

REGULATED ACTIVITIES

The Regulation applies to the following development activities:



- the construction, reconstruction, erection or placing of a building or structure of any kind,
- the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere,
- any alteration to a watercourse including culvert, bridge and boat launch installations.

All developments within the regulated area must be approved by the Conservation Authority, regardless of the size of the project. If your property is regulated you must apply for a permit from the Conservation Authority.

PERMIT APPLICATION PROCESS

If your proposed development is located within the regulated area contact the Conservation Authority. Staff will assist you in determining whether or not a permit application is required. If a permit is required a completed application form, associated fee and project plans will need to be submitted to the Authority. Application forms can be accessed from the LRCA website:

www.lakeheadca.com

Staff will review the submitted information and, if necessary, conduct a site visit. A summary will be presented to the Authority Board for consideration along with a Staff recommendation. Permits are granted and/or denied by Board Resolution.



The LRCA Board meets once per month, usually on the third Wednesday.

It is advisable to discuss proposals with Staff prior to submitting Permit Applications.

A permit from the Conservation Authority does not replace building permits or any other permits issued through Municipal, Provincial or Federal offices.

FEES

The following fees are charged for processing permit applications:

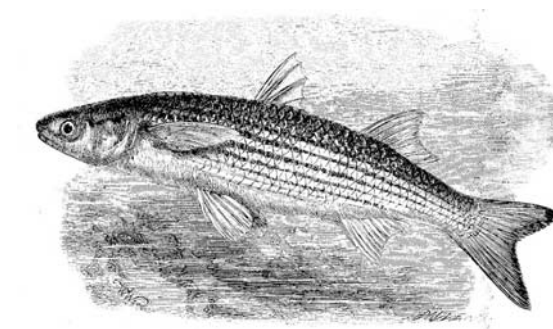
<u>Activity</u>	<u>Cost</u>
Placement of Fill	\$150
Fill Placement & Erosion Protection	\$300
Structure within the Fill Regulated Area or Wetland Buffer	\$225
Structure within the Floodplain or Provincially Significant Wetland	\$375
Culverts	\$225
Bridges	\$375
Plans of Subdivision	\$750

- Solicitors requesting property status letters are charged a \$75 fee.
- Applications submitted after the proposed project has commenced shall be subject to double the prescribed fee.

NOTE: Other permits or authorizations, in addition to a Conservation Authority permit, may be required under existing Federal, Provincial or Municipal legislation.

Play it safe! Call the Lakehead Region Conservation Authority before working on or near a wetland or floodplain!

FISH HABITAT REVIEW



The LRCA has a Level II Agreement with the Department of Fisheries and Oceans (DFO), Ontario Great Lakes Area (OGLA).

The LRCA is responsible for the initial evaluation of the proposed work as to its potential impact on fish habitat within the LRCA Area of Jurisdiction.

During review of a Permit Application, LRCA staff will review the proposal to determine whether or not the project is likely to result in a harmful alteration, disruption or destruction of fish habitat (HADD).

Projects not considered to be a HADD will be reviewed by the LRCA and issued a Letter of Advice regarding proper mitigation techniques to ensure a HADD does not occur.

Projects which are likely to result in a HADD are referred to the DFO and must be authorized by the DFO pursuant to Section 35 (2) of the Federal Fisheries Act.

ONTARIO REGULATION 180/06:

DEVELOPMENT, INTERFERENCE WITH WETLANDS & ALTERATIONS TO SHORELINES & WATERCOURSES



**Lakehead Region
Conservation Authority**

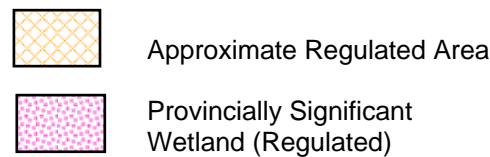
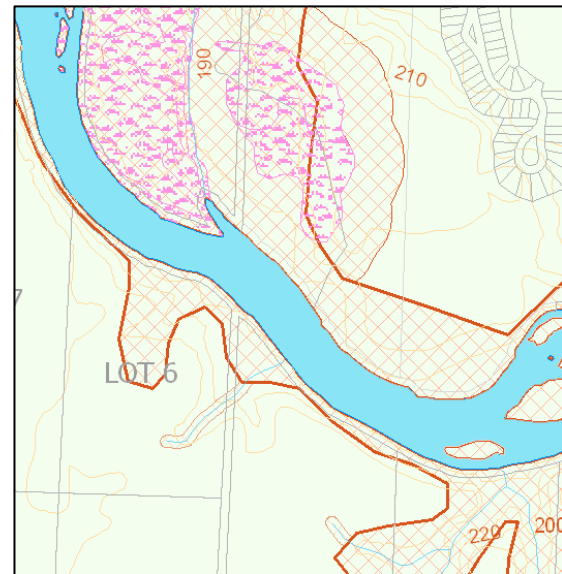
Conserve today...for a better tomorrow

**DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES
O. REG. 180/06**

The Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation is an amendment to the former Fill, Construction and Alterations to Waterways Regulation.

The Regulation may affect you if your property is located within the Lakehead Region Conservation Authority's (LRCA) area of jurisdiction and is located within the regulated area.

Screening maps have been developed to quantify the Approximate Regulated Area and can be viewed at the Authority office.



PREVENTATIVE APPROACH

The principle mandate of Conservation Authorities is to prevent the loss of life and property damage due to flooding and erosion, and to conserve and enhance natural resources.



The Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation is a key tool in fulfilling this mandate because it prevents or restricts development in areas where the control of flooding, erosion, pollution or the conservation of land may be affected by development. It also protects the mutual needs of the watercourse and the landowners adjacent to it.

If you are planning to do any work near lakes, rivers, streams or wetlands, you may require a permit from the Conservation Authority.

REGULATED AREAS

Areas considered to be regulated by the Conservation Authority include:

- All watercourses including streams, rivers and creeks
- Provincially Significant Wetlands
- In-land lakes and shorelines
- Ravines, valleys, steep slopes and talus slopes
- Property Zoned "Hazard Land" or "Use Limitation"

Watercourses

Major watercourses have been Flood Plain mapped to determine the calculated floodplain. The calculated floodplain represents the area that would be flooded during the Regional Storm. The Regional Storm, for the LRCA's area of jurisdiction, is the Timmins Storm which was a catastrophic rainfall event that occurred in the Timmins area in 1962. The Regional Storm has a probability of occurrence of 1% during any given year.

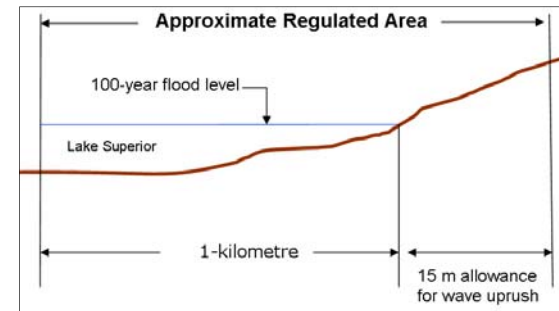
The regulated area is considered to be the calculated floodplain plus a setback from the calculated floodplain. At a minimum, 15 metres on either side of the watercourses is considered to be the regulated area.

Provincially Significant Wetlands

All Provincially Significant Wetlands are considered to be regulated. The regulated wetland includes a 120 metre buffer around the wetland.

Shorelines

The shorelines surrounding in-land lakes including Lake Superior are regulated. The lake shoreline regulated area is derived by the 100-year high-water level plus an allowance landward for wave up rush. Lake Superior is also considered to be regulated one kilometre into the lake.



Ravines, Valleys, Steep Slopes and Talus Slopes

Steep slopes and talus slopes (rock debris at the base of a slope) are regulated. Fill placed on a steep slope can aggravate existing erosion problems or create new ones.

Property Zoned "Hazard Land" or "Use Limitation"

Areas zoned "Hazard Land" or "Use Limitation" on Municipal Zoning Maps produced by the MNR or Lakehead Rural Planning Board (with input from the LRCA) are considered to represent the regulated area.

AREA of JURISDICTION



The Lakehead Region Conservation Authority's area of jurisdiction covers over 2,600 square kilometres and extends from the U.S. Border to the eastern edge of Dorion Township, excluding islands. There are eight member municipalities in our watershed.

Member Municipalities

- City of Thunder Bay
- Municipality of Oliver Paipoonge
- Municipality of Neebing
- Municipality of Shuniah
- Township of Dorion
- Township of Gillies
- Township of Conmee
- Township of O'Connor

For Further Information Contact

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