

## Notice of Changes to the Watershed Regulations Policy Manual - March 2017

Minor edits: grammar, typographical errors, administrative changes (ie: re-numbering policies, small wording changes)

Major edits: additions to text to provide clarity and information, changes or amendments to policies to clarify and/or add new measures to achieve policy intent/direction

*The following edits were made to the Policy Manual. In the manual red text indicates new wording and text that has been struckout has been removed.*

Type of Edit	Policy Manual Section	Page No.	Description of Change
minor	Title Page	1	Re-wording of title to include reference to Planning.
minor	Appendix F	5	Addition of MOU on CA Delegated Responsibility.
major	Appendix A	115-127	Addition of new definitions.
minor	Entire Document	all	Updates to Policy Numbers to reflect new policies or merged policies.
minor	1.1 Purpose and Scope	7	Addition of "CVCA".
major	2.3.2 The Planning Act	13-15	Addition of text to explain the CA role in the Planning Process and the difference between that and the Regulatory Process. Introduces the MOU as an Appendix.
major	3.3 Ingress/Egress	19	Addition of text to supplement existing text with more information and provide more clarity.
major	3.4 The Regulation Limit	20	Addition of new section to explain the regulated area in a broad sense.
minor	3.4.1 Areas Subject to the Regulation	21	Addition of wetland sizes.
minor	3.5 Permission to Develop	22	Addition of text to explain possible denial of application.
major	3.5.1 Application Process	23-24	Removal of text. Addition of text to modify timelines to adhere to Provincial standard. Introduce 21 acknowledgement of application process.
major	3.5.2 Permit Extensions and Amendments	25	Addition of text for amendments to permits.
major	3.8 General Regulation Policies	29	Addition of text for application standards; information on general policies.
major	3.8.3	30	Addition of text to general policies concerning development in the regulated area and to explain Green Energy Act projects.
minor	3.8.4	30	Removal of text.

minor	3.8.7 Development Setbacks	31	Minor changes to re-word one part of this section.
minor		31	Addition of text to explain additional legislations that may impact development.
major	4.1 Defining the River or Stream Valley	35	Addition of text explaining that all our lakes and rivers will have a valley associated with it.
major		38	Addition of wording directly from O.Reg 159/06 relevant to this section.
minor	4.2 Policies for River or Stream Valleys	38	Addition of text to explain additional sections that apply.
minor		39	Addition of text to highlight prohibited activity.
major	5.0 Hazardous Lands	45	This draft merged Section 5 and 6 from the previous manual into one section. Previously Section 5 was the background on hazards while Section 6 were the policies. All other sections have these combined so this section is now consistent.
major		48	Addition of wording directly from O.Reg 159/06 relevant to this section.
major	5.2.2	48	Addition of text prohibiting the placement of fill for the purpose of creating a building envelope in the flood hazard.
major	5.2.3	49	Addition of text prohibiting shoreline works to allow for future development.
major	5.2.6	49	Addition of text regarding abandoned buildings.
major	5.2.8	49	Addition of text regarding cut and fill operations.
major	5.3.1.3 Minor Residential Additions	51	Addition of text to supplement existing text and provide more specific conditions.
major	5.3.1.6 Residential Replacement	52	Addition of "reconstruction" and the same text from 5.3.1.3.
major	5.3.1.9 Residential Relocation	52	Addition of the same text from 5.3.1.3.
major	5.3.1.10	53	Addition of policy to include additions for relocated dwellings.
minor	5.3.2.4	54	Addition of "reconstruction".
major	5.3.2.3 Minor Commercial Additions	56	Addition of the same text from 5.3.1.3.
major	5.3.3.5 Commercial Replacement	57	Addition of the same text from 5.3.1.3.
major	5.3.3.7 Commercial Relocation	58	Addition of the same text from 5.3.1.3.
major	5.3.4.1 Accessory Buildings	59	Addition of the same text from 5.3.1.3.
major	5.3.4.2 Accessory Additions	59-60	Addition of the same text from 5.3.1.3.
major	5.3.4.3 Accessory Replacement	60	Addition of the same text from 5.3.1.3.

major	5.3.4.5 Accessory Relocation	61	Addition of the same text from 5.3.1.3.
major	5.3.5 Boathouses	61-63	Removal of previous policy. Addition of new text that incorporates old policy and new conditions specific to on-shore boathouses.
major	5.3.5.2	62-63	Addition of new policy that permits replacement/reconstruction of on-shore boathouses.
major	5.3.9.1 Dug-out Ponds	65	Addition of text to ensure flood storage is not compromised.
major	5.3.13 Fill Placement	67	Addition of new policy prohibiting fill placement for the purpose of permitting development.
major	5.3.12.2	68	Addition of text to supplement existing text regarding placement of fill in the flood hazard.
major	5.3.13.2	68	Addition of new policy permitting access roads to existing development.
major	5.3.13.3	69	Addition of new policy permitting parking areas.
major	5.4 Development in the Allowance	69-70	Addition of new section specific to the 15m regulated area around a flood hazard.
major	5.5 General Erosion Hazard Policies	71-72	Addition of new general erosion policies, similar to the general flood hazard policies, most are identical.
major	5.6.1.2 Additions	73-74	Addition of text to supplement existing text and provide more specific conditions.
major	5.6.1.3 Replacement	74-75	Removal of previous text and addition of new text added to 5.6.1.2.
major	5.6.2 Accessory Buildings	75-76	Removal of previous text and addition of new text added to 5.6.1.2.
major	5.6.6 Fill Placement	77-78	Addition of new text added to 5.6.1.2.
major	5.6.5.2	78	Policy added to permit shoreline stabilization to protect existing development in an erosion hazard.
major	5.7 Development in the Allowance	78-79	Addition of new section specific to the 15m regulated area around an erosion hazard.
major	5.4 General Unstable Bedrock Policies	81-82	Addition of new general unstable soils/bedrock policies, similar to flood and erosion hazard policies.
major	5.5.2 Replacement	83	Removal of existing policy and addition of new text to permit replacement in specific conditions.
major	5.5.4.1 Infrastructure	84	Addition of text that the 5 tests are being met.
major	5.5.5 Fill Placement	84	Addition of text prohibiting new access routes on hazardous lands.
major	6.2 Function of Watercourses	86	Addition of wording directly from O.Reg 159/06 relevant to this section.
major	6.3 General Policies for Watercourses	86	Addition of text regarding technical studies.
major	6.3.2	86	Addition of text regarding realignment for the purpose of increasing development potential.

minor	6.4 Specific Watercourse Policies	86	Removal of text.
major	6.4.1.1 Crossings	87	Addition of text regarding specific conditions.
major	6.4.1.3 Water Control Structures	88	Addition of text to clarify intent of the policy.
major	6.4.1.9 In Water Boathouses	89-90	Addition of text to clarify intent of the policy.
major	6.4.1.10 Removable Docks	90	Addition of new policy regarding removal docks along shorelines.
major	6.4.4.4 Shoreline Excavation	93	Addition of new text to supplement existing text.
major	6.4.4.5 Erosion Protection	93-94	Minor removal of text. Addition of text to supplement existing text and provide clarification specifically to armor stone.
major	6.4.4.6 Repair	94	Addition of text clarifying the definition of repair using existing on site material.
major	6.4.4.7 Access Point	94	Addition of new policy regarding single water access point (stairs).
major	7.3 General Policies for Wetlands	98	Addition of wording directly from O.Reg 159/06 relevant to this section.
minor	7.3 General Policies for Wetlands	98-99	Clarification of text in General Policy section to use consistent wording.
major	7.4.2.2	99	Removal of text. Portions of this text have been incorporated into subsequent sections.
major	7.4.2.5 Conservation Activities	100	Addition of text from 7.4.2.2.
major	7.4.5.6 Low Intensity Use	101	Addition of text from 7.4.2.2.
major	7.4.5.6.a	101	Addition of new policy specific to boardwalks in a wetland.
major	7.4.2.7 Infrastructure	102	Addition of text from 7.4.2.2.
major	7.4.2.8	102	Addition of text from 7.4.2.2 and new text making this policy specific to existing access routes.
major	7.4.2.10	103	Addition of text to prohibit ponds in a wetland.
major	7.4.2.12	103	Addition of text from 7.4.2.2.
major	7.4.3 Development in the Setback	104	Addition of new text specific to the 15m or 30m setback around wetlands.
major	7.4.4 Developmetn on Adacent Land	105	Addition of new text to explain what the adjacent land area is.
major	7.4.4.2 and 7.4.4.3 New Development	105	Minor text changes to clarify intent of policy. Addition of text listing conditions for an application.
major	7.4.4.4 and 7.4.4.5	106	Removal of text. This section has been merged into previous sections based on the appropriate setbacks.

major	7.4.4.4	107	Addition of new policy relevant to large scale development adjacent to a wetland.
major	7.4.4.16 Fill Placement	111	Addition of text specific to septic systems being located above the water table.