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REPORT FOR WATERSHED ADVISORY BOARD

RE: PERMIT APPLICATION NO: 151/21

DATE: AUGUST 09, 2021

An application for development has been submitted by Mr. Rocco Lammana with regards to Ontario Regulation 159/06 the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation of the CVCA.

Executive Summary

An application to develop lands along Crowe Lake can **not be approved** by CVCA Regulations Officers as it fails to meet the requirements as per the CVCA Watershed Planning and Regulations (O.Reg 159/06) Policy Manual (Policy Manual). The development proposed is as follows: to construct an addition, 270 square feet, that measures 13.5 feet by 20 feet, to the rear of the existing dwelling within the floodplain of Crowe Lake. The application does not meet our policies around development within flood hazards. The proposed development is within the floodplain of Crowe Lake and when considered with an addition in 2017 exceeds to combined total allowable addition size failing to meet Section 5.3.1.3 - Minor Residential Additions.

Background and Subject Lands

On 31 May, 2021 a permit application was submitted for the proposed development. The proposed dwelling is maintaining the same number of bedrooms/habitability, but in order to make the dwelling more functional/comfortable as a primary residence the applicant is requesting an addition of 270 square feet to allow for additional storage (closets and pantry). The addition is to be on piers at the same level as the existing cottage (all habitable space above the floodplain and 0.30m wave uprush allowance).

On 20 April 2017 the applicant had a hearing before the Watershed Advisory Committee requesting approval for an addition of 446.4 square feet which exceeded the total allowable square footage of the original dwelling. The original dwelling was 700 square feet, and as per Section 5.3.1.3 an addition of 50% up to 500 square feet can be approved, in this case an addition up to 350 square feet. The permit at that time was approved provided the applicant complies with flood proofing measures and that they accept responsibility for any future damages caused by flooding. The applicants have satisfied the first requirement having complied with flood proofing measures, and the condition of Motion 0/17 of the hearing was written into the permit stating that the permit is approved provided the applicant also accepts the responsibility for any damages due to flooding. Please note not formal signed agreement was provided at that time, but a signed legal document may be advisable.

The subject lands are approximately 0.65 acres, are surrounded by cottages to the east and west and has frontage along Crowe Lake to the south-southeast and Cooke Road to the north-northwest. The region of the addition has existing elevations between 183.72-183.79MASL ranging between 0.16m to 0.09m below the flood elevation of 183.88MASL. There is a wetland to the south of the proposed addition (the addition proposed would not encroach any closer than the original dwelling. Re-assessment of imagery has determined that the wetland to the south is less than 2 ha in size and therefore the proposed work is outside of its setback.

The policies for development in the flood hazard were again explained to Mr. Lamanna, including details on the size restrictions for additions, and it was understood that with the hearing before the only way any addition would be approved now is an additional hearing.

The official letter detailing that a permit can not be approved was provided on July 14, 2021 and the applicants, Rocco and Lori Lamanna, requested a hearing for August 9, 2021.

CVCA Regulations & Policy Manual

Based on the information submitted, the CVCA staff can not approve the permit application for the following reasons:

Our policies will permit development/additions to dwellings within a flood hazard (assessed or assumed) but can not exceed an additional 50% of the original total square footage to an upper limit of 500 square feet.

The proposed addition is maintaining the existing setback of 35' (10.7m) from the shoreline (within the assumed flood hazard).

The subject site is located in a regulated area as described in Ontario Regulation 159/06. The proposed development of a dwelling of the proposed size will not be permitted in accordance with Section 2. (1) (b) which states:

*Section 2. (1) Subject to section 3, no person shall undertake development, or permit another person to undertake development in or on the areas within the jurisdiction of the Authority that are,
(b) hazardous lands;*

The *Conservation Authorities Act* and the Crowe Valley Conservation Authority Watershed Planning and Regulations Policy Manual (2017) defines *hazardous lands* as “land that could be unsafe for development because of naturally occurring processes associated with flooding, erosion, dynamic beaches or unstable soil or bedrock.” In this case, processes associated with flooding are our concern.

The manual is intended to provide CVCA staff with policies for the purpose of administering our Regulation (159/06). When reviewing development applications, the Authority must have regard for its objectives of preventing loss of life and minimizing property damage.

The individual policies that apply to this application are listed below and are specific to Administrative Policies and Policies for Flooding Hazards. Sections that are not relevant to this application have been removed.

Administrative Policies

The following sections speak to over-arching policies that every application must be tested against. The One Zone concept explains that the entire CVCA watershed is within a single zone where all applications adhere to the same policies. In other Conservation Authorities that have a two zone concept there are different policies depending on what zone development is proposed within. Areas subject to the regulation include several different items with hazardous lands being a critical component. Hazardous lands include all lands that are or could be flooded.

3.2 One Zone Concept

Under the one zone approach, construction activities are restricted within the Regulatory Flood Plain. Permitted development may include reconstruction or minor additions to existing structures as well as extension to existing agricultural operations. Other uses, such as open space, that is not likely to create damage to other properties from floodwater, or cause a threat to public safety, or are not of a polluting nature may be permitted within the flood plain.

Examples of uses or structures that would create adverse impacts in the flood plains of our riverine systems include, but are not limited to, new buildings, swimming pools, filling activities, septic tile fields and tanks, as well as manure storage and handling facilities.

The One Zone Concept of floodplain management is applied throughout the entire Crowe Valley Conservation jurisdiction.

3.4 Areas Subject to the Regulation

Ontario Regulation 159/06 sets out areas where development is prohibited as well as setbacks from various ecological features. The features that are encompassed by the regulation are as follows: (irrelevant sections have been removed)

Hazardous Lands

This component of the Regulation applies to development within hazardous lands which is defined under Section 28 of the CA Act as land that could be unsafe for development due to naturally occurring processes associated with flooding, erosion, dynamic beaches, or unstable soil or bedrock. Unstable soil and bedrock include, but is not limited to sensitive marine clays, organic soils, and karst topography. Sensitive marine clays are not identified within the watershed. Organic soils are normally formed by the decomposition of vegetative and other organic materials. Peat soils are the most common type of organic soil in Ontario. Karst topography may be present in limestone or dolomite bedrock and are extremely variable in nature.

Hazardous Lands Policies

The following policies are specific to development in the flood hazard. Any development within a flooding hazard requires permission from the CVCA. In general development within the regulatory floodplain shall not be permitted except in accordance with the policies contained below. Policies that do not apply to this case have not been included.

The following policies apply to the development proposed:

Defining the Flooding Hazard and Associated Regulated Area

5.1 ... *The Regulated Area Includes the Floodplain and for not apparent valley systems, an allowance. The allowance is not to exceed 15m from the hazard.*

The Crowe Valley watershed uses the 1:100 year storm to delineate its regulated area. With the exception of the lakes in Table 1 that have a known 1:100 year elevation, the CVCA regulates 30m from all shorelines.

With the 30m regulated area, 15m of which being the allowance, there is 15m that is assumed to contain the flooding hazards and emergency access on all lakes that have not had the flood elevation studied.

General Flood Hazard Policies

5.2.1 *Development within the Regulatory floodplain shall not be permitted;*

Minor Residential Additions

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

- *the 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) 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 C – 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;*
- *no basement is proposed and any crawl space is designed to facilitate service only;*
- *the proposed development will not prevent access for emergency works, maintenance, and evacuation;*
- *the potential for surficial erosion has been addressed through the submission of proper drainage, erosion and sediment control and site stabilization/restoration plans;*
- *natural features and/or ecological functions associated with conservation of land are protected, pollution is prevented, and erosion hazards have been adequately addressed; and,*
- *the plan has been carried out by a qualified professional with recognized expertise in the appropriate discipline and must be prepared using established procedures and recognized methodologies to the satisfaction of the CVCA.*

Application Conformity

For this application the General Flood Hazard Policies and Minor Residential Additions policies apply. The proposed addition meets all requirements within the policy manual with one exception being the proposed addition is larger than the allowed square footage.

Staff Assessment

While the permit does not meet the CVCA Policy Manual the application can still be assessed to determine if it satisfies the purposes of the Regulation and the core purpose of the Conservation Authorities Act.

The Policy Manual was created as a document that would ensure that, if followed, proposed development would satisfy the “Five Tests”. The “Five Tests” ensure that development is safe at the proposed location and that there are not negative impacts upstream and downstream which is the purpose of the Conservation Authorities Act and Ontario Regulation 159/06.

The ‘Five tests’ are:

1. Not impact the control of flooding/not impacted by flooding.
2. Not impact/be impacted by the erosion hazard.
3. Not increase the potential for pollution.
4. Not impact/be impacted by dynamic beaches.
5. Conservation of land.

Below I will break down each test as it applies to the proposed development in a quantitative manner. The decision as to whether the permit application satisfies these tests will remain with the Watershed Advisory Committee.

Breakdown of application per each test:

1. Not impact the control of flooding/not impacted by flooding.
 - a. All habitable area will continue to be outside of the flood elevation of 183.88MASL for Crowe Lake with the dwelling being over 1m above the existing elevation of 183.71MASL;
 - b. The floodplain in this area is not subject to significant flows;
 - c. There are several large trees between the dwelling and lake that may block waterborne/windblown debris/ice floating in flood waters;
 - d. The proposed dwelling is on piers and displacement will be based on the portions of the piers within the floodplain;
 - i. With 4 additional piers on 12" (~30cm) diameter sonotube footings with the maximum depth in the floodplain being 0.16m the total displaced water is 0.181m³ (181L)
 - e. There is no increase to number of rooms/habitation ability; and,
 - f. The driveway and access is within the flood access standards (<30cm) for safe ingress and egress.
2. Not impact/be impacted by the erosion hazard.
 - a. The proposed development is over 6m outside the erosion hazard per the MNRF Technical Guide- River and Stream Systems: Erosion Hazard Limit.
3. Not increase the potential for pollution.
 - a. The habitation of the dwelling is being maintained (no additional rooms) so potential impact from nutrient management/sewage does not change.
4. Not impact/be impacted by dynamic beaches.
 - a. Dynamic Beaches are limited to the Great lakes, Lake Simcoe, and Lake Nipissing.
5. Conservation of land.
 - a. The proposed addition is towards the rear of the property/away from the lake; and,
 - b. The proposed addition is outside of the setback to the wetland.

Summary

The application for addition does not meet the requirements detailed in the Policy Manual due to the flood hazard on Crowe Lake. The applicants, Lori and Rocco Lamanna, were made aware of the size restrictions associated with development on this property, but would like to proceed with the hearing for the addition instead of an alternate accessory storage structure on the property. As the application does not meet the requirements of the Policy Manual the application can not be approved by Regulations Officer Robert Cole. Lori and Rocco Lamanna wish the Watershed Advisory Committee assess their application per the "Five Tests" to determine if their application satisfies the purpose of the CA Act and Regulation.

Figures Enclosed: Application Package Including: original application, survey, updated request/drawings



Crowe Valley
Conservation

CVCA File #:

151/21

MAY - 31/21

P.O. Box 416, 70 Hughes Lane, Marmora, ON K0K 2M0

Tel: 613-472-3137 Fax: 613-472-5516 www.crowevalley.com

PERMIT APPLICATION FORM

FOR A DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES PERMIT
(CONSERVATION AUTHORITIES ACT - ONTARIO REG. 159/06)

Contact Information (please print clearly)		
Property Owner's Name(s): <u>LORI + ROCCO LAMANNA</u>		
Mailing Address (Street, P.O. Box) <u>120 SCOTTSDALE DR.</u>	City <u>BOWMANVILLE</u>	Postal Code
Telephone: Home	Work <u>905-441-7091</u>	Mobile <u>905 409 7133</u>
Email <u>MEEMSTABABY_17@HOTMAIL.COM</u>		
Agent's Name(s): _____ <small>*property owner's letter of authorization or signature to be attached</small>		
Mailing Address (Street, P.O. Box)	City	Postal Code
Telephone: Home	Work	Mobile
Email		

Is the Owner aware of this application?



Yes



No - Please explain: _____

Is a Planning Act application (minor variance, zoning by-law amendment) required for this development?



Yes



No

Location of Proposed Works (please ensure a map and driving directions are attached)		
Lot <u>9</u>	Concession <u>1</u>	Municipality <u>MARMORA</u> <u>RP21R6072</u>
Municipal Street Address <u>1021 COOK RD.</u>		
Assessment Roll Number <u>12-41-141-010-05901-0000</u>		Watercourse/Waterbody <u>Crowe Lake</u>
Existing Land Use (vacant, residential, etc.)		Proposed Land Use

This application must be accompanied by TWO COPIES of a detailed site plan and payment of a processing fee as determined by the Conservation Authority. The site plan MUST include the following information:

1. General location of property in relation to roads, etc.
2. Location and dimensions of all existing structures on property and a survey plan with lot dimensions.
3. Location of any waterway, open water, wetland, steep slope on or near the property and any drainage features (ditches/culverts).
4. Intended location and dimensions of fill, construction, or waterway alteration proposed.
5. Cross-section of proposal showing existing and final grade with elevations from the current water level of any nearby waterway, and elevations of the lowest structure opening if applicable.

Description of Works (please check all that apply)	
Construction of a Structure <input type="checkbox"/>	Interference with a Wetland <input type="checkbox"/>
Alter, Add to or Renovate a Structure <input checked="" type="checkbox"/>	Pond Construction, cleanout or repair <input type="checkbox"/>
Install a Septic System (please indicate type and volume of fill below) <input type="checkbox"/>	Watercourse Crossing (culvert, bridge) <input type="checkbox"/>
Place or Remove Fill Material (please indicate type and volume of fill below) <input type="checkbox"/>	Shoreline Protection (please indicate length of shoreline affected below) <input type="checkbox"/>
Type and Volume of Fill (m ³)	Length of Shoreline Affected (m)
Other	
What is the purpose of the work? ALTER, ADD TO OR RENOVATE a structure. 3.96m x 4.27m addition - 29.26m/96' from the shoreline & 22.86m from the wetland - on block piers	
Proposed Start Date:	Completion Date:

I/We the undersigned hereby certify to the best of my/our knowledge and belief that all of the above-noted, attached and/or supporting documentation and information is correct and true. I/we further solemnly declare that I/we have read and fully understand the contents of this application and specifically the terms and conditions on the following page, and the declaration written below.

By signing this application, consent is given to the Crowe Valley Conservation Authority, its employees and authorized representatives to access the property for the purposes of obtaining information and monitoring any approved works pursuant to Section 28(20) of the Conservation Authorities Act.

I, (please print name) Rocco Lamanna declare that the above information is correct to the best of my knowledge and I agree to abide by Ontario Regulation 159/06.

Signature: R. Lamanna Date: MAY 31 2021

NOTE: Signature or Written Authorization of Landowner is Mandatory. Landowner authorization form follows this page.

I am the: ☒ Owner ☐ Agent ☐ Contractor ☐ Other: _____

The information on this form is being collected, and will be used, for the purposes of administering a Regulation made pursuant to Section 28 of the Conservation Authorities Act, R.S.O. 1990 C27.

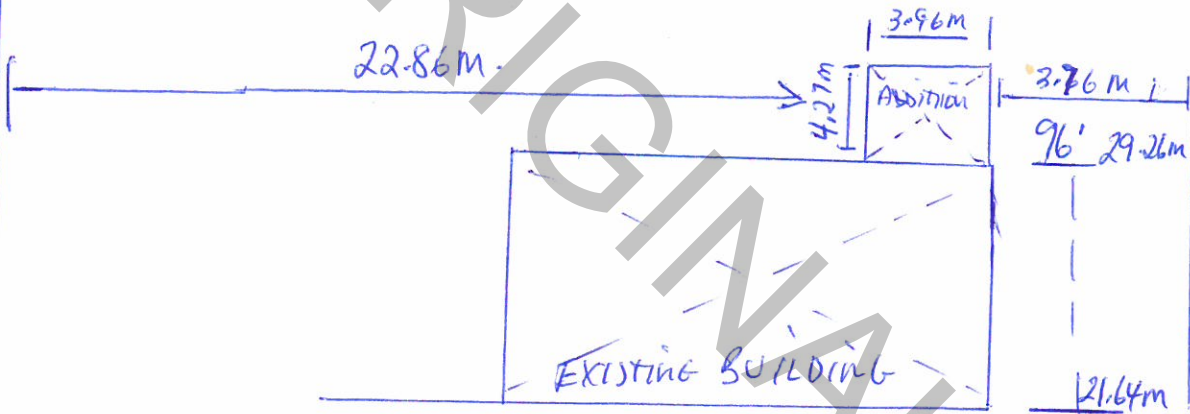
NOTE: Further information and studies may be required by the Crowe Valley Conservation Authority (CVCA) in order to process this file, the cost of which will be borne by the applicant or their agent. This information may include details related to wetlands, floodplains, hydraulics, slope stability or stream systems. Once completed, all studies become the property of the CVCA and the information may be used by the CVCA, its member municipalities and partners. In order for members of the public to view any studies, plans and reports related to your permit, a formal request under the **Municipal Freedom of Information Protection and Privacy Act**, RSO 1990, c.M.56, is required. Access is subject to statutory exemptions. The same is true should you wish to access any studies, plans and reports pertaining to other's permits. Insufficient information may delay the processing of your application. This application does not relieve the applicant of the obligation to secure any other necessary approvals. Fees are subject to change without notice.

COOK Rd.

1621 COOK Rd.

PART LOT9 Concession 1 in the Municipality
OF MARMORA AND
LAKE.

Wetlands



Crowe LAKE

Roca + Lohi KANAWA APPLICATION

to whom it may concern:

We Believe this application complies with flood proofing measures and we accept responsibility with any future damage caused by flooding.

There will be no digging or soil disruption.

Alteration is already out of the flood hazard.

No risk to wild life due to this alteration.

Not a creation of a new lot or change in land use.

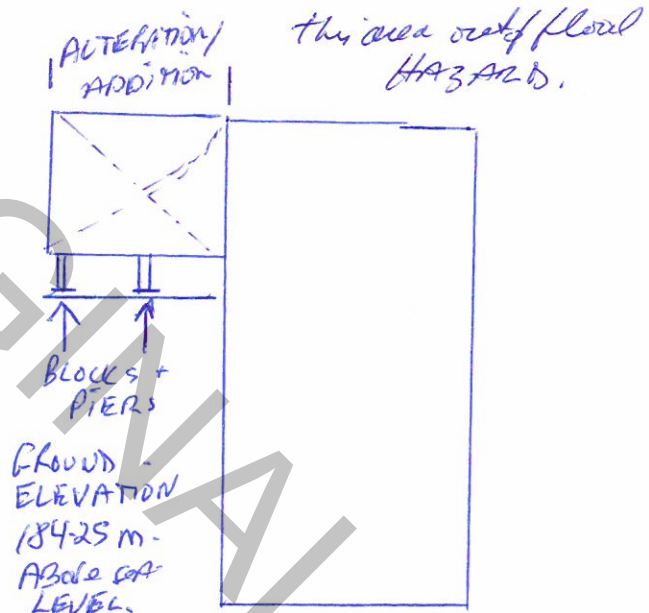
No change in land slope or alterations.

NO Negative IMPACTS.

The control of flooding will not be impacted by the size of the alteration/addition.

There will be no work in the water for this project.

No native species of vegetation will be removed.



My neighbor has a large home approximately 2500 square feet and if he wanted he could apply for additional 500 square feet + would be granted. But for some reason we can never get to the same size home as his, we are not asking for the same size home. This Law or act is not fair to every one. Very one sided + should be changed to equal every one.

Other New Builds are literally several ft from flood HAZARDS but NO restrictions.

Rocco - LOR: WAMANA.

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- The Authority may grant permission to develop in or on the areas described in Sub Section 2. If in its opinion, the control of flooding, erosion, dynamic beaches, protection or the conservation of land will not be affected by the development.
- Crowe Valley Conservation Authority operates 14 water-control structures, located across the Crowe Valley Watershed to manage water levels and flow. By managing and operating Dams throughout the Watershed 365 days a year.
- Fortunately, the Crowe Valley Watershed is still primarily in its natural condition. Since development has not eliminated the wetlands and other natural features. This is vital since these natural features help to absorb the impact of these storm events.
- Dams and Weirs in the Crowe Valley Watershed, Walliston Lake, Belmont Lake, Oak Lake, Pautsh Lake, Methuen Lake, Steinburg Lake, Marmoa Dam, Lasswaad Lake, Kashabog Lake, Cardova Lake, St. Ola Lake, Allan Mills Dam, Crowe-Bridge.
- There is no interference with wetlands. There is no alteration to shoreline and water course regulations.
- Protecting intrinsic natural heritage values, associated with wetlands, water course and shorelines. Minimizing property damage and social disruption, no digging of foundations to be performed.
- No unstable slopes as property is not near a river or stream, which could result in stream erosion. No digressional features associated with rivers and streams, consistent with fast moving rivers.
- Crowe Lake is consistent with rocky shore line that quickly turns to hard sand. Very little risk of erosion, Crowe Lakes' total surface area is 4 square miles. Not considered a large, inland lake, means those water bodies having a surface area of equal to or greater than 100 square kilometers where there is not a measureable or predictable response to a single run off event.
- No dynamic beaches, inherently unstable accumulations of shoreline sediments. There are no dynamic beaches, beaches that undergo continuous or change due to natural erosion and accretion are dynamic.
- No risk to wildlife due to this alteration and wildlife will be protected.
- No changes in landscape or alterations. Not a creation of a new lot or change in land use requiring approval under the Planning Act.
- Essential Emergency Services **Maintained**, means services such as those provided by Fire, Police and Ambulances, Ambulance Stations and Electrical Substations which could be impaired during an emergency due to flooding, failure of flood proofing measures and/or protection works, or erosion.
- **No negative impacts**, in regards to Fish Habitat, the harmful alteration, disruption or destruction of fish habitat. In regard to other natural heritage features in areas the loss of natural features or ecological function for which an area is identified.

Rocco LORIHANNA

100 year flood level.

For the shore lines of the Great Lakes, the peak instantaneous still water level resulting from combinations of mean monthly lake levels and wind set ups, which has a 1% chance of being equaled or exceeded in any given year.

In the connecting channels (St Mary's, St Clair, Detroit, Niagara and St Lawrence Rivers) the peak instantaneous Stillwater level which has a 1% chance of being equaled or exceed in any given year.

For large inland lakes, lake levels and wind set ups that have a 1% chance of being equaled.

- Crowe Lake is not a fast moving River for which regulations were designed for. (Fast moving River).
- Wet land near our property will help to prevent flooding.

Crowe Valley Conservation

Please see highlighted area

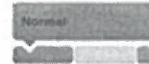
Thank you.



Crowe Valley
Conservation

Flood Status - Normal

Low Water Status - Normal


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General Information

Watershed Planning and Regulations Policy

Planning and Permits

The CVCA has in effect the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations (Ontario Regulation 159/06) made under the Conservation Authorities Act.

This regulation prevents or restricts development and site alterations near water and wetlands to protect you and the public from flooding, erosion and other hazards.

The CVCA also provides planning and technical advice to assist the municipalities in our watershed in fulfilling their land use planning responsibilities associated with natural hazard management, natural heritage and water resources (as outlined in the Provincial Policy Statement).

Planning

Considering the natural environment is an important part of land use planning. When staff review individual applications for development made under the Planning Act, we look to ensure that natural hazards, natural heritage features and water features will not be negatively affected by the proposed development. At the same time, we work to ensure that a completed development project will not itself be negatively impacted by natural hazards, including flooding.

Our staff provide written comments to municipalities on applications made under the Planning Act. These applications include:

- official plans and zoning by-law amendments
- plans of subdivision and condominium
- site plan control applications
- severances
- minor variances

The CVCA requires a fee for this service in order to recover our costs. Be aware that a delay in paying this fee can delay finalizing your application. The Fee Schedule for our Plan Review program can be found below.

Schedule A - Plan Review Fees

Regulations

The purpose of the regulation is to protect public safety, property and the environment. This is accomplished by requiring approval through permits for work that could impact or be impacted by natural hazards. Natural hazards are processes such as flooding and erosion that could be worsened if development (buildings and structures) and site alterations (i.e. filling, excavating and grading) are not conducted in a manner that accounts for potential impacts. The CVCA's review process under the regulation ensures that no negative impacts relate to natural hazards will result from work.

will not worsen

NO GRADING OR FILLING

If your project is in or near the following areas you may need a Permit:

- NOT →**
- In the channel of a watercourse, in a lake, pond or wetland
 - NOT →** Within 15m of the floodplain associated with the following watercourses and waterbodies: Beaver Creek, Belmont Lake, Cordova Lake, Crowe Lake, Crowe River, Kasshabog Lake, Limerick Lake, Paudash Lake, Round Lake, St. Ola Lake and Wollaston Lake
 - NOT →** Within 30 m of the top of a bank of any watercourse or waterbody not listed above
 - NOT →** Within 120 m of a Provincially Significant Wetland & all wetlands 2ha or greater
 - NOT →** Within 30 m of all other wetlands less than 2 acre

Activities requiring approval within regulated areas include, but are not limited to:

- NOT →**
- Construction, reconstruction or placing a building or structure of any kind
 - NOT →** Any change to a building or structure that changes its use, increases its size or increases the number of dwelling units
 - NOT →** Grading of the site
 - NOT →** Temporary or permanent placing, dumping or removal of material originating on site or elsewhere
 - NOT →** Alteration to watercourses, bridges, culverts and other infrastructure; and channel and shoreline alterations
 - NOT →** All works in the water, e.g. docks, boathouses, dredging, etc.

If you are near or in the areas listed above please contact our office so that we can perform a more detailed assessment of permit requirements.

The Permit Application can be found below:

Permit Application

NOT →

Filling, construction or alteration of floodplains, wetlands, shorelines and waterbodies can result in increased upstream or downstream flooding, reduced water quality, destruction of fish and wildlife habitat or other environmental problems. When considering whether to grant a permit under these regulations, the CVCA considers not only the individual application, but also the long-term impacts within the watershed.

Schedule B – Permit Fees

Social Media



Donate Now



Crowe Valley Conservation



Crowe Valley
Conservation

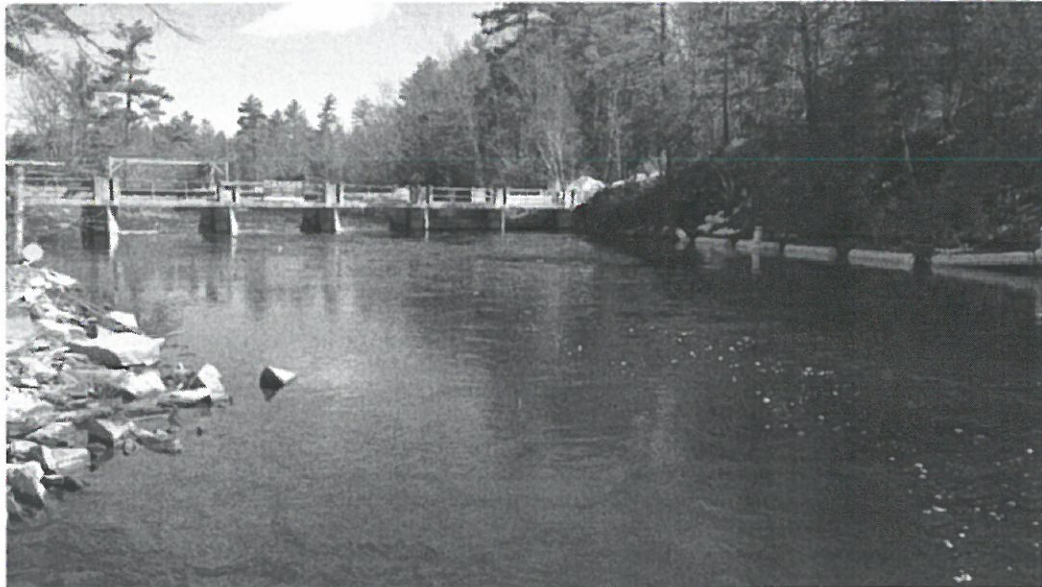
Flood Status – Normal

Low Water Status – Normal


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Water Control Structures

Water control structures help control water levels and flow in a watershed and are known commonly as dams or weirs. They are essential to control and minimize the impacts of flooding, maintain levels for summer recreation activities and storing water for commercial use.



Why do we need dams?

- Flood control
- Regulate water levels
- Store water for drinking, industry or irrigation
- Maintain levels for summer recreational activities
- Store water for hydroelectric power

Crowe Valley Conservation Authority operates fourteen water control structures located across the Crowe Valley watershed to manage water levels and flow. By managing and operating dams throughout the watershed 365 days a year, the CVCA actively aims to balance human needs with environmental concerns and requirements. This has become increasingly more difficult and challenging with the ongoing changes to climatic conditions. Increased storm numbers and their intensity can easily create flood hazards more frequently. Fortunately, the Crowe Valley watershed is still primarily in its natural condition since development has not eliminated the wetlands and other natural features. This is vital since these natural features help to absorb the impact of these storm events and their devastating effects.



CVCA operates the majority of the water control structures while some are operated on behalf of the Ministry of Natural Resources and Forestry through agreements. CVCA also manages one hydroelectric generating station located in Marmora on the Crowe River.

Dams and Weirs in the Crowe Valley Watershed

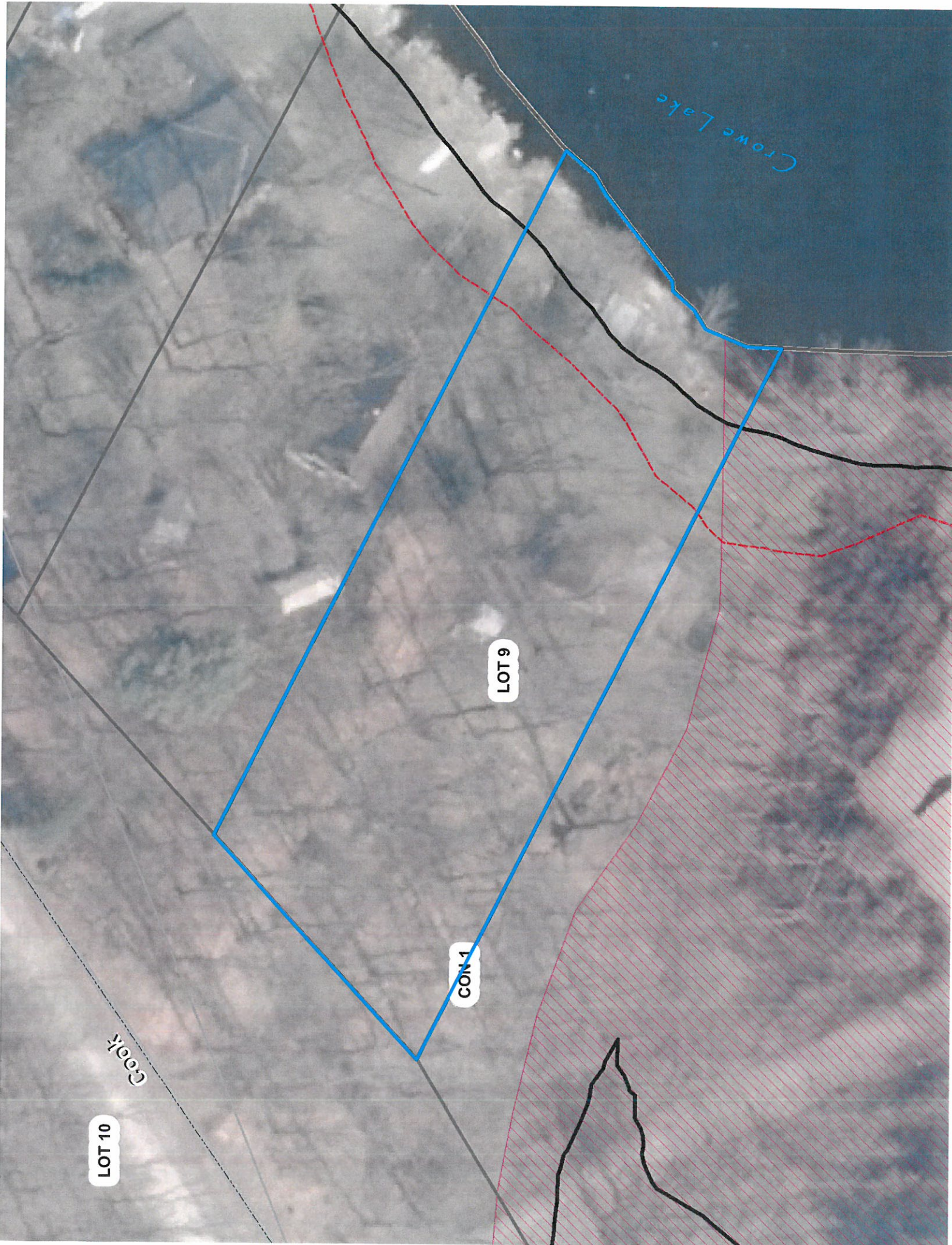
Wollaston Lake	Belmont Lake
Oak Lake	Paudash Lake
Methuen Lake	Steenburg Lake
Marmora Dam	Cashel Lake
Lasswade Lake	Kasshabog Lake
Cordova Lake	St. Ola Lake
Allan Mills Dam	Crowe Bridge

Social Media



Donate Now





Robert Cole

From: Rocco Lamanna <roccolam@hotmail.com>
Sent: July 12, 2021 10:21 AM
To: robert.cole@crowevalley.com
Cc: Lori Lamanna
Subject: 1021 Cooke rd alteration application revised 13.5 ft by 20 ft July 12 2021

Hi Robert,

Thank you for speaking with us today. As per our conversation we would like to make changes to the size of the alteration from 13.5 ft by 16 ft to new size of 13.5 ft to 20 ft. This we feel will offer us enough space as to our needs, with no negative effects. We look forward to our council meeting on August 9 2021.

Thank you for all your help.

Rocco and Lori lamanna

Sent from my iPhone=

Update

1021 COOK RD.

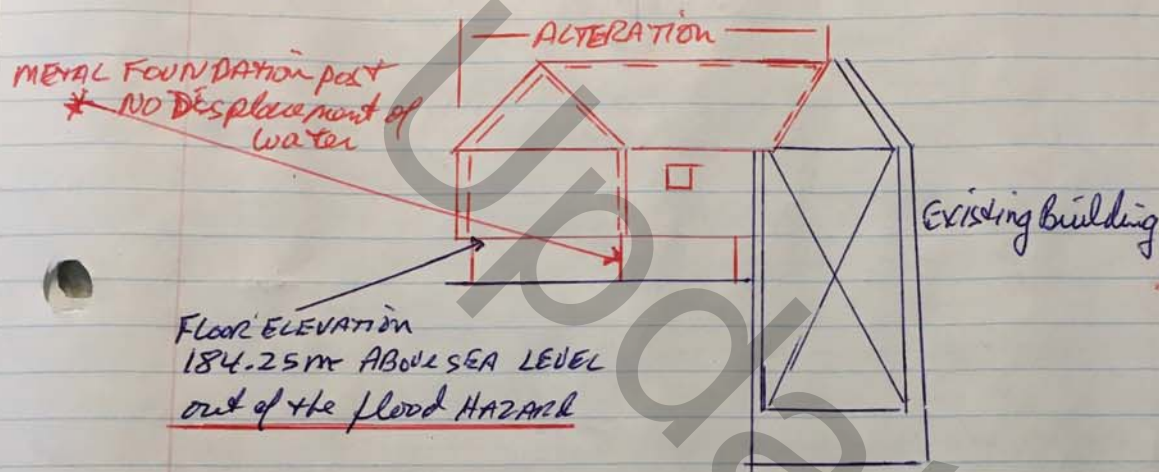
ROLLO + LORI LAMANNNA

FILE #
151/21

TO WHOM IT MAY CONCERN:

We believe this application complies with flood proofing measures, and we accept responsibilities for future damage caused by flooding.

There will be no digging or soil disruption, NO creation of a new lot or change in land use. No changes in landscape or alteration.



The control of flooding will not be impacted by the size of the alteration.

There will be no displacement of water, using Metal foundation screw.

NO NATIVE species or Vegetation will be removed,
NO WORK Near the Shoreline.

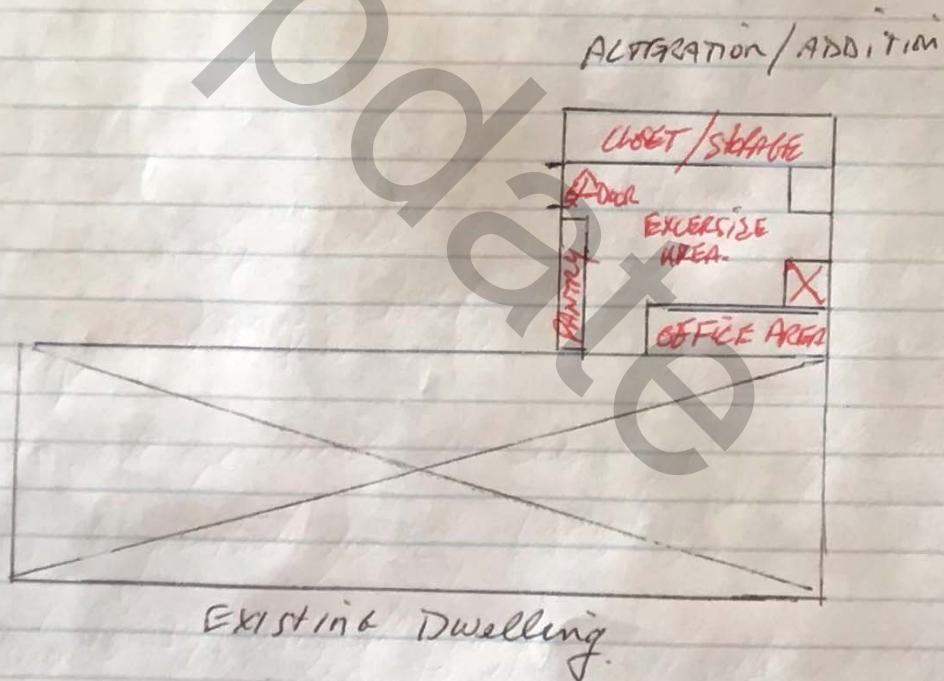
CRAWL LAKE.

Hilroy

PAGE # 1

1021 COOK Rd.

Rocco - Lori LAMANNNA



PAGE 3

PIN
PART 1,

PART 1, PLAN 21R-18112
PIN 40162 - 0090

LOCATION OF PROPOSED ADDITION (not to scale)

Flood hazard elevation of Crowe Lake: 183.88 mas.

Any number on the survey below 183.88 is in the flood hazard.

ALTERATION
ON HIGH
ELEVATION

184.25 m OUT OF FLOOD HAZARD.
DWELLING ALREADY ON PIER
NO DISPLACEMENT OF WATER.

CONSCIOUS

Surveyor's Certificate

I certify that:

1. This survey and plan are correct and in accordance with the SURVEYS ACT, the SURVEYORS ACT and the LAND TITLES ACT and the regulations made under them.
2. The survey was completed on November 29th, 2016.

Date

Robert K. Harris
Ontario Land Surveyor

WATER ELEVATION=182.30 PER CROWE VALLEY

