



A NEWSLETTER FOR MUNICIPAL COUNCILLORS
September 2007

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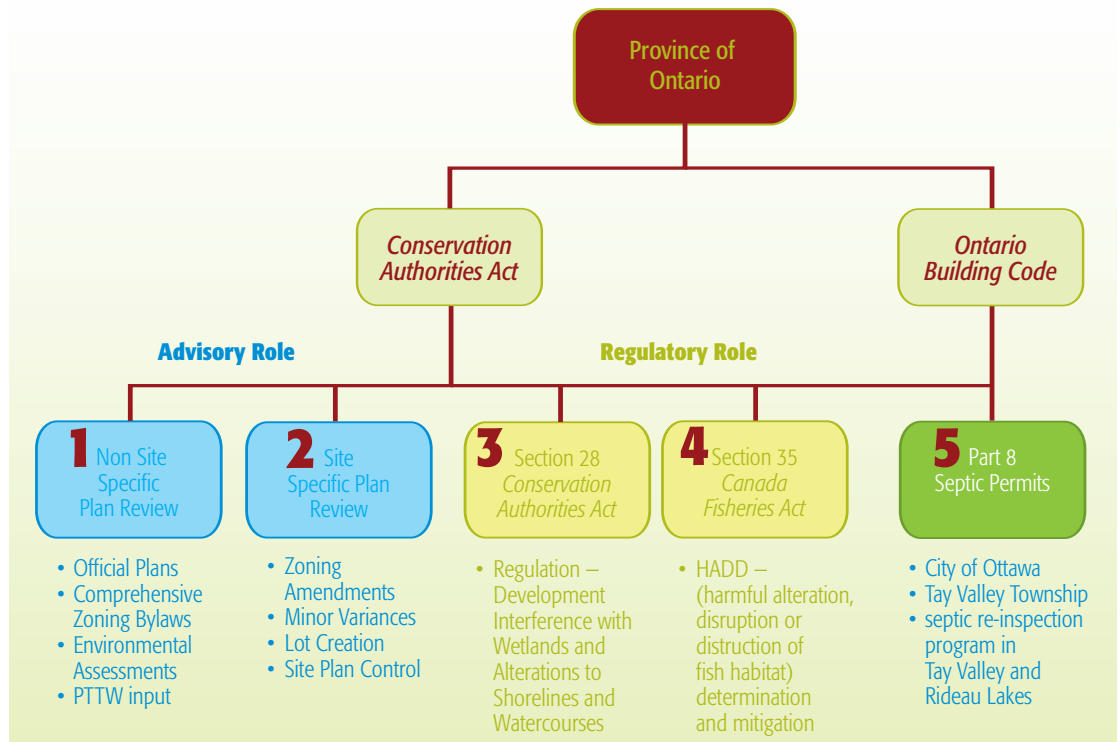
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Understanding Planning Advisory and Regulatory Services at the RVCA

The RVCA conserves natural resources in the Rideau Valley for everyone's benefit. As part of its mandate, the RVCA reviews development proposals within or adjacent to natural areas. We also regulate construction in environmentally sensitive areas such as wetlands, shorelines and waterways. These efforts are undertaken by an expert team of planners, engineers, biologists, and hydrologists who ensure clean water, natural shorelines and sustainable land use throughout the watershed. Although, good planning balances society, economy and the environment, the RVCA's ultimate client is our local environment.

The RVCA reviews, advises and regulates on a range of development activities, including:

- Non-site specific plan review – larger scale planning activities covering wide planning areas
- Site specific plan review
- Section 28 – *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*
- Section 35 of the *Canada Fisheries Act*
- Part 8 Septic Approvals, *Ontario Building Code*



RVCA's Advisory Role

1 Non-Site Specific Plan Review – The Authority offers the services of specialist staff to advise municipalities on larger scale planning projects such as in development of official plans and zoning by-laws. The Conservation Authority may also participate in the Environmental Assessment Process. This work continues to grow in complexity (examples include servicing studies in North Grenville, hazard designations in the new comprehensive zoning by-law for the amalgamated City of Ottawa and contributions to the environmental assessment for Light Rail also in Ottawa).

2 Site Specific Plan Review – The RVCA acts as the lead in review of “site specific” planning applications where natural hazard issues (flooding, unstable slopes and soils) are involved and to represent the “provincial interests” in these reviews. These reviews are often integrated with technical reviews related to hydrogeology, storm water, fisheries or wetland impacts necessary to municipal approval of development applications. Some 1,200 site specific planning applications, which are performed on a cost recovery basis through the collection of fees for services, are processed annually.

RVCA's Regulatory Role

3 Section 28 of the Conservation Authorities Act – The RVCA protects and regulates important environmentally sensitive areas such as wetlands, shorelines and waterways. Regulation occurs under *Ontario Regulation 174/06– the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*. Any work near a lake, river, stream or wetland, requires approval from a Conservation Authority. This includes construction and alterations to buildings, site grading, as well as the changes to a watercourse or wetland (straightening or interfering). Approximately 200 applications are reviewed annually.

4 Section 35 of the Canada Fisheries Act – Since 1998, the RVCA has reviewed development and regulatory applications under Section 35 of the *Canada Fisheries Act*. The RVCA reviews proposals to determine if proposed work in or around water could harmfully alter, disrupt or destroy fish habitat. Projects that are designed and constructed properly often avoid negative impact on fish. The goal of the Section 35 Fisheries Act review is to analyze options to relocate, redesign, and/or mitigate potential harmful impacts to fish habitat to avoid a HADD. If an agreement can not be reached, projects are referred directly to Fisheries and Oceans Canada for further review. Matters related to the release of deleterious substances are also monitored under Section 36 of the Act. So far in 2007, 93 reviews have been completed.

5 Part 8 Septic Review – The RVCA, in partnership with two other local conservation authorities (MVC and SNC), also acts as the municipal approval authority for private sewage systems for the City of Ottawa and Tay Valley Township. The Ottawa Septic System Office (OSSO) or Mississippi Rideau Septic System Office (MRSSO) are the regulatory authorities that inspect systems, issue permits, maintain records and enforce Part 8 of the *Ontario Building Code*. In 2006, over 750 applications were reviewed in Ottawa and 75 in the Tay. In 2004, the MRSSO started re-inspecting older septic systems along lake shores. This program ensures properly functioning systems and gives landowners education and stewardship options. Over 100 re-inspections took place in 2006 and 300 will be done in 2007 – 200 in Tay Township and 100 in the Township of Rideau Lakes. Special outreach efforts were also made as our Mississippi Rideau inspector provided septic presentations to several lake associations.

If you have any questions about the RVCA's Planning Advisory and Regulatory Services, please contact:

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Next Meetings
Upper Advisory Board
October 15, 2007
Middle Advisory Board
October 17, 2007
Board of Directors
October 25, 2007

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