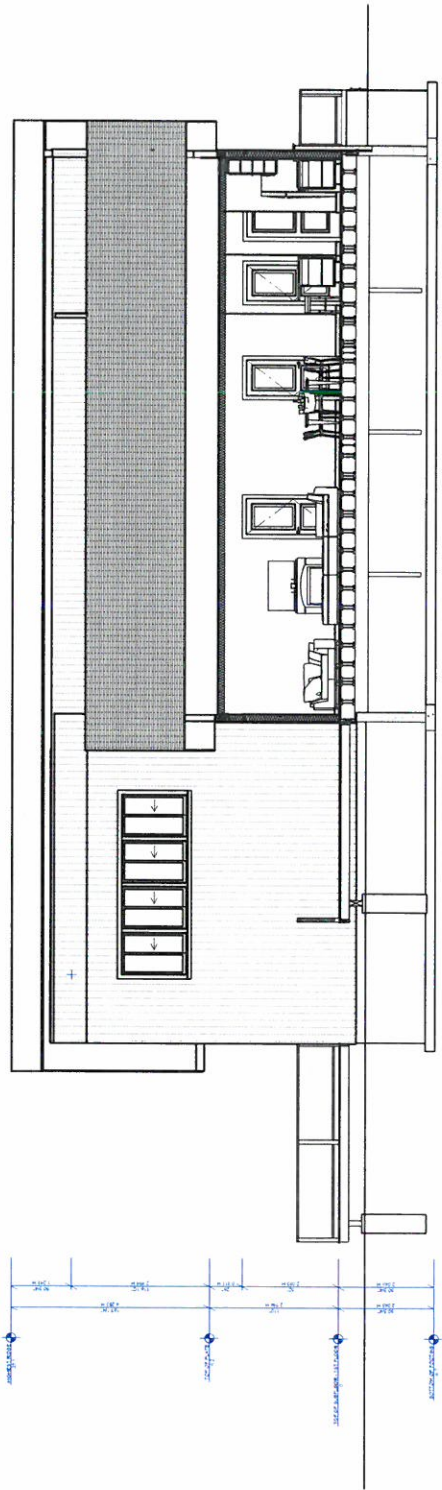
QUALIFICATION INFORMATION:
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS, HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME	B.C.I.N.
HHOM DRAFTING AND DESIGN	113937
DESIGN FIRM	B.C.I.N.

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: AS INDICATED
DRAWN BY: CL
PROJECT ADDRESS: 11 PAUQUASH LAKE
PROJECT NUMBER: 2020-31
SCALE: AS INDICATED
SHEET NO.

A-10010



CROSS SECTION SE-UNIT2
SCALE: 3/8"=1'

HOM
AND DESIGN
DRAFTING
DEVL. DEVELOPING, CALCULATING &
RECORDING COMPANIES

14 ASHDALE CRES
BOWMANVILLE, ON
289-355-4402
CLINTON@HOMDESIGN.CA

GENERAL NOTES:

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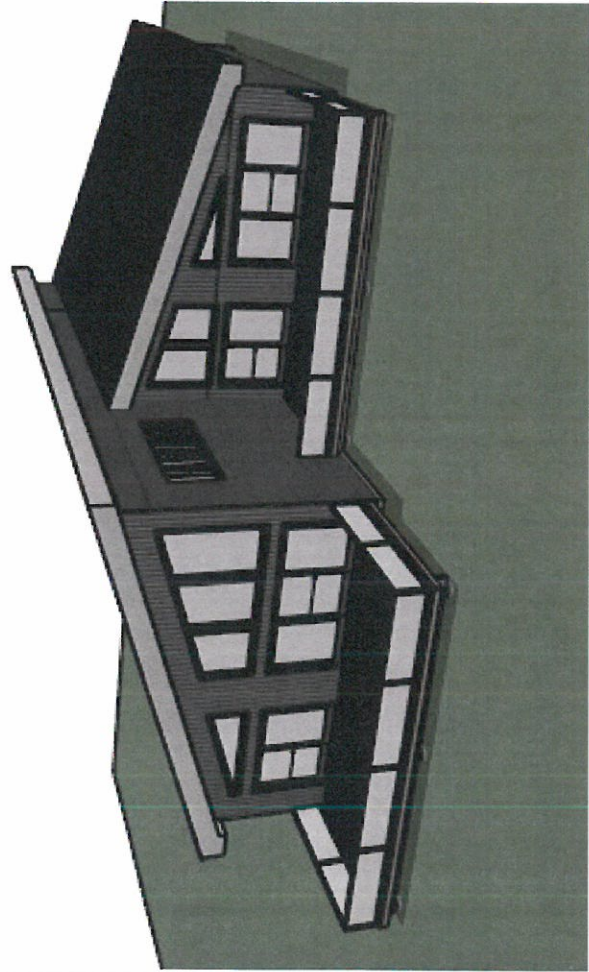
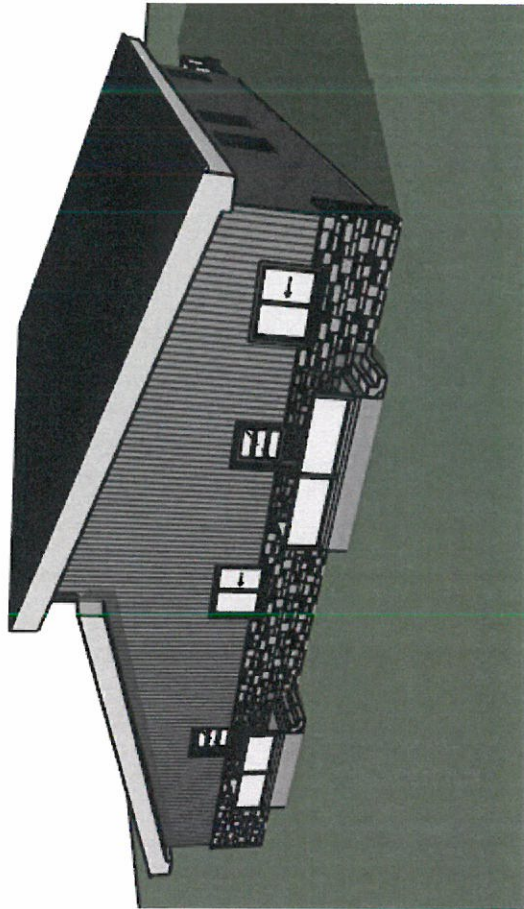
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HOM DRAFTING AND DESIGN	113937
DESIGN FIRM	B.C.I.N.

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: AS INDICATED
DRAWN BY: CE
CHECKED BY: CE
PROJECT ADDRESS: 11 PAUDASH LAKE
PROJECT NUMBER: 2020-31
SCALE: AS INDICATED
SHEET NO.

A-10011



PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: AS INDICATED
 DRAWN BY: CE
 CHECKED BY: CE
 PROJECT ADDRESS: 11 PAUDASH LAKE
 PROJECT NUMBER: 2020- 31
 SCALE: AS INDICATED
 SHEET NO. **A-10012**

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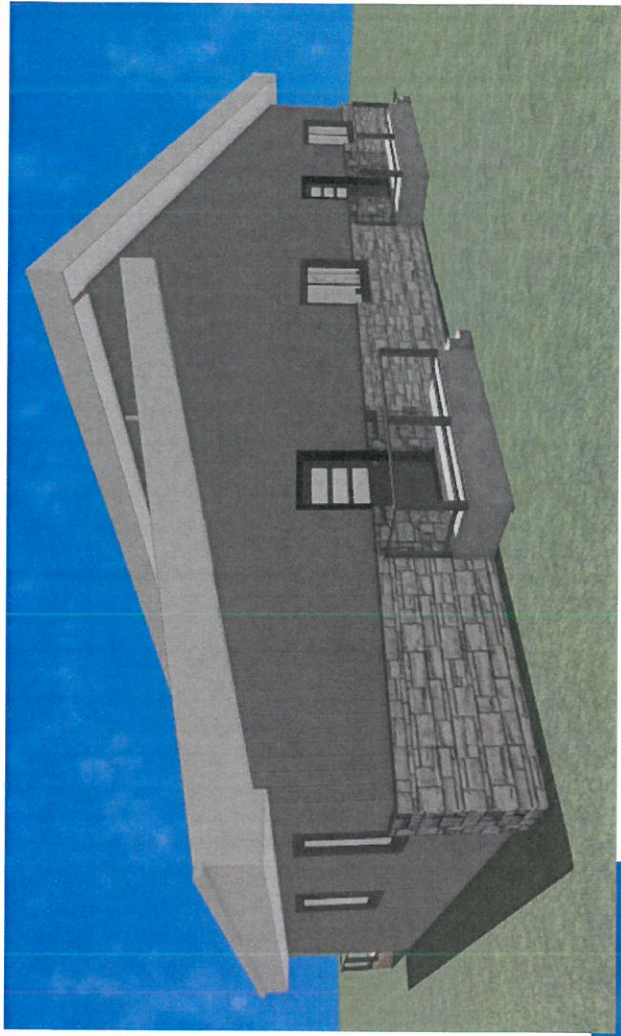
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14 ASHDALE CRES
 BOWMANVILLE, ON
 289-355-4402
 CLINTON@HOMDESIGN.CA

HOM AND DESIGN
DRAFTING
 DIV. DEVELOPING, EXECUTING & RECORDING COMPANIES



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BOWMANVILLE, ON
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HOM AND DESIGN
DRAFTING
DEVELOPING DRAWINGS & ARCHITECTURAL COMMENTS

PROJECT NORTH:  TRUE NORTH: 

DRAWING TITLE: AS INDICATED
DRAWN BY: CLINTON
PROJECT ADDRESS: 11 PAULASH LAKE
PROJECT NUMBER: 2020- 31
SCALE: AS INDICATED
SHEET NO.

A-10013









Paudash Lake

LOT 29

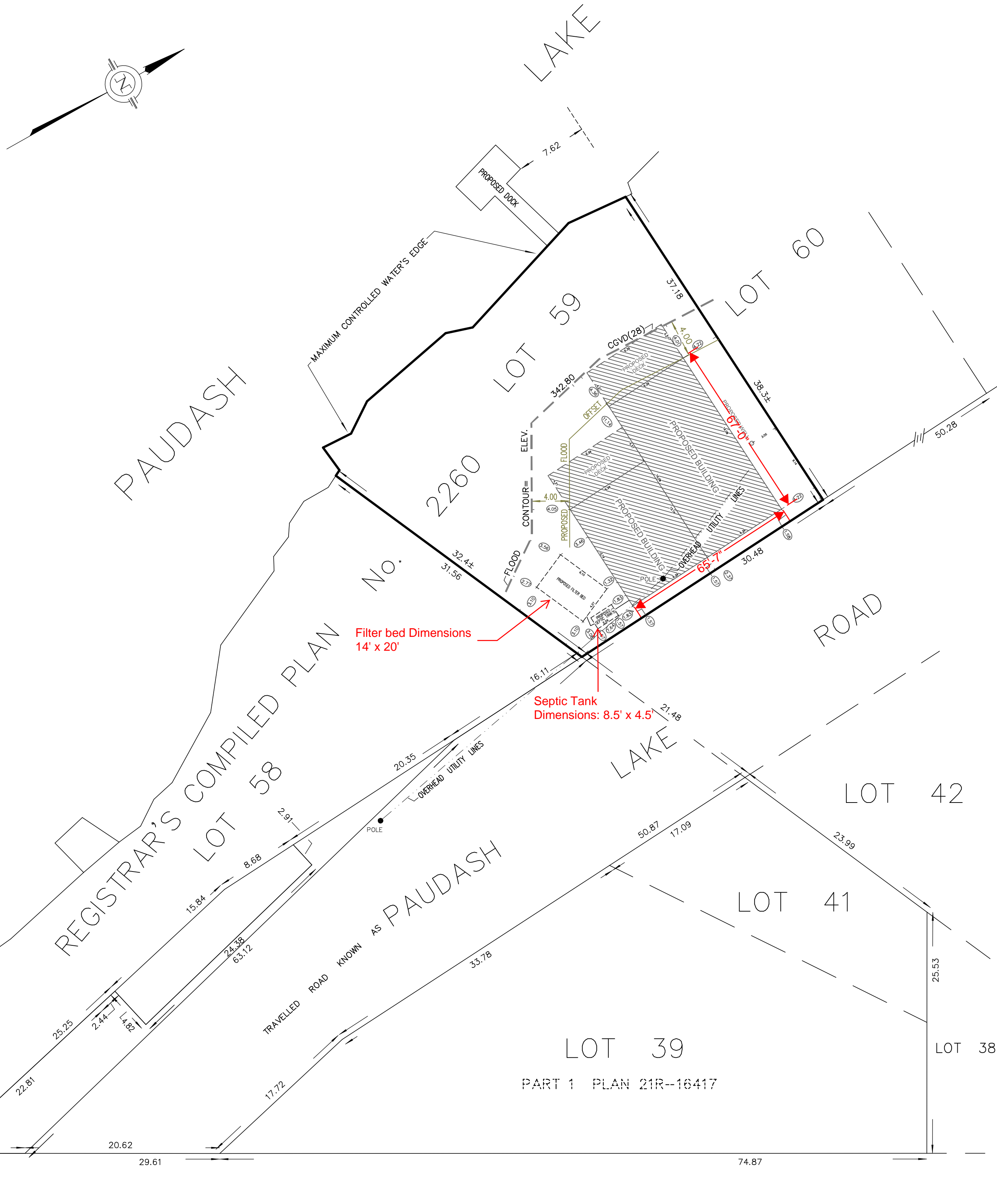
CON 9

Paudash Lake

Appendix C – Final Site Plan

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION: THIS IS NOT A PLAN OF SURVEY



**SITE PLAN SHOWING
PROPOSED DEVELOPMENT AT
11 PAUDASH LAKE ROAD**

COUNTY OF HASTINGS



SCALE: 1:300

DATE: DECEMBER 20 2018

LEGEND

Ⓢ DENOTES PROPOSED SETBACK

SITE STATISTICS

LEGAL DESCRIPTION

LOT No. 59
REGISTRAR'S COMPILED PLAN No. 2260
GEOGRAPHIC TOWNSHIP OF FARADY

CAUTION: THIS IS NOT A PLAN OF SURVEY

BOUNDARY INFORMATION SHOWN ON THIS SITE PLAN HAS BEEN TAKEN FROM A PLAN OF SURVEY PREPARED BY J.B. FLEGUEL SURVEYORS OLS, DATED 30 JANUARY 2018

NO NEW FIELD WORK HAS BEEN CONDUCTED TO VERIFY THE INFORMATION SHOWN ON THIS PLAN.

THIS SITE PLAN SHOULD NOT BE UTILIZED FOR ANY TRANSFER OF TITLE/ OWNERSHIP OR FINANCING ARRANGEMENTS.

LOT AREA: 1353.3 sq. m.

AREA OF EXISTING BUILDINGS: 0 sq. m.

LOT COVERAGE EXISTING BUILDINGS: 0%

AREA OF PROPOSED BUILDINGS WITH DECKS: 373.89 sq. m.

LOT COVERAGE PROPOSED BUILDINGS: 27.6%



JBF SURVEYORS
44 CLEMENTI ST., BOX 70
LAKEFIELD, ON K0L 2H0
PHONE: 705-652-6198
JBFLEGUEL@KAWARTHASURVEYOR.COM

PROJ. # 6149

PLAN 761 (P--2353--4)

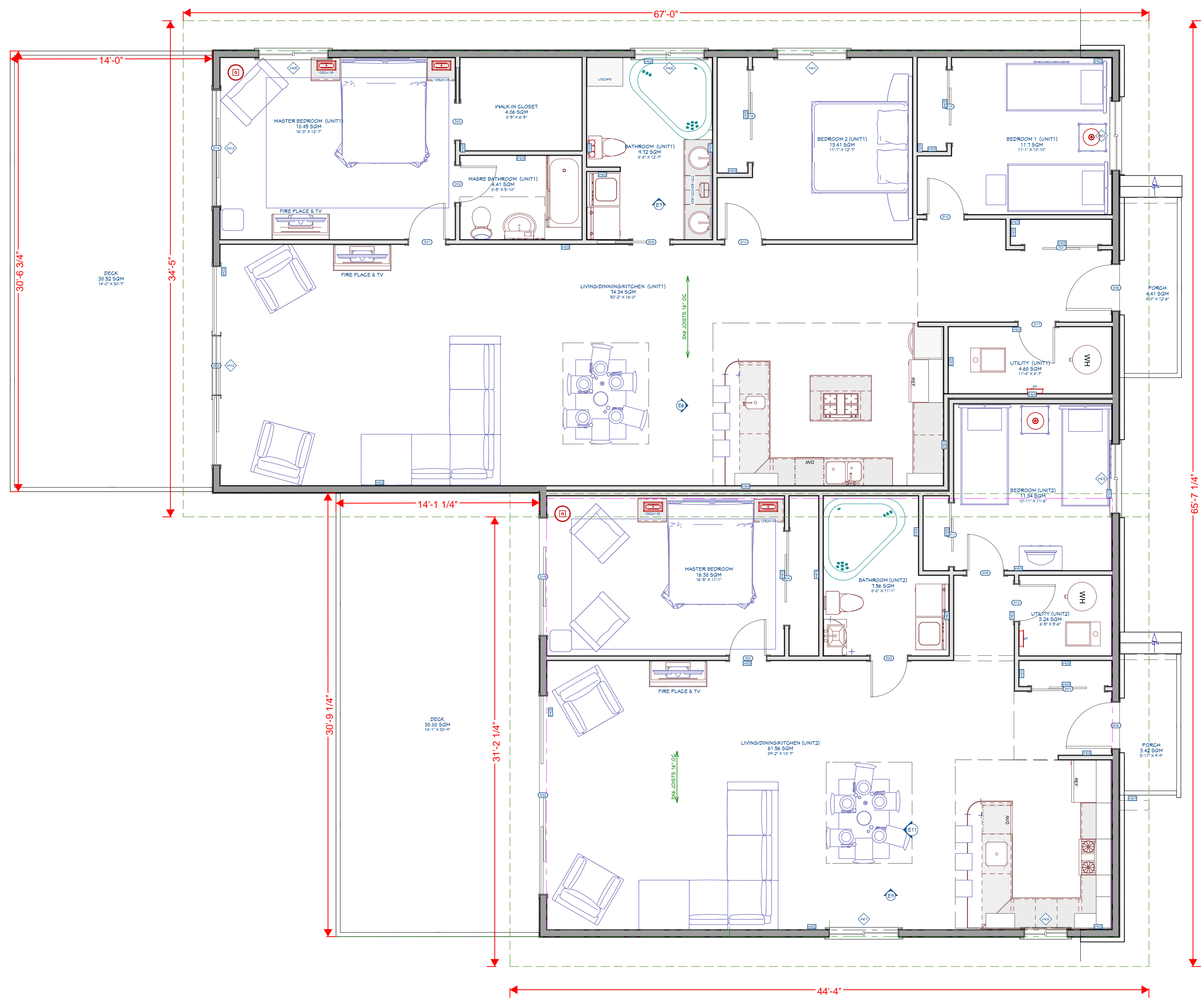
HIGHWAY

No.

28

PLAN 761 (P--2353--1)

SPATIAL SEPARATION	
GLAZING AREA:	M ²
PERIPHERAL WALL AREA:	M ²
PERCENTAGE OF GLAZED WALL:	%



MAIN FLOOR
SCALE 5/32"=1"

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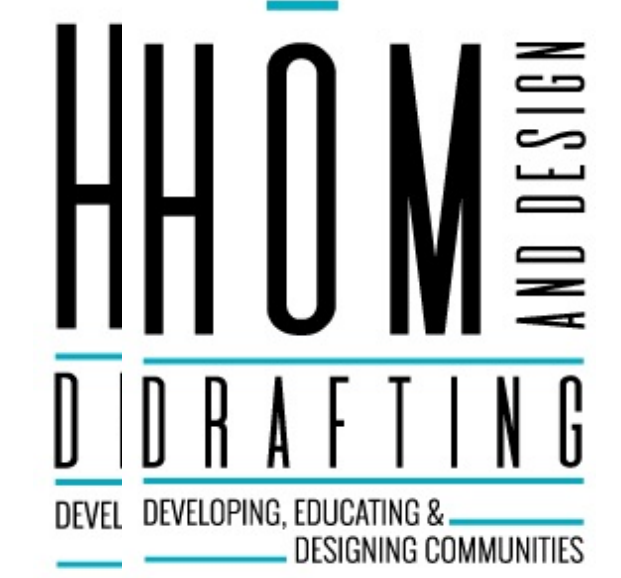
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DESIGN FIRM	B.C.I.N.

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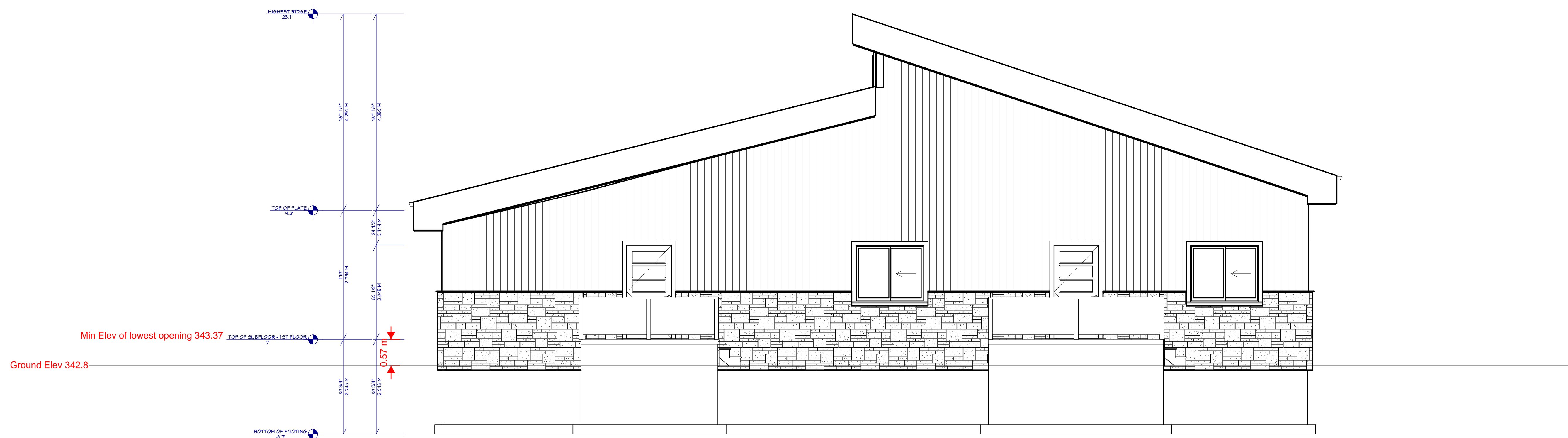


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 PROJECT NUMBER: 2020- 31
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A-1004

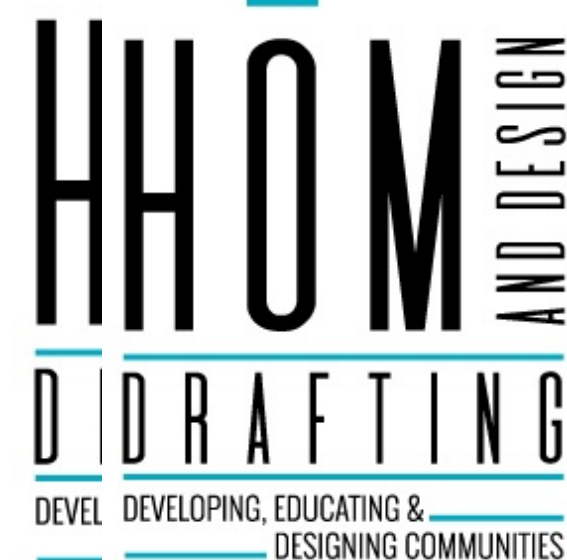


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FRONT ELEVATION
(EAST)

SCALE 1/4" = 1'-0"



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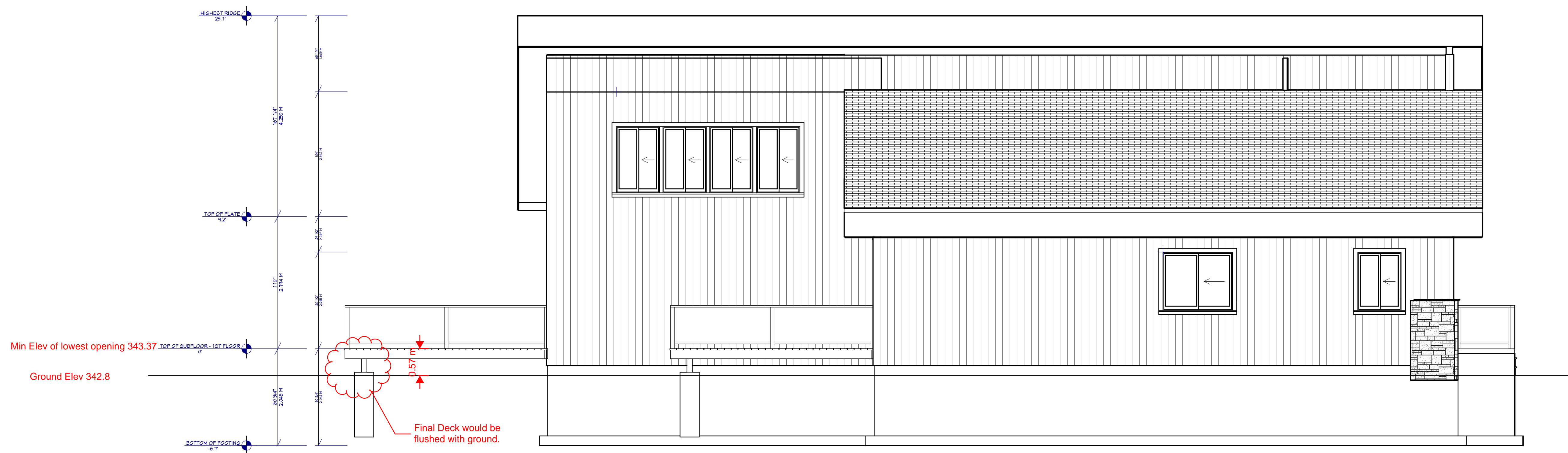
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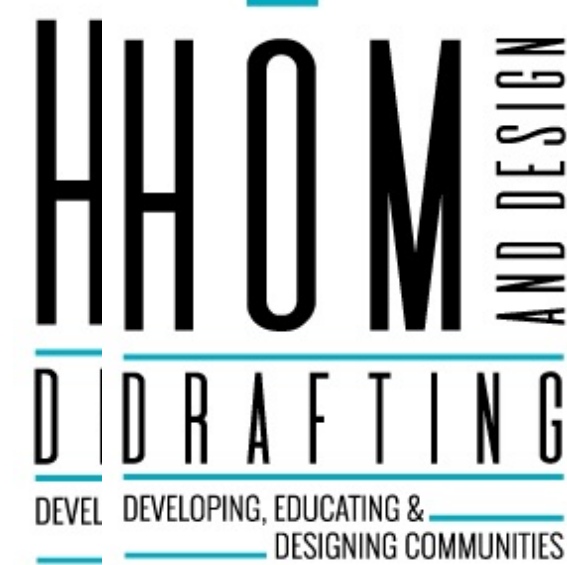
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A-1005



RIGHT SIDE ELEVATION
(SOUTH)

SCALE 1/4"=1'



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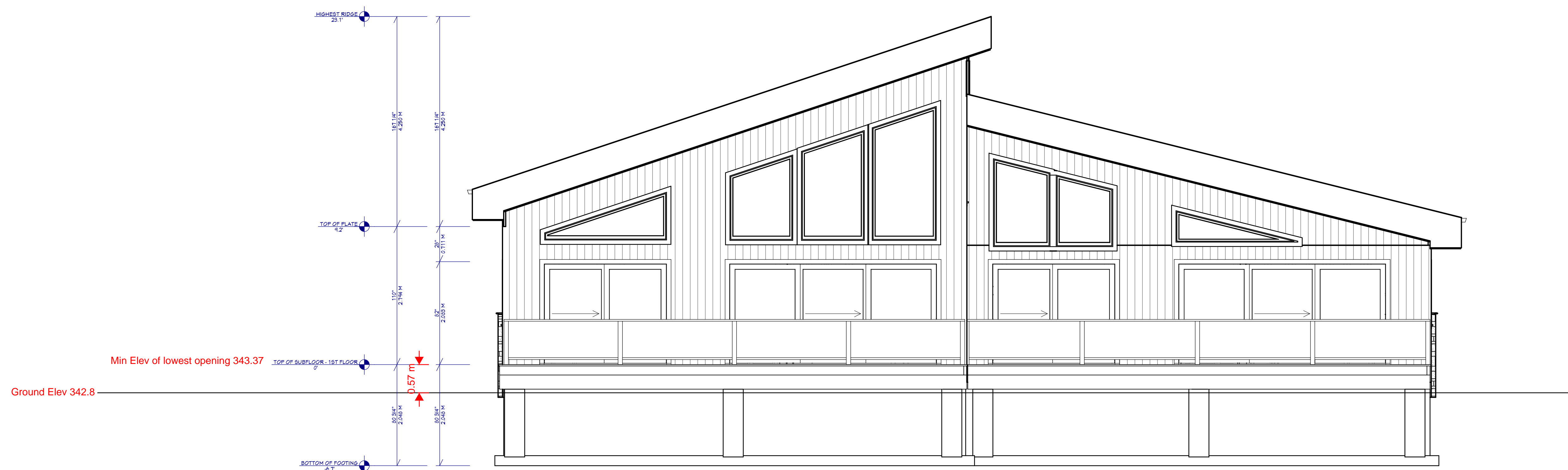
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HOM DRAFTING AND DESIGN	113937
DESIGN FIRM	B.C.I.N.

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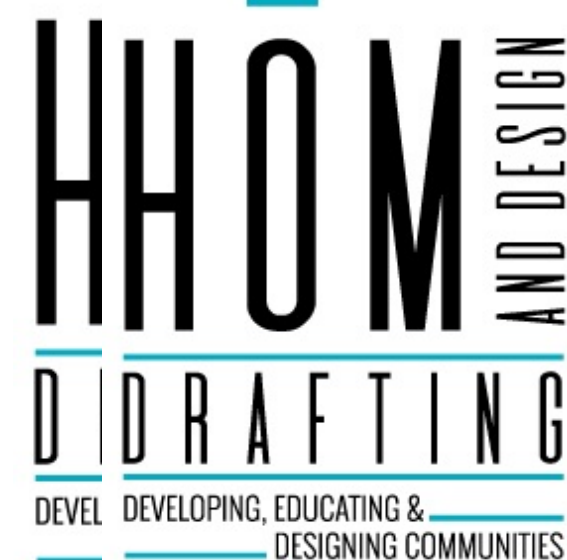


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A-1006



REAR ELEVATION (WEST)
SCALE 1/4" = 1'



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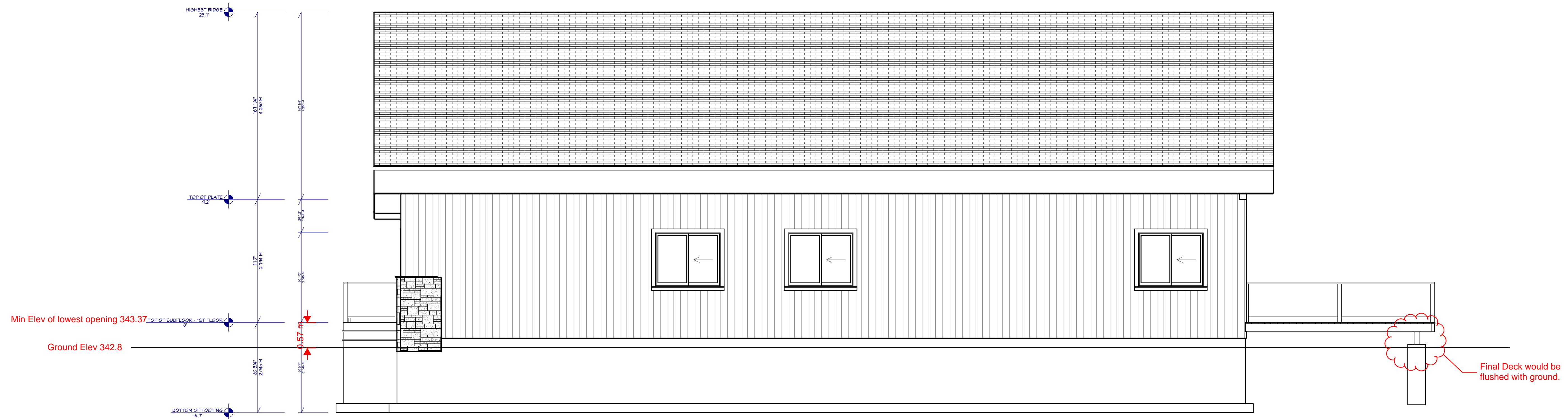
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HOM DRAFTING AND DESIGN	113937
DESIGN FIRM	B.C.I.N.

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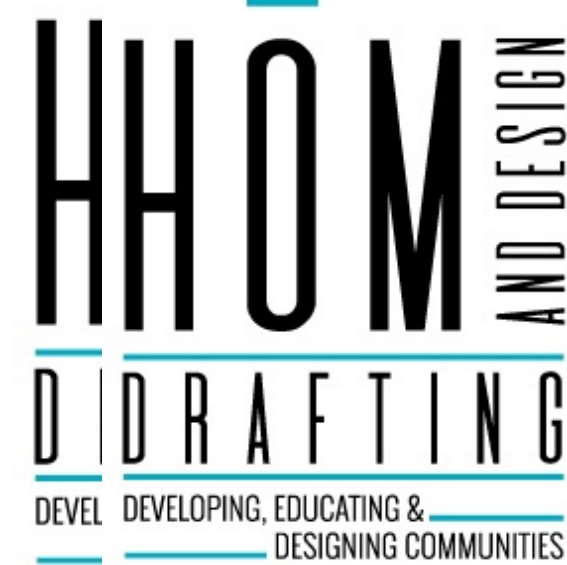


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A-1007



LEFT SIDE ELEVATION (NORTH)
SCALE 1/4"=1'



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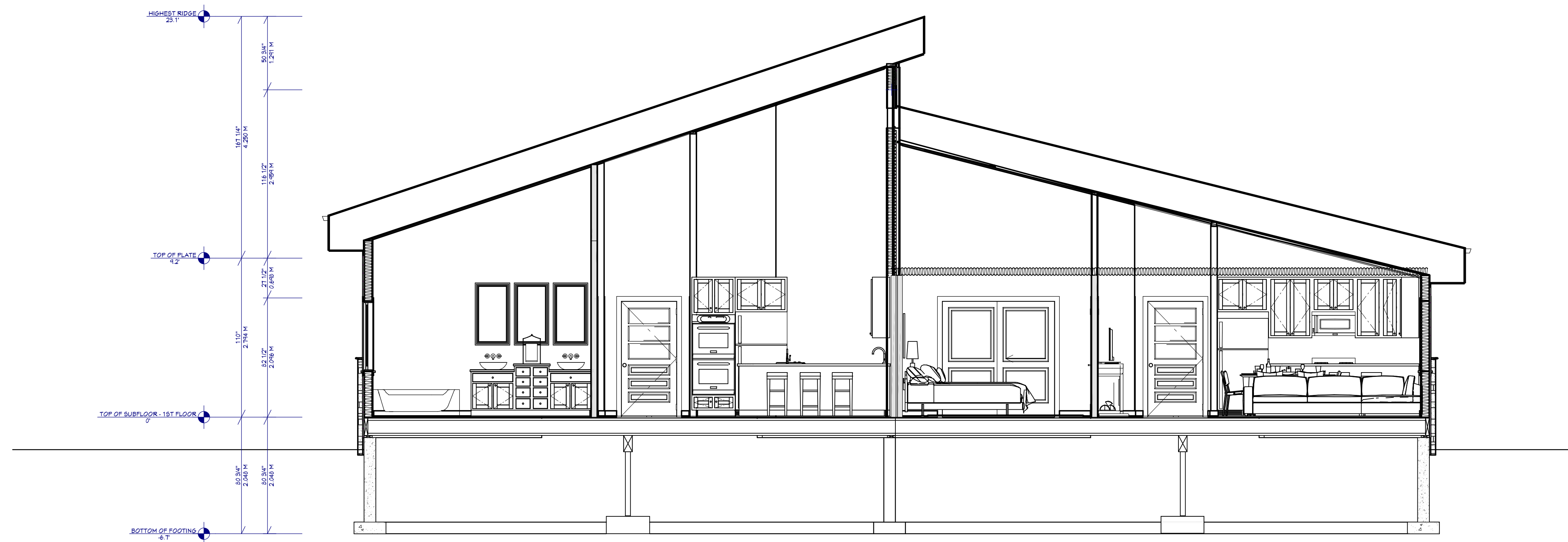
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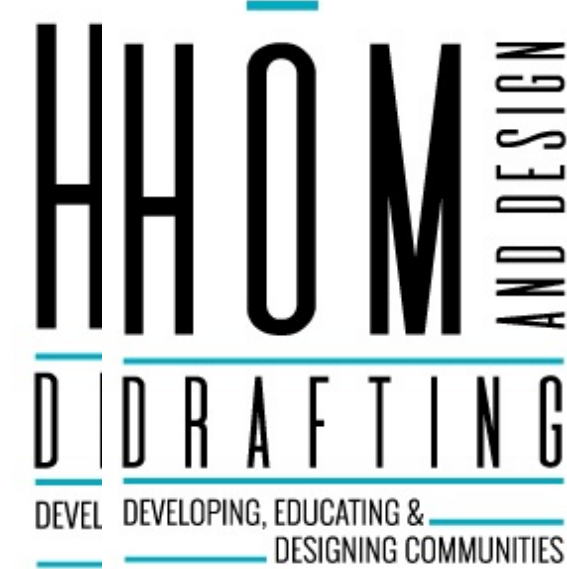


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A-1008



CROSS SECTION NS
SCALE 3/16"=1'



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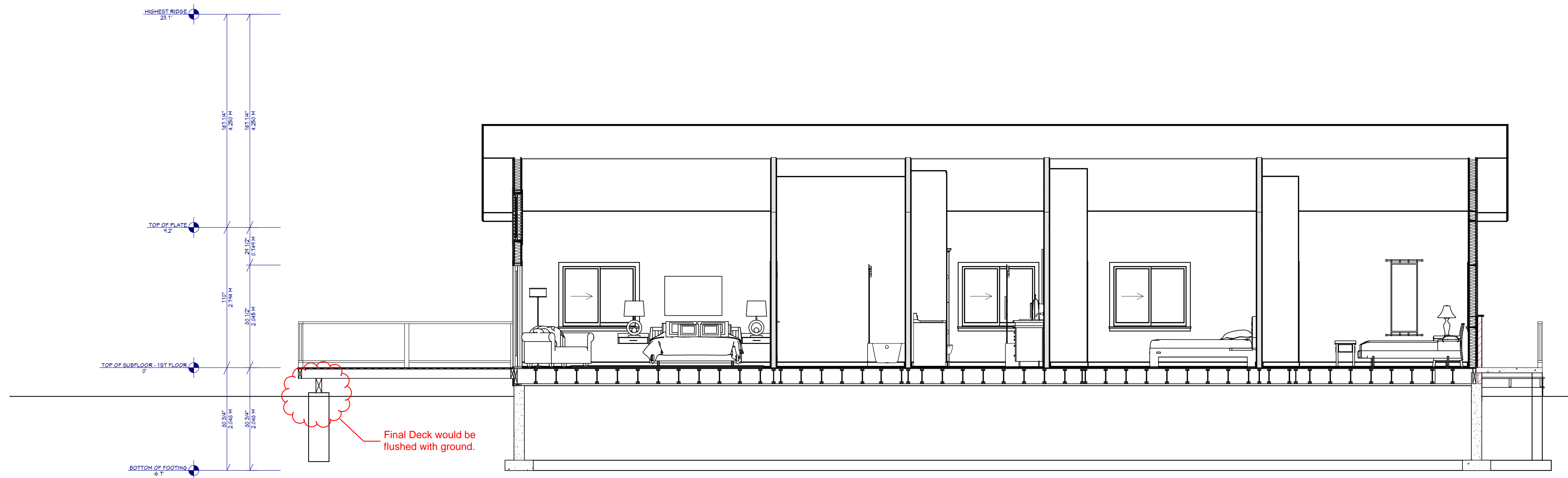
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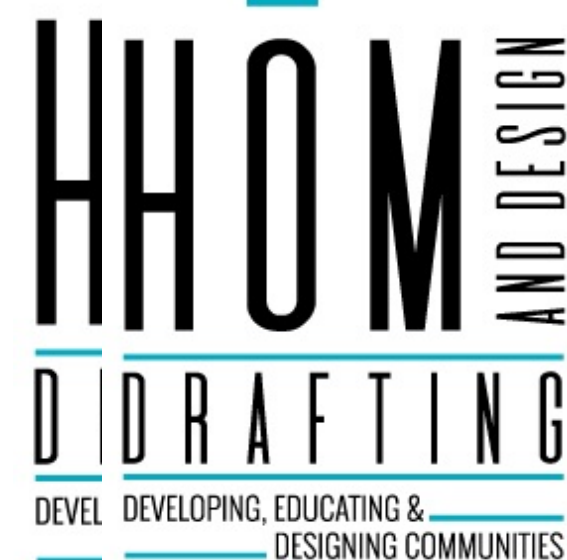
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A-1009



CROSS SECTION SE-UNIT1

SCALE 3/16"=1'



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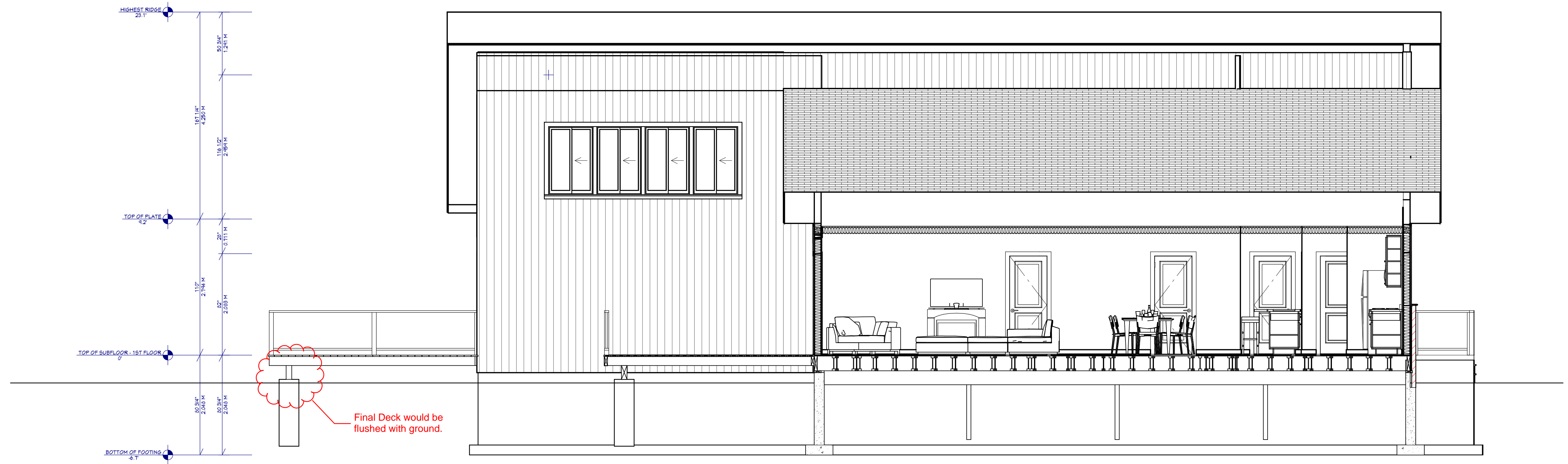
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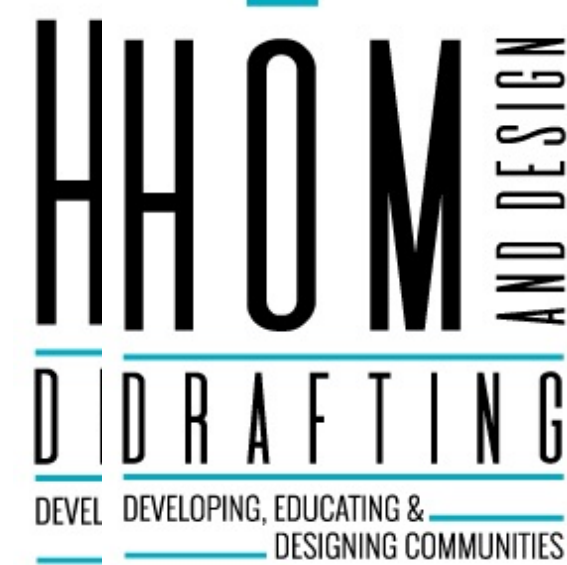


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A-10010



CROSS SECTION SE-UNIT2
SCALE 3/16"=1'



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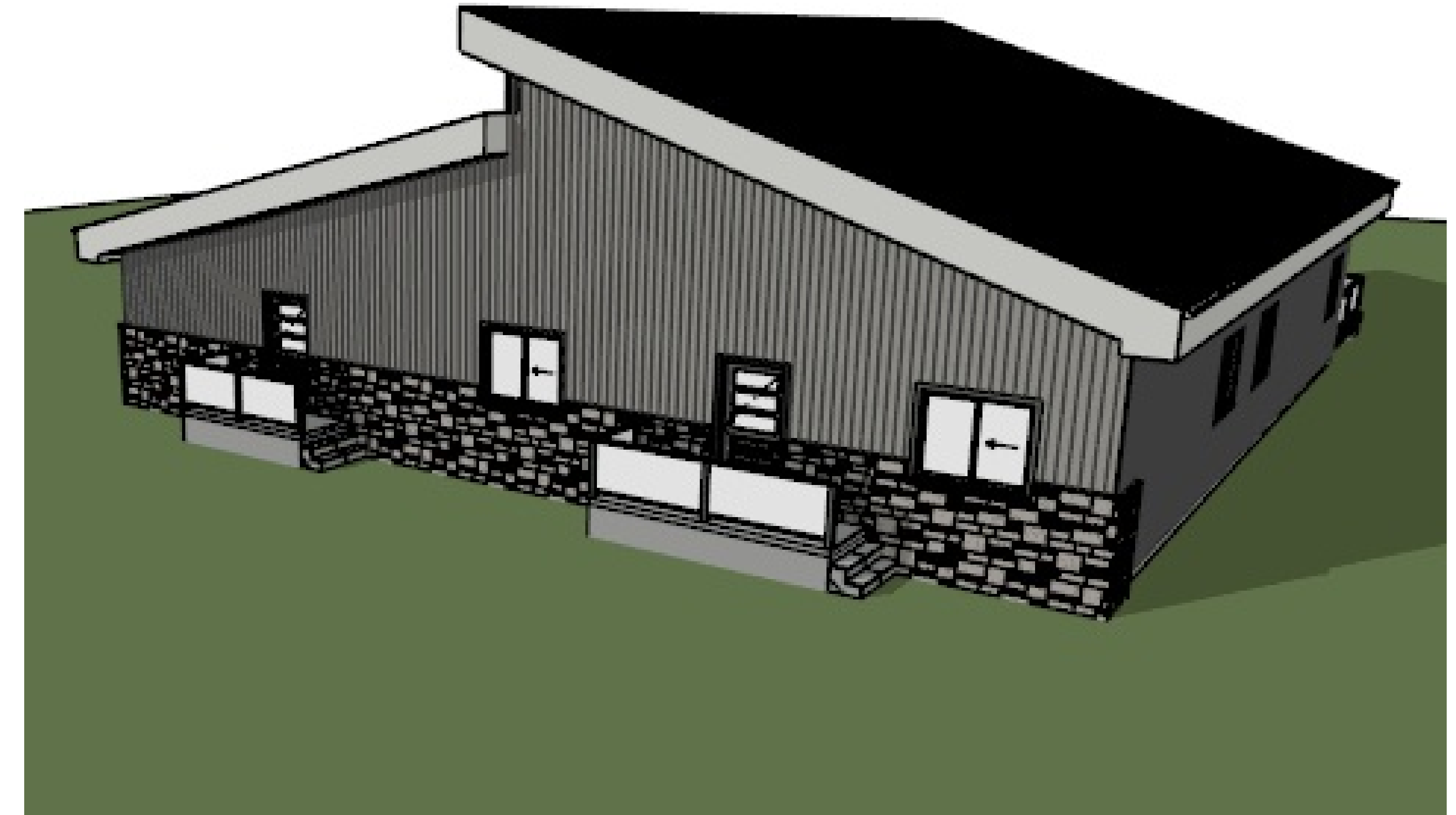
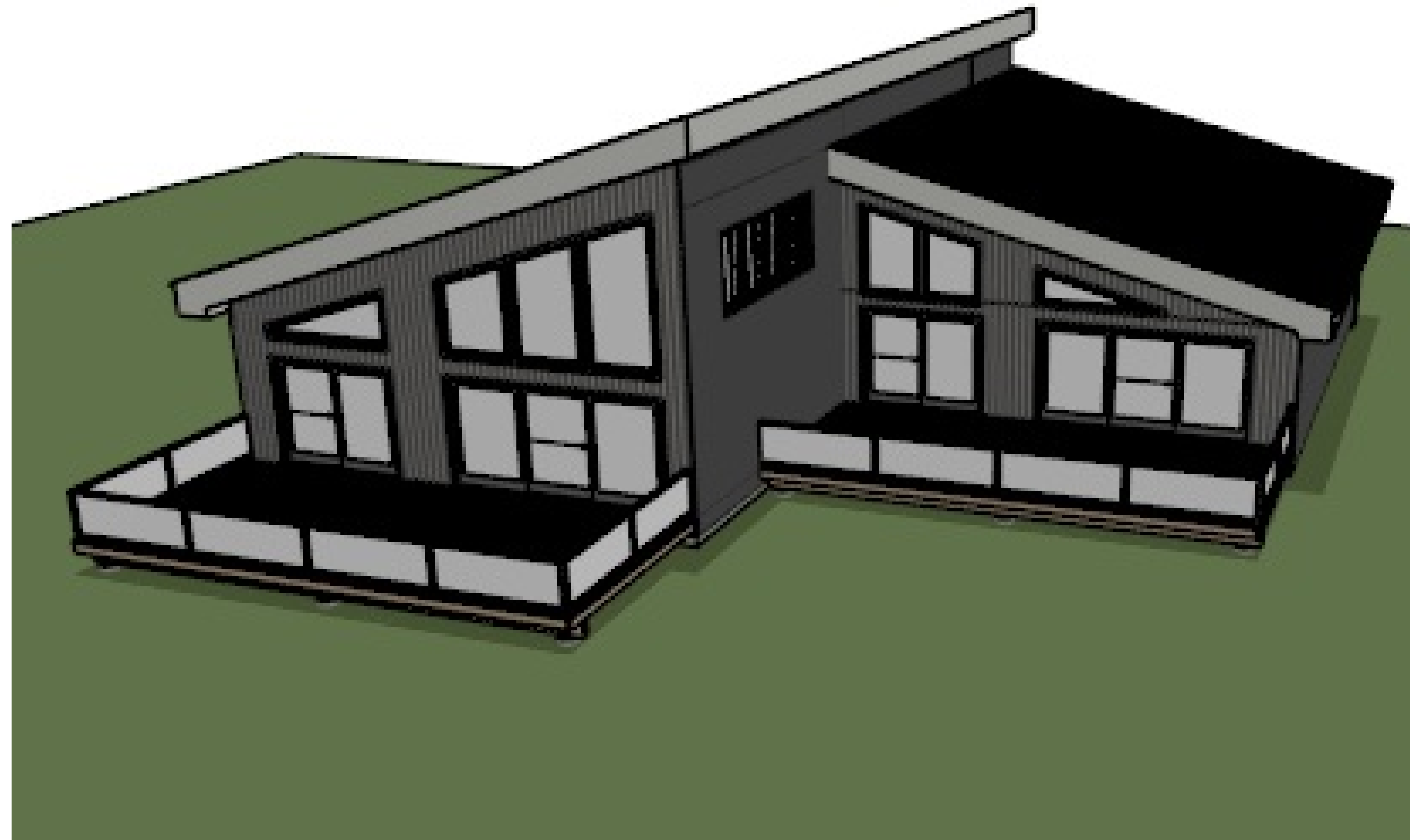
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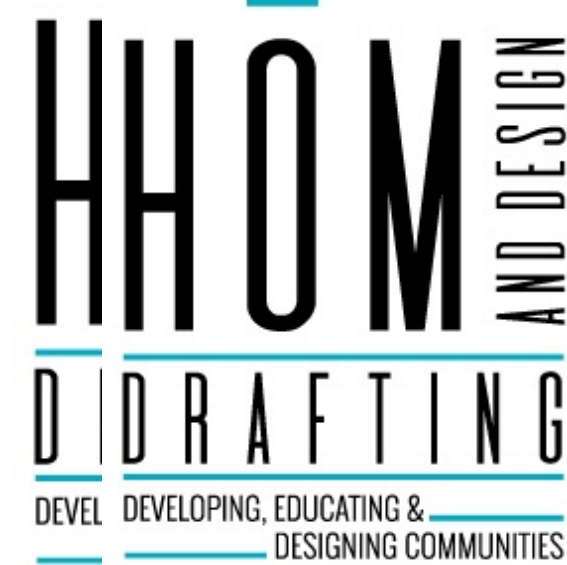
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Appendix D – Ontario Regulation 159/06

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.

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