



February 25, 2016

Watershed Regulations Policy Manual Updates

In the agenda package you will find a new appendix to the Policy Manual – Appendix E – Environmental Impact Study Terms of Reference which is a document that outlines the expectations staff have for a report of this nature. The Terms of Reference can be provided to any consultant hired to prepare and EIS in support of an application in order to ensure consistency between property assessments and reporting.

Minor administrative changes have been made to the text of the manual and two sections outlined below have been modified. Text that has been struck out has been removed and text in bold has been added. The purpose of the changes is to clarify the intent of the policies.

3.4.2 Permission to Develop

The Authority may grant permission for development in or on the areas described in subsection 3.4 if, in its opinion, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land (the “five tests”) will not be affected by the development. This permission will be given in writing with or without condition and is valid for a period of a maximum of 24 months.

Permits will only be granted to the landowner and are not transferrable. In the case of development proposed on common lands, a permit will be denied until acknowledgement and approval is granted from all joint owners of the land in question.

Minor Residential Additions

6.1.1.3 ~~Minor ground floor~~ Additions **(including ground floor, second storey or an attached garage)** to existing residential dwellings located within a flooding hazard will be permitted provided it can be demonstrated that:

- there is no feasible alternative site outside of the flooding hazard;
- the ~~ground floor~~ addition is 50% or less of the original habitable floor space* to a maximum footprint of 46.5 square metres (~500 square feet), whichever is less, or in the case of multiple additions, all additions combined are equal to or less than 50% of the original habitable floor space to a maximum footprint of 46.5 square metres (~500 square feet), whichever is less;
- the number of dwelling units is the same or fewer;
- the addition will not be subject to flows that could cause structural damage;

- where feasible, an improvement in the existing dwelling will occur with respect to floodproofing of the structure;
- safe access (ingress/egress) ~~can be achieved~~ **is present**;
- the addition will be floodproofed to an elevation of 0.3 metre above the regulatory flood elevation as per floodproofing standards outlined in Appendix B – Floodproofing Guidelines;
- the structure is properly anchored to prevent flotation, is not subject to damage by flooding or other hazards and flood flows and flood water storage are not impeded; and,
- no basement is proposed and any crawl space is designed to facilitate service only.

A site plan prepared by qualified professional illustrating the elevations of existing and proposed grades and lowest openings of existing and proposed buildings/structures must be submitted.

Detailed technical analysis completed by a qualified professional engineer may be required to be submitted to demonstrate the acceptability of the proposal.

6.1.1.4 ~~Ground floor~~ Additions to existing residential dwellings greater than the size provision identified in 6.1.1.3 above would be considered Single Residential Development and therefore subject to Policy 6.1.1.2.

~~6.1.1.5 An additional storey (or extension) on existing residential dwellings located within a flooding hazard will be permitted provided it can be demonstrated that:~~

- ~~• it does not exceed the original habitable ground floor area of the existing dwelling or the original habitable ground floor area or the ground floor addition as per policy 6.1.1.3;~~
- ~~• The number of dwelling units is be the same or less, and;~~
- ~~• Safe access (ingress/egress) is present.~~

*Original habitable floor space means the floor space that was part of the original structure when it was first constructed **and proof may be required**. Subsequent requests for additions which will result in the cumulative exceedance of 50% of the original floor space or 46.5 square metres (~500 square feet) will not be considered.