

CVCA Planning and Regulations Policy Manual

Summary of Proposed Updates, 2024

Date March 21, 2024
For CVCA Board of Directors
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Subject 2024 Policy Manual Update

Planning and Regulations Policy Manual Update, 2024

Summary of Proposed / Required Changes

- General administrative changes
 - Made throughout to reflect transition to new Section 28 Regulation (Ontario Regulation 159/06 being replaced by Ontario Regulation 41/24). These changes are required and come into effect April 1, 2024.
 - Clerical and grammatical errors throughout.
- Glossary (attached below)
 - Revisions and additions to address policy implementation challenges.
 - Highlights of interest include definitions for boathouses, habitable structures, “like-for-like,” reconstruction / replacement, abandoned (building), and non-motorized vessels.
- Buildings / Structures
 - Replacement of a garage within the existing footprint is exempt (as per O. Reg. 41/24)
 - Exemption for structures that are no larger than 15m² / 161ft², in line with Ontario Building Code threshold.
 - New policy added for exemption of residential accessory structures that meet specific criteria (policy 5.3.1.14). Bunkies / habitable structures are not intended to qualify for the exemption.
 - Policies for like-for-like replacement within a hazard added throughout.
 - Policies added stating that once an increase to a building within a hazard is permitted – up to the applicable size allowance – that future applications to expand a building within a hazard will not be considered.
- Attached decks in the flood hazard
 - New policies which allow like-for-like replacement or up to 320 ft² of attached deck
 - Before attached deck was considered an accessory structure and would count towards the total allowance of accessory structures within the floodplain (up to 500ft²).
 - Allows 500ft² in accessory structures AND 320ft² of attached deck, for a new total allowance of 820ft² v. 500ft².
- Septic Systems
 - Where applicable, added policies specific to the installation of septic systems.
 - Under current policy septic systems are simply considered a fill / grading / excavation activity.
- Wetlands
 - Provincially Significant Wetlands and wetlands greater than 2 hectares
 - Regulated area changed from 120m to 30m (as per O. Reg. 41/24).

- Docks
 - Seasonal floating docks that do not require permanent support structures are exempt (do not require a permit from CVCA).
 - New policy no longer requires a permit for dock anchoring construction (i.e. concrete slab, armourstone dock block, cantilever system), which requires a permit under current policy due to potential for shoreline alteration / placement of fill within the floodplain.
 - Permanent docks, previously prohibited, now permitted provided specified criteria is met.
 - Docks not to exceed a width of 2m at the shoreline
 - 1 permanent dock permitted per 100m of shoreline on a given property (i.e. large properties with expansive shorelines may be permitted more than 1 permanent dock)

- Flooding
 - New single and multiple residential development combined into one policy.
 - Old 5.3.1.1 & 5.3.1.2 → New 5.3.1.1
 - Additions to existing dwellings in the floodplain
 - Adjusted policy 5.3.1.3 (Old 5.3.1.4) for clarity that additions exceeding the size provisions of policy 5.3.1.2 are considered new residential development, subject to policy 5.3.1.1 and therefore not permitted.
 - Added policy 5.3.1.4, which was stated in previous version under policy 5.3.1.4 but not as a standalone policy – states that subsequent requests for additions after the size limitations allowance has been met will not be considered.
 - Reconstruction of dwellings in the floodplain
 - Adjusted policy 5.3.1.5 to speak to like-for-like replacement, strengthened by a clearer and more precise definition of like-for-like added to the policy manual (see glossary).
 - No change in size - Policy 5.3.1.5 now allows replacement of a dwelling within a flood hazard that is the same size or smaller than the existing dwelling. Old policy required that the dwelling be moved outside of the hazard if feasible.
 - Increase in size - Policy 5.3.1.6 adjusted to state what size increase limitations apply, rather than referring to another policy number.
 - increase the size of the original building after the size limitations allowance has been met will not be considered.
 - Flood hazard “access” setback changes to “flood setback” (section 5.4).
 - Setback for implementation purposes remains the same: 6m.
 - Applicable policies separated for clarity on development within 6m of the flood hazard, and development within 6-15m of the flood hazard.

- New policy manual proposed to include a series of appendices for:
 - Application requirements
 - Floodproofing requirements and considerations
 - Requirements for technical studies, including peer review process
 - Dock guidelines
 - Exempt structure guidelines
 - Feasibility criteria

GLOSSARY (2024 Policy Manual Update)

#

100-Year Flood

A flood event based on analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years. The 100-year flood has a 1% chance of occurring or being exceeded in any given year. However unlikely, it is entirely possible for a 100-year flood event to occur twice in 10 years (0.4% chance), or not to occur for 500 years (0.6% chance).

100-Year Erosion Rate

The average annual rate of recession over a 100-year time span.

A

Abandoned Building

A building or structure (including remnant foundations) that is either vacant or occupied and where there are no visible signs of proper management or maintenance of the building to the extent that the condition of the building is no longer used for its intended purposes and/or poses a health and safety risk to the occupants.

Accepted Engineering Principles

Those current coastal, hydraulic and geotechnical engineering principles, methods and procedures that would be judged by a peer group of qualified engineers (by virtue of their qualifications, training and experience), as being reasonable for the scale and type of project being considered, the sensitivity of the locations, and the potential threats to life and property.

Accepted Scientific Principles

Those current principles, methods and procedures which are used and applied in disciplines including but not limited to geology, geomorphology, hydrology, botany, and zoology, and that would be judged by a peer group of qualified specialists and practitioners (by virtue of their qualifications, training and experience), as being reasonable for the scale and type of project being considered, the sensitivity of the locations, and the potential threats to life and property.

Accessory building or structure

A non-habitable building or structure that is subordinate and exclusively devoted to a main use, building, or structure, and is located on the same lot as the main use, building or structure.

Addition

Any works occurring on an existing building or structure that serve to increase the total area of that building or structure.

Adjacent Lands

Lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area.

Adverse Hydraulic and/or Fluvial Impacts

Flood elevations are not increased, flood and ice flows are not impeded and the risk of flooding to and erosion on adjacent upstream and/or downstream properties is not increased.

Agricultural Use

The growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated onfarm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. (PPS 2020)

Allowance

The distance from a hazard/feature prescribed in Regulation to delineate the regulated area.

Alteration to a waterway

The act whereby the channel of a watercourse is altered in some manner. Examples of an alteration include, but are not limited to the following: channelization, full or partial diversions, retaining walls, revetments, bridges, culverts, pipeline crossings, erosion protection measures and construction of storm outlets.

Apparent (confined) river and stream valley

Ones in which the physical presence of a valley corridor containing a river or stream channel, which may or may not contain flowing water, is visibly discernible (i.e., valley walls are clearly definable) from the surrounding landscape by either field investigations, aerial photography and/or map interpretation. The location of the river or stream channel may be located at the base of the valley slope, in close proximity to the toe of the valley slope (i.e., within 15 metres), or removed from the toe of the valley slope (i.e., greater than 15 metres)."

Area of interference

Lands where development could interfere with the hydrologic function of a wetland.

Armour

Artificial surfacing of bed, banks, shores, or embankments to resist scour or erosion.

Armourstone

Large, thick, typically rectangular or square, heavy rock that is sourced from quarries.

Authority

The Crowe Valley Conservation Authority, a corporate body established under the Conservation Authorities Act (RSO 1990).

B

Balanced Cut and Fill

The removal and replacement of suitable fill material at equal elevations to maintain the flood storage capacity of a property. Material must be removed and replaced either adjacent to or at opposite location of

one another so as to achieve equality of stage-discharge within an approved watercourse reach. This must be illustrated on engineered plans.

Bankfull Discharge

The formative flow of water that characterizes the morphology (shape) of a fluvial channel. In a single channel stream, bankfull is the discharge which just fills the channel without flowing onto the floodplain.

Bankfull Width

The formative flow of water that characterizes the morphology of a fluvial channel. In a single channel stream, “bankfull” is the discharge, which just fills the channel without flowing onto the floodplain.

Baseflow

That portion of stream flow derived from groundwater storage to surface streams.

Basement

One or more storeys of a building located below the first storey (Building Code).

Best Management Practices (BMPs)

Methods, facilities and structures which are designed to protect or improve the environment and natural features and functions from the effects of development or interference.

Breakwall/Breakwater

An object (especially a groyne or pier) resisting force of waves.

Boathouses

A detached one-level accessory structure used for sheltering a boat, watercraft, or other form of water transportation (not including non-motorized vessels). The structure must include an opening to the water of an appropriate size to accommodate a boat, watercraft, or other form of water transportation which cannot reasonably be removed from the water without mechanical means, AND have a means of directly accessing the water, either by a wet slip or by mechanical means (i.e. marine railway or boat lift). Other accessory structures, including but not limited to, garages, sheds, and bunkies, are not considered boathouses. Floating boathouses are addressed in the definition of Floating Structures.

Bog (OWES)

Peat-covered areas or peat-filled depressions with a high water table and a surface carpet of mosses, chiefly Sphagnum. The water table is at or near the surface in the spring, and slightly below during the remainder of the year. The mosses often form raised hummocks, separated by low, wet interstices. The bog surface is often raised, or, if flat or level with the surrounding wetlands, it is virtually isolated from mineral soil waters. Hence, the surface bog water and peat are strongly acidic and upper peat layers are extremely deficient in mineral nutrients. Peat is usually formed in situ under conditions of closed drainage and low oxygen levels. Bogs may be treed or treeless but the tree cover does not exceed 25% and consists largely of black spruce (*Picea mariana*). Tamarack (*Larix laricina*) may be present but only in small numbers and usually only near the edge. For OWES purposes bogs may support more than 25% cover of live tall shrubs, typically stunted black spruce. Bogs are frequently characterized by a layer of ericaceous shrubs such as leatherleaf (*Chamaedaphne*

calyculata). Although bogs are usually covered with Sphagnum, they also can support sedges such as few flowered sedge (*Carex oligosperma*) among others.

Buffer (Vegetated)

A strip of permanent vegetation that helps alleviate the negative impacts of development on natural features and functions and is required to manage a natural hazard.

Building

A structure consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and service systems appurtenant thereto, plumbing not located in a structure, or a sewage system.

Building Envelope

Area of a lot outside of any municipal bylaw setbacks, Ontario Building Code setbacks, and Crowe Valley Conservation policy setbacks, which is intended to contain development and any associated infrastructure (sewage system, well, etc.).

Bunkie

An accessory structure providing additional sleeping accommodation.

C

Channel

The area of a watercourse carrying normal flows within the banks.

Channelization

The straightening, widening and/or deepening of a watercourse channel.

Comprehensive Plan

A study or plan undertaken at a landscape scale such as a watershed/subwatershed plan, an Environmental Assessment, a detailed Environmental Implementation Report (EIR) that has been prepared to address and document various alternatives and is part of a joint and harmonized planning or Environmental Assessment process, or a community plan that includes a comprehensive Environmental Impact Study.

Conservation Activities

Projects that are intended to maintain, enhance, or restore the functions of a wetland, or to create a wetland where one did not exist previously.

Crawl Space

Must be:

- (a) less than 1.5 metres in height between the lowest part of the floor assembly and the ground or other surface below, and
- (b) not used for any occupancy.

Cumulative Impacts

A number of individual impacts viewed in combination on a regional, watershed, subwatershed or reach basis.

D

Dam

A structure or work holding back or diverting water and includes a dam, tailings dam, dyke, diversion, channel, artificial channel, culvert or causeway (Lakes & Rivers Improvement Act, R.S.O. 1990 c. L3, s.1).

Derelict

In a state of very poor condition as a result of disuse and/or neglect. (Oxford Dictionary)

Development (Conservation Authorities Act and Regulation)

- (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.

Development Limit

The point to which development can extend, defined by the greater extent of natural hazards and natural features plus any applicable potential natural cover, buffer, freeboard, or erosion access allowance.

Dewatering and Dewatering Discharge

Extraction of water from the ground, for the purposes of controlling groundwater, and expelling that water after it is extracted.

Diversion

The process whereby stream flow is directed from the original channel of the watercourse and returned to the original channel at another point on the watercourse. Diversions may be full or partial re-direction of flow from the channel of one watercourse to the channel of another watercourse

Dock

Structure that is perpendicular to the shoreline (not a deck), extending out from the shoreline into a body of water, built/occupies space primarily over the bed of a waterbody, with minimal area over dry land and is a platform suspended by means of floating or being supported by posts/piers. The purpose is used to dock/moor boats, marine recreation, access to water, etc.

Drainage Area

The area that contributes runoff to that point.

Dredging Plan

A report prepared to address the potential impacts of dredging on natural features and ecological functions. At a minimum, dredging plans shall include the following:

- statement of purpose
- dimensions and volume calculations
- operational details (e.g., timing)
- sediment and erosion control plan
- edge/bank stabilization details
- assessment of potential impact on fish and fish habitat*
- dredgate quality confirmation and deposition plan*
- assessment of cultural heritage values*

*not required for routine maintenance projects (e.g., road side ditch or municipal drain maintenances, existing wet slip dredging, etc.)

Dug-out or Isolated Ponds

Anthropogenic waterbodies that are created by excavating basins with no inlet or outlet channels and in which surface and ground water collect.

Dwelling Unit

Means one or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupants.

Dyke (dike)

An embankment or wall, usually along a watercourse or floodplain, to prevent overflow on to adjacent land.

Dynamic Beach

Sediments that accumulate along sea or lake shores, the configuration and contours of which depend upon the action of coastal processes including but not limited to wind, waves, currents, ice jamming/piling, the kinds of sediment involved, and the rate of delivery of this sediment. Not applicable within the CVCA watershed.

Dynamic Beach Hazard

Areas of inherently unstable accumulations of shoreline sediments along the Great Lakes – St. Lawrence River System and large inland lakes, as identified by provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance.

E

Ecological Function

The natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Ecosystem Services

The benefits provided by ecosystems that are critical to the environment's life support systems and that contribute to human welfare both directly and indirectly and therefore represent social and economic value.

Enhance

In the context of wetlands and wetland buffers means the altering of an existing functional wetland to increase or improve selected functions and benefits.

Environmental Assessment

A process that is used to predict the environmental, social and economic effects of proposed initiatives before they are carried out. It is used to identify measures to mitigate adverse effects on the environment and can predict whether there will be significant adverse environmental effects, even after the mitigation is implemented.

Environmental Impact Statement

A study performed by a qualified professional who has been educated in, and has current knowledge of, biology, ecology, landscape ecology and any other relevant fields of study, as required. An environmental impact study should:

- Be consistent with the intent of the Provincial Policy Statement;
- For areas on and adjacent to the site, include descriptions and clearly legible scaled maps of the existing land uses, and the proposed development and site alteration, including all proposed buildings, structures, driveways and parking areas, and sources of human intrusion;
- Provide a thorough inventory of flora and fauna and related habitat features, as well as relevant information on soils and geology, slope, hydrology and hydrogeology;
- Review the ecological functions of the natural features identified above, including the habitat needs of species that utilize adjacent lands;
- Predict the impacts of the proposed development and site alteration on the various attributes of the environment on and adjacent to the site, such as habitat, vegetation, soil, surface and ground water, air and any other relevant attributes;
- Evaluate the significance of all predicted positive and negative impacts on the environment;
- Recommend extents of land where: disturbance must be avoided, or where disturbance must be limited in order to maintain the natural features and ecological functions of the area, supported by a detailed rationale;
- Review alternative development options and recommend measures that could be implemented to avoid or mitigate the predicted negative impacts;
- Identify any measures needed to monitor the mitigation measures and to assess the long-term impacts associated with the proposal;
- Conclude with an independent professional opinion as to whether or not the development and site alteration is appropriate, and consistent with the intent of the Provincial Policy Statement.

Erosion (as a natural process)

The process of continual washing away of soil by water movement or seepage (at the ground surface), commonly occurring in one of the following manners:

a) rainfall or snowmelt and surface runoff (sheet, rill, or gully erosion);

- b) internal seepage and piping;
- c) water flow (banks or base of river, creek, channel); and
- d) wave action (shorelines of ponds, lakes, bays)

The erosion process affects the soil at the particle level by dislodging and removing (transporting) the soil particles from the parent mass (with water movement as the agent). Other processes such as wind and frost may assist in the weathering or dislodging and transport of soil particles.

Erosion Access Allowance

A specified setback distance to ensure there is a large enough safety zone for people and vehicles to enter and exit an area during an emergency, such as a slope failure or flooding, and to provide sufficient area to access and maintain protection works along valley and stream corridors.

Erosion Hazard

The loss of land due to human or natural processes that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance. (Provincial Policy Statement, 2020)

Evaluated Wetlands

Any wetland which has been evaluated using any version of the Ontario Ministry of Natural Resources Manual: Ontario Wetland Evaluation System.

Existing Use

Type of activity associated with an existing building or structure or site on the date of a permit application.

Existing Vacant Lot of Record

A parcel or tract of land described in a deed or other legal document that is capable of being legally conveyed, containing no pre-existing buildings or structures.

F

Fen

Fens are peatlands characterized by surface layers of poorly to moderately decomposed peat, often with well-decomposed peat near the base. Fen peats generally consist of mosses and sedges. Sphagnum, if present, is usually composed of different Sphagnum species than occur in bogs. There are two main fen types: nutrient rich fens typically are fed by groundwater and have a high pH. Nutrient-poor fens, such as those in moraine dominated landscapes, can occur in isolated depressions with less groundwater inputs and a lower pH (but not as low as in bogs).

Fill

Any materials, whether originating on the site or elsewhere, used or capable of being used to raise, lower or in any way affect or alter the contours of the ground.

Floating Structures

A building or structure capable of being occupied as the permanent or temporary residence, recreational space or storage space that is constructed, erected, or placed on a floatation system regardless of how it is anchored (e.g. to the shoreline or to a dock/ramp). This includes floating dwellings, boathouses, gazebos, covered decks and other similar structures. This does not include floating docks.

Flooding Hazard

Areas of land adjacent to a shoreline or a watercourse inundated during the applicable regulatory flood event (note: high points of land not subject to flooding but surrounded by floodplain or flooded land are considered to be within the flood hazard).

Flood Hazard Limit (Riverine)

The extent of the *flood hazard*, plus a 15m allowance. This represents the extent of the regulated area in respect to the flood hazard.

Flood

A temporary inundation of lands adjacent to the normal low flow channel of a watercourse.

Flood Line

An engineered line delineating the potential extent of flooding, by elevation, as a result of a specific flood event.

Flood Plain

An area of land adjacent to a watercourse that has been or may be covered by water.

Floodproofing

The combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or mitigate flooding hazards along river, stream and small inland lake systems.

Floodway

The channel of a watercourse and the inner portion of the flood plain where flood depths and velocities are generally higher than those experienced in the flood fringe. The floodway represents that area required for the safe passage of flood flow and/or that velocities are considered to be such that they pose a potential threat to life and/or property damage.

Four Tests (of a permit application under Regulation 41/24)

The control of flooding, erosion, dynamic beaches, and unstable bedrock.

Freeboard

A safeguard of separation in either length (linear - a specified distance) or height (vertical - a specified elevation) from the Regulatory Floodplain or other specified flood level.

Frequent Flooding

25-year flood event (or more frequent flood event).

G

Groyne

A structure extending from the shore to prevent erosion and arrest sand movement along a shoreline.

H

Habitable (Structure)

Intended for overnight occupancy, and may include facilities for plumbing, waste connections, and/or heating / cooling.

Habitable Floor Area

Any part of a **habitable structure** that is enclosed or has the potential to be enclosed (e.g. covered decks / porches). All levels of a structure are considered in calculating total habitable floor space (e.g. attached garages, lofts, full height basements, etc.).

Hazardous Lands (Conservation Authorities Act)

Land that could be unsafe for development because of naturally occurring processes associated with flooding, erosion, dynamic beaches or unstable soil or bedrock. (Conservation Authorities Act, 1990)

Hydraulics

The study of how surface water moves through various pathways in terms of water depth, velocity, and pressures acting on hydraulic structures and systems.

Hydric Soil

Soil that, in its undrained condition, is saturated, flooded, or ponded long enough during the growing season to develop an anaerobic condition that supports the growth and regeneration of hydrophytic vegetation.

Hydrologic Function

The functions of the hydrologic cycle that includes the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things. (Provincial Policy Statement, 2020)

Hydrologic Study

A report prepared to address the potential impacts of development and interference on the hydrologic functions of a wetland or other natural feature.

Hydrology

The engineering science that analyzes the different components of the hydrologic cycle, and takes into account that the natural cycle can be altered by human and natural activities.

I

Inert Fill

Earth or rock fill or material of a similar nature that contains no putrescible materials or soluble or decomposable chemical substances.

Infill Lot

An existing vacant lot of record and situated between existing urbanized/developed lots fronting onto a public road.

Infiltration

The downward entry of water through the soil surface into the soil. (MNR Water Resources Glossary)

Infrastructure

Physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems transportation corridors and facilities, oil and gas pipelines and associated facilities. (Provincial Policy Statement, 2020).

Ingress/egress

The ability to access a property or residence by land.

Institutional Use

Land uses where there is a threat to the safe evacuation of vulnerable populations' such as older persons, persons with disabilities and those who are sick and young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Interference (or Interfering in any way)

Any anthropogenic act or instance which hinders, disrupts, degrades or impedes in any way the natural features or hydrologic and ecologic functions of a wetland or watercourse. (Conservation Ontario, 2008)

Isolated or Dug-out Ponds

Anthropogenic waterbodies that are created by excavating basins with no inlet or outlet channels in which surface and ground water collect.

J

Jetty

A structure that projects from the land out into water.

K

Karst

An area of irregular limestone in which erosion has produced fissures, sinkholes, underground streams, and caverns.

L

Large Inland Lake

Waterbody that has a surface area equal to or greater than 100 square kilometers where there is no measurable or predictable response to a single runoff event. There are no large inland lakes in the CVCA watershed.

Like-for-like

Replacement or rebuild of a structure where the new structure has the exact same footprint, exact same square footage, exact same size, exact same usage and is located in the exact same location, as the existing structure.

M

Material

Includes earth, sand, gravel, stone or woody debris (e.g., root wads, fascines).

Meander Belt

The area of land in which a watercourse channel moves or is likely to move over a period of time. It is generally considered 20 times of bankfull channel width at riffles in the reach.

Meander Belt Allowance

A limit for development within the areas where the river system is likely to shift. It is based on twenty (20) times the bankfull channel width where the bankfull channel width is measured at the widest riffle section of the reach. A riffle is a section of shallow rapids where the water surface is broken by small waves. The meander belt is centred over a meander belt axis that connects the riffle section of the stream.

Meander Belt Axis

The line or "axis" that the meander belt is centred over which connects all the riffle sections of a stream.

Minor Addition

An addition to an existing structure that does not exceed 46 m² (500 square feet) and shall not result in an increase in the number of dwelling units. Only the habitable floor space shall be considered when determining the existing floor space but shall include all storeys. Habitable floor space will include any space with a roof where habitation could occur (i.e. covered decks, building additions, second floor additions, etc.)

Mitigate

A reduction of adverse effects.

N

Navigable Water

Includes a canal and any other body of water created or altered as a result of the construction of any work. (Navigation Protection Act, 1985)

Negligible means not measurable or too small or unimportant to be worth considering.

Non-Motorized Vessel

Water vessels without a motor, such as a kayak, canoe, paddleboat, stand up paddleboard (SUPs), etc.

Not Apparent (unconfined) river and stream valleys

Valleys in which a river or stream is present but there is no discernible valley slope or bank that can be detected from the surrounding landscape. For the most part, unconfined systems are found in fairly flat or gently rolling landscapes and may be located within the headwater areas of drainage basins. The river or stream channels contain either perennial (i.e., year round) or ephemeral (i.e., seasonal or intermittent) flow and range in channel configuration from seepage and natural channels to detectable channels.

O

Offsetting

Measures that are undertaken to counterbalance unavoidable impacts to the ecosystem. Offsetting should be identified through an Environmental Impact Study and considered only when all other options have been deemed not feasible.

One Hundred Year Flood Event (100-year flood)

Rainfall or snowmelt, or a combination of rainfall and snowmelt, producing at any location in a river, creek, stream or watercourse a peak flow that has a probability of occurrence of one per cent during any given year.

One Zone Concept

An approach whereby the entire flood plain, as defined by the regulatory flood, is treated as one unit, and all development is prohibited or restricted.

Ordinary High-Water Mark

The usual or average level to which a body of water rises at its highest point and remains for a sufficient time so as to change the characteristics of the land. In flowing waters (rivers, streams) this refers to the “active channel/bankfull level” which is often the one to two year flood flow return level. For inland lakes, it refers to those parts of the waterbody bed and banks that are frequently flooded by water so as to leave a mark on the land and where the natural vegetation changes from predominantly aquatic vegetation to terrestrial vegetation (excepting water tolerant species).

Original Ground Floor Area

The total interior area of the main floor of a building or structure at the time of the original construction date of the building.

Original Habitable Floor Area

The total habitable floor area of a building that existed at the time of the original construction date of the building. See *Habitable Floor Area*.

Other Areas/Area of Interference

Areas where development could interfere with the hydrologic function of a wetland, including areas within 30 metres of a wetland.

P

Passive Low Intensity Recreational Use

Activities of non-intrusive nature. Includes, but are not limited to: non-motorized trails, boardwalks, watercourse access points, natural heritage appreciation, unserviced camping on public and institutional land and accessory uses.

Physical / Visible Top-of-Bank

The physical top-of-bank is that point where there is a break in slope or grade which distinguishes the valley corridor landform from its surrounding landscape.

Protection Works

Structural on non-structural works which are intended to appropriately address damages caused by flooding, erosion, and/or other water related hazards

Provincial Standards

The most recently approved legislation, regulations, policies, manuals and technical guidelines administered or prepared by the Province, as amended from time to time.

Q

Qualified Professional

A person with specific qualifications, training, and experience authorized to undertake work in accordance with the policies in accepted engineering or scientific principles, provincial standards, criteria and guidelines, and/or to the satisfaction of CVCA.

R

Reconstruction

The restoration, repair, or replacement of a building or structure within its original footprint, not to exceed its original ground floor area, gross floor area or height, and without any change to its original use.

Redevelopment

The creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (Provincial Policy Statement, 2020)

Regulated Area

The land described in, and subject to, CVCA's Section 28 Regulation under the Conservation Authorities Act.

Regulation

Regulation under Section 28 of the Conservation Authorities Act (Ontario Regulation 41/24)

Regulation Limit

The greatest extent of all regulated areas that defines an area of interest; the regulation limit does not represent a development limit.

Regulatory Flood

Applicable flood event standard as described by Regulation under Section 28 of the Conservation Authorities Act. The CVCA's Regulatory Flood is the 100-year flood.

Remediation

The construction or modification of infrastructure for the purpose of reducing or eliminating risk due to natural hazards.

Replacement

See *reconstruction*.

Restoration

To repair or re-establish functioning ecosystems; the process of altering a site to establish a defined, native, historic ecosystem; the goal is to emulate the structure, function, diversity and dynamics of a specified ecosystem.

Retaining Wall: A vertical structure designed to resist the lateral pressure of soil and water behind it.

Revetment: A vertical or inclined facing of rip-rap or other material protecting a soil surface from erosion.

Riparian Vegetation means the plant communities in the riparian zone, typically characterized by water tolerant plants.

Riparian Zone means the interface between land and a flowing surface water body.

Rip-rap: A layer of stone to prevent the erosion of soil.

River means a large natural stream of water emptying into an ocean, lake, or other body of water and usually fed along its course by converging tributaries.

River or Stream Valley (Apparent or Confined) / Valley Corridor

Depressional features associated with a river or stream, whether or not they contain a watercourse, with defined slopes extending from the long term stable slope projected from the predicted stable toe of slope, plus a 15-metre allowance (in the context of defining the Regulated Area), or, an applicable buffer (in the context of defining the Natural System).

River or Stream Valley (Not Apparent or Unconfined)/ Stream Corridor

Depressional features associated with a river or stream, whether or not they contain a watercourse, with ill-defined slopes extending from the maximum extent of the predicted meander belt allowance of the river or stream; plus, a 15-metre allowance (in the context of defining the Regulated Area), or, an applicable buffer (in the context of defining the Natural System).

S

Safe Access (Safe Ingress/Egress)

Vehicular and pedestrian access to and from a site is safe, for the nature of the development, from the risks due to flooding or erosion hazards consistent with Provincial and CVCA standards.

Scour

Local lowering of a streambed by the erosive action of flowing water.

Sedimentation (water)

Sedimentation is an increase in the amount of solid particles suspended in water, caused primarily by soil erosion. The main human causes of sedimentation are forestry, farming, and construction. When sediment settles, it can smother the feeding and spawning grounds of fish and kill aquatic organisms.

Sedimentation

The deposition of detached soil particles.

Setback

Specified distance from a fixed point such as a property line, structure, or natural feature (i.e. wetland).

Sewage Disposal System

A system which contains the entire sewage envelope, including both primary and secondary beds, mantle, septic tanks, and reserve areas, as per the requirements of the Ontario Building Code Act or the Ministry of the Environment, Conservation and Parks.

Shoreline Alteration

A physical alteration to the lands within, adjacent or close to the shoreline of any lake, river, or watercourse

Shoreline Protection Works

Methods for reinforcing shorelines experiencing active erosion. Protection approaches can be classified as either structural or non-structural, and can include shoreline naturalization and bio-engineering.

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Methods for reinforcing shorelines experiencing active erosion. Protection approaches can be classified as either structural or non-structural, and can include shoreline naturalization and bio-engineering.

Significant Wetland

An area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time.

Site Alteration

Activities such as grading, excavation, and the placement of fill that would change the landform and natural vegetative characteristics of a site. (Provincial Policy Statement, 2020)

Stable Slope Allowance (Defined Valleylands)

The setback that ensures safety if slumping or slope failure occur. It refers to a horizontal allowance measured landward from the toe erosion allowance equivalent to three times the height of the slope or through assessment by CVCA staff or valid study.

Stable Toe of Slope

As determined through assessment by CVCA staff or a geotechnical study:

- a) the physical toe of slope where the existing toe is stable and not impacted by erosion; or
- b) the landward limit of the toe erosion allowance where the existing slope is unstable and/or impacted by erosion.

Stable Top of Slope

As determined through assessment by CVCA staff or a geotechnical study:

- a) the physical top of slope where the existing slope is stable and not impacted by toe erosion; or
- b) the landward limit of the toe erosion allowance plus the stable slope allowance where the existing slope is unstable and/or impacted by erosion.

Stream Corridor

See *River or Stream Valley (Not Apparent or Unconfined)*

Structure: Any material, object or works erected either as a unit or constructed or assembled of connected or dependent parts or elements, whether located under, on and/or above the surface of the ground.

Subwatershed

A subdivision of a watershed based on hydrology, generally corresponding to the area drained by a small tributary, as opposed to a major river.

Surface Water Feature

Water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics (Provincial Policy Statement 2020).

Surficial erosion: The physical removal, detachment, and movement of soil at the ground surface due to water or wind.

T

Technical Reports

Reports, studies or plans, typically prepared to support and implement the recommendations of a comprehensive environmental study, that provide detailed information regarding one or more aspects of the natural or physical sciences. For the purposes of this document, technical reports may include, but are not limited to, hydraulic analyses, stormwater management reports, functional servicing reports, hydrogeology reports, geomorphology studies, geotechnical reports and environmental impact studies, or similar documents. Technical reports must be prepared by a qualified professional in the relevant field.

Toe Erosion Allowance

Setback distance at the base of a slope that ensures safety in the event of slope failure or slumping.

Top of Slope

The physical top of slope is the point where there is a break in slope or grade which distinguishes the valley corridor landform from its surrounding landscape.

U

Unconfined River or Stream System

Includes those where the watercourse is not located within a valley corridor with discernable slopes, but relatively flat to gently rolling plains and is not confined by valley walls. The watercourse can contain perennial, intermittent or ephemeral flows and may range in channel configuration, from seepage and natural springs to detectable channels.

Unstable Slopes

A slope that can be characterized as being unstable or hazardous due to factors such as toe or run-off erosion, lack of vegetative cover, soil type, steepness and/or geological considerations.

V

Valley or Valleyland means land that has depressional features associated with a river or stream, whether or not it contains a watercourse.

Valley Corridor

See *River or Stream Valley (Apparent or Confined)*

Valley Wall

The valley slope, from the stable toe of slope to its stable top of bank.

W

Watercourse (Regulation):

Defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs.

Watershed

The entire area of land whose runoff water, sediments and dissolved materials (nutrients and contaminants) drain into a lake, river, creek, or estuary. Its boundary can be located on the ground by connecting all the highest points of the area around the river, stream or creek, where water starts to flow when there is rain. It is not man-made and it does not respect political boundaries.

Wetland (Regulation),

- (a) is seasonally or permanently covered by shallow water or has a water table close to or at its surface,
- (b) directly contributes to the hydrological function of a watershed through connection with a surface watercourse,
- (c) has hydric soils, the formation of which have been caused by the presence of abundant water, and

(d) has vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which have been favoured by the presence of abundant water.

Note: Additional definitions may be found in the MNRF Technical Guidelines, Natural Heritage Guidelines and the Provincial Policy Statement under the Planning Act.

Wetland Boundary: The point where 50% of the plant community consists of wetland plant species as listed in Appendix 10 of "The Ontario Wetland Evaluation System Manual", Ministry of Natural Resources, 2022)

Wetland Hydrological Functions

Include flood attenuation, groundwater recharge, and baseflow maintenance during dry periods (by storing precipitation and/or floodwater and releasing it slowly over time). Water purification and erosion control are other broader examples of wetland functions.

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