

SAUGEEN VALLEY CONSERVATION AUTHORITY

ONTARIO REGULATION 169/06 DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES

For the features and areas subject to Ontario Regulation 169/06 permission from the SVCA is required before any person may: *undertake development, straighten, change, divert or interfere in any way with a watercourse, or change or interfere in any way with a wetland.*

"Development" is defined as:

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

The Following Areas and Features are Subject to the Regulation:

- Hazardous lands – including flood plains (based on the Regional Storm Flood, also called the Hurricane Hazel Flood Event Standard), erosion prone lands, and unstable soils.
- Watercourses (including inland lakes).
- Wetlands and areas adjacent to wetlands.
- Valleys and steep slopes (and slope setbacks).
- Lake Huron shoreline (flooding, erosion and dynamic beach hazards).

How to Determine Regulated Areas

- ▶ For urban centres (such as Walkerton, Paisley, Kincardine, Durham) and near these areas, SVCA mapping is available at the Authority office showing the Regulations Limits. Contact the SVCA for information about specific properties.
- ▶ *For all other areas* Regulation Mapping is not available; instead a 'screening' method is used to determine potential Regulated Areas. In municipal comprehensive zoning by-laws the "Environmental Protection" (EP) zone (or similar zone such as EH, NE, etc.) generally identifies the features and areas where Regulation 169/06 could apply. **But, the EP zone boundary is not intended to be the Regulation Limit.** Therefore, the 'screening area' includes the EP zone plus a 50 metre distance beyond the zone boundary; and a 120 metre distance from Provincially Significant Wetlands (Provincially Significant Wetlands are identified in the County Official Plan). For any proposal in the screening area, the SVCA should be contacted. SVCA staff will then determine whether a permit is required and inform the proponent accordingly.
- ▶ All watercourses (rivers, creeks, streams, etc.) and wetlands are subject to the Regulation.

Note: This handout is a summary only and for the full text of the Regulation and related information, reference should be made to Ontario Regulation 169/06 and the *Conservation Authorities Act*, R.S.O 1990, Chap. C.27, Section 28.