

The following explanations are to aid you in the completion of the CVCA Permit Application only.

High Water Mark (HWM): For the purposes of the CVCA's permit requirements, the high water mark is a visible mark on the shoreline where a change in vegetation and/or soil can be observed. If the shoreline is composed of rocky material, there may be a visible line on the rock(s). CVCA staff can provide guidance in helping you determine the high water mark.



Example of the ordinary high water mark showing change in soil and vegetation.



Example of the ordinary high water mark showing mark on rocks.



Example of floodwaters exceeding the ordinary high water mark.

Hazard:

For the purposes of the CVCA's permit requirements, a hazard can be an erosion hazard, a flood hazard, unstable bedrock such as Karst or unstable soils such as peat.

Structure:

For the purposes of the CVCA's permit requirements, when we ask for information regarding a structure or dwelling on a site plan, we are looking for information that will allow us to determine the location of the proposed works on your property. The more details provided the better however, keep in mind that the purpose is to locate the proposed and/or existing development on your property in relation to readily visible landmarks.

Habitable:

For the purposes of the CVCA's permit requirements, habitable is considered to be a basement (finished or unfinished), an attached garage, all storeys of a dwelling that are above grade including but not limited to second storeys and lofts, and/or covered decks/patios/verandas,

Slope:

For the purposes of the CVCA's permit requirements, we are inquiring with regards to the existing and proposed slope. The proposed and existing slope are measured as run over rise, i.e. 3 Horizontal feet for every 1 foot of Vertical rise.

Attached Garage:

An attached garage is a garage that shares a wall with the dwelling. This includes garages attached to the dwelling with a breezeway. A detached garage is not attached to the dwelling in any manner.

Storeys:

For the purposes of the CVCA's permit requirements, when the CVCA is inquiring about the number of storeys in a dwelling, we are wanting to know how many levels there are above grade. As an example a bungalow is one storey. While a two storey dwelling would have the main or ground level floor and then another floor on top of the main level.

Basement vs. Crawlspace:

A basement is a floor below grade (either partially or entirely) which has a height of 5 feet (1.5 metres) or greater, regardless of if it is finished or unfinished. A crawlspace on the other hand has a height of less than 5 feet (1.5 metres) and is intended for mechanical services, such as heating or electrical, or storage only.