



REGULATION OF DEVELOPMENT, INTERFERENCE WITH
WETLANDS AND ALTERATIONS TO SHORELINES AND
WATERCOURSES (ONTARIO REGULATION 174/06 UNDER
SECTION 28 OF THE CONSERVATION AUTHORITIES ACT, R.S.O.
1990, c. C.27)

WETLAND POLICIES

Approved: September 27, 2018

Wetland Policy Approval and Revision Record

Revision	Date	Description	Board of Directors Motion Number
0	09/27/18	Approved by Board of Directors	4-180927

1.0 WETLAND POLICIES

1.1 Contents and Organization

This document presents the Rideau Valley Conservation Authority's (RVCA) implementation policy for those parts of Section 28 of Ontario's Conservation Authorities Act (Act) and the "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation", (Ontario Regulation 174/06 [O.Reg. 174/06]) that pertain to wetlands.

This document is intended to provide RVCA staff, the Board of Directors, municipal staff, developers and the public with the specifications and references with which the Authority will further the conservation, restoration and management of wetlands within its jurisdiction. The document is organized into the following key sections, with the following summaries of related content:

Introduction and Background

Following a discussion about the intrinsic value of wetlands, the Introduction and Background explains the legislative framework under which the Authority operates and related provincial and municipal partnerships. Related policies provide the RVCA's interpretation about what wetlands will be protected at this time and the source of wetland evaluations, boundaries and regulation limits. In addition, policies are provided to direct the RVCA's alignment with related provincial and municipal programs and services.

Prohibition and Permission to Develop in and/or Interfere with Wetlands

Development within and interference to a regulated wetland is not permitted. Prohibitions are listed. Permission may be granted for certain development and activities that are subject to approvals under the Environmental Assessment Act, which already exist or, which due to their nature, the impacts can be mitigated with best management practices.

Prohibition and Permission to Develop in and/or Alter the 120 metre Adjacent Lands

Development and alterations within the 120 metre adjacent lands to a regulated wetland is not permitted. Exceptions to this prohibition are listed. Permission may also be granted for certain development and activities that are subject to approvals under the Environmental Assessment Act, which already exist or, which due to their scope and nature, the impacts to hydrologic function can be mitigated with standard best management practices.

Definitions

The last section of the document contains definitions to assist with the interpretation of the policy.

1.2 The Importance of Wetlands

Wetlands are habitats forming the interface between aquatic and terrestrial systems. They are among the most productive and biologically diverse habitats on the planet. Wetlands have

hydrologic, ecosystem and human benefits within the watershed. Wetlands, from a hydrologic function perspective, retain water during periods of high water or peak flows (i.e. spring freshet and seasonal storm events) allowing the water to be slowly released into watercourses, infiltrate into the ground, or evaporate; wetlands in the floodplain of a watercourse provide for the storage of flood waters and reduce energy associated with flood flows. From an ecosystem perspective, wetland functions include primary production that sustains biodiversity as well as providing wildlife habitat, habitat for species at risk, maintenance of natural cycles (carbon, water) and food chains. From a human perspective, wetlands provide social and economic value such as flood attenuation, recreation opportunities, production of valuable products, improvement of water quality and educational benefits.

By the 1980s, according to the Ontario Natural Heritage Reference Manual (Ontario Ministry of Natural Resources, Second Edition, March 18, 2010), 68% of the original wetlands south of the Precambrian Shield in Ontario have been lost through encroachment, land clearance, drainage and filling. In the Rideau Valley watershed, it has been estimated that pre-settlement wetland cover averaged 35 percent (Ducks Unlimited 2010) versus 21 percent of wetland cover existing in 2014. This historic loss varies widely across the RVCA watershed and is ongoing.

Wetlands are defined in Section 28(25) of the Conservation Authorities Act. The definition appears in the “Definitions” section of this document. The definitions also form part of the RVCA policy.

For the purposes of administering Ontario Regulation 174/06, the RVCA policy is based on the Conservation Authorities Act definition of a wetland but limited in application to those features evaluated by MNR as Provincially Significant Wetlands utilizing the Ontario Wetland Evaluation System (OWES). These policies also apply to locally significant wetlands that have been identified in municipal official plans. The OWES currently consists of two manuals with one for the north and one for the south of the province (“Southern Ontario Wetland Evaluation System” 3rd Edition, March 1993, Revised December 2002). The evaluation system serves as a repeatable, reliable, consistent resource for the evaluation of wetlands and implementation of the regulation. Where a wetland has been evaluated as Provincially Significant by the OWES or is identified as locally significant in an official plan, it is the intent that these policies will apply to these features.

The focus of these policies is to address requirements established in Section 28 of the Conservation Authorities Act and the adopted implementing regulations. As a result, hydrologic and ecological function must, as necessary, be assessed on a site-specific scale while also recognizing that site-specific functions occur within the broader context of a natural heritage system at the watershed scale. Site conditions, the nature and characteristics of the feature and the scope of the project will, as a rule, determine the scale of the site-specific investigation necessary to satisfy regulatory requirements.

1.3 Legislation – The Conservation Authorities Act and Ontario Regulation 174/06

Section 28 of Ontario’s Conservation Authorities Act establishes an Authority’s jurisdiction over wetlands, as defined in the Act, within its regulatory watershed. Section 21.1 (1) 1. of the Act further establishes the “mandatory programs and services that are required by regulation”. Sections 2 (1)(d) and (e) and 5 of Ontario Regulation 174/06 thus prohibit development in and around and change or interference in any way with a wetland. Sections 2.(2) and 2.(3) provide for regulatory limits and related mapping products. Lastly, Sections 3 and 4, and 6 through 8 then establish the conditions that must be met such that the RVCA may temporarily or permanently grant permission to develop in or alter a wetland.

1.3.1 Exceptions

Section 28 (10) and (11) provides for general exceptions to the provisions of the RVCA’s regulation. Therefore, O.Reg 174/06 does not apply to: the use of water for domestic or livestock purposes; the rightful use of water for municipal purposes; the functions of any board or commission of the provincial government; nor does it apply to the rights and powers under the Electricity Act and the Public Utilities Act. Permission is also not required by the Authority for activities approved under Ontario’s Aggregate Resources Act. Section 28 (13.1) also contains provisions for development permissions related to the Green Energy Act.

1.3.2 Natural Hazards

Where additional hazards exist on a site such as flood hazards or unstable soil or slope hazards, other applicable policies ([“Policies Regarding Development Including the Construction/Reconstruction of Buildings and Structures, Placing of Fill and Alterations to Waterways Under Section 28 of the Conservation Authorities Act of Ontario”](#) [Rideau Valley Conservation Authority February 2018]) shall also be addressed. The contents of this wetland policy document shall be interpreted in direct reference to and aligned with the contents of the RVCA’s above noted primary policy document).

1.4 Integration with the Ministry of Natural Resources and Forestry

1.4.1 Wetland Evaluation and Boundary Mapping

Ontario’s Ministry of Natural Resources and Forestry (MNRF) designed, implemented and currently maintains Ontario’s Wetland Evaluation System ([OWES](#)). As part of that program, MNRF has evaluated many of the wetlands in the RVCA’s watershed and produced all associated wetland mapping and rankings and the ecological land use classifications for each of the sub-areas within those wetlands. Of the wetlands that have been officially evaluated to date, the MNRF classified many as Provincially Significant Wetlands (PSW). Although MNRF is responsible for wetland evaluation and mapping services, the RVCA will ensure that this information is integrated into our programs and services.

Policy 1.4.2

To establish the *regulation limit* for wetlands in the Rideau Valley watershed, the RVCA shall use the MNRF's established PSW boundaries and all municipally designated Locally Significant Wetland (LSW) boundaries plus 120 metres of contiguous land (immediately adjacent *Other Areas*) around each wetland or wetland complex. These wetlands are referred to herein as *regulated wetlands*.

Policy 1.4.3

Where it has been determined by a professional ecologist or biologist, who is certified and experienced in the OWES, that the boundary of a wetland in its natural and undisturbed state differs from the currently mapped and regulated wetland boundary, the revised wetland boundary shall be submitted to MNRF. The Authority shall provide said professional or biological service to the property owner when mutually agreed upon at no additional cost beyond that of the application fee. Notwithstanding, the property parcel owner may choose to retain a professional ecologist, as above and at their own expense, to re-assess the boundary of a *regulated wetland* on their property. The RVCA shall standardize, retain and release as requested all documents that support each *regulated wetland* boundary reassessment.

Policy 1.4.4

Upon approval of the amended wetland boundary by MNRF, the RVCA will revise the regulatory mapping to reflect the amended wetland boundary and regulation limits.

This policy is to be interpreted within the context of this entire document. Development or interference within a regulated wetland in absence of permissions under O.Reg. 174/06 will not trigger an amendment to the wetland boundary. Nothing in this policy supersedes the provisions of any other policy herein.

1.5 Integration with Partner Municipalities

Under [Ontario's Planning Act](#), the Ministry of Municipal Affairs and Housing (MMAH) requires that upper tier municipalities with their partner lower tier municipalities, manage provincial land use planning processes, through the creation and adoption of official plans and the administration of [Ontario's Building Code](#). Municipalities are required to align their official plans with the [Provincial Policy Statement](#) and related [MNRF's Natural Heritage Reference Manual](#). Given that the protection of wetlands, as part of a region's natural heritage system, is intrinsic to these policies, there is a need to align and coordinate the administration of municipal policies with the RVCA's administration of O.Reg. 174/06.

Additionally, the Conservation Authority plays an advisory role to municipal approval authorities through the Ontario planning and development approvals process. The Provincial Policy Statement (PPS) under Section 3 of the Planning Act, provides policy direction on matters of Provincial interest related to land use planning and development. Decisions affecting planning matters must be consistent with policy statements issued under the Planning Act. As such, it is intended that the policies contained in this document will be complimentary to those in the Provincial Policy Statement to avoid implementation conflicts with planning matters.

Policy 1.5.1

To align the RVCA’s administration of the full provisions of O.Reg 174-06 in *Other Areas*, “where development could interfere with the hydrologic function of a wetland”, the Authority shall undertake wetland studies and establish wetland plans, in partnership with affected municipalities that are completing subwatershed plans, master servicing studies and/or official plan reviews, to reasonably characterize and map the surface water (drainage) and groundwater catchments and downgradient zone of influence for priority *regulated wetlands*.

1.6 Development and Interference Within Wetlands

The policies apply as demonstrated in the accompanying Figure 1 below.

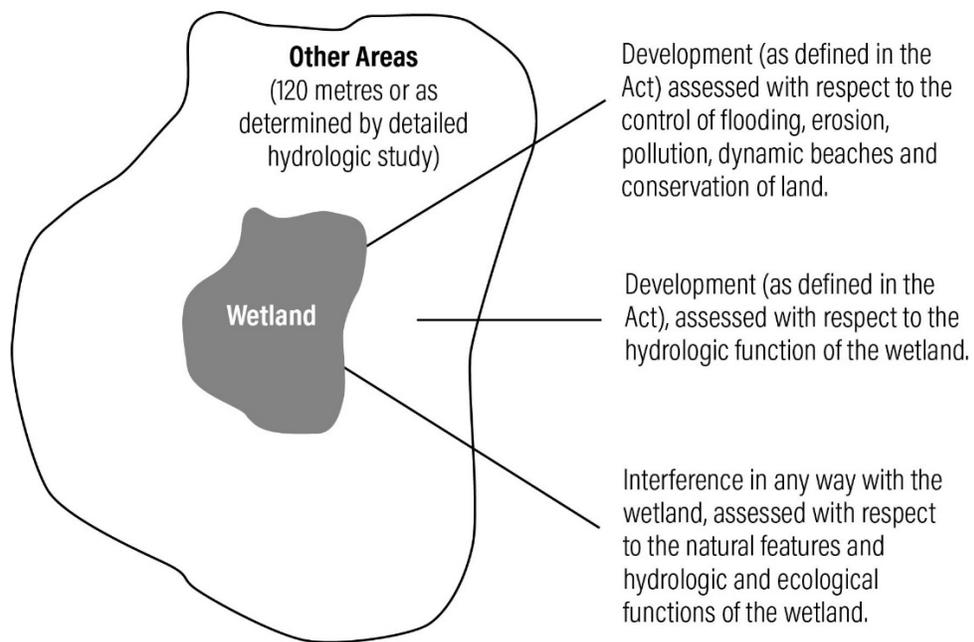


Figure 1: Three ways through which the *Conservation Authorities Act* and individual CA regulations address wetlands and other areas.

The impact of development in a wetland is assessed with respect to the control of flooding, erosion, pollution, dynamic beaches and conservation of land.

The impact of interference in any way with a wetland is assessed with respect to the natural features, hydrologic function and ecological functions of the wetland.

Development within the adjacent lands is assessed with respect to impact on the hydrologic function of the wetland.

Policy 1.6.1

All prohibitions herein relate only to new development and interference in any way within a regulated wetland. All existing land uses are permitted.

Policy 1.6.2

Development within and interference to a regulated wetland shall not be permitted. This prohibition includes but is not limited to:

- a) buildings and structures
- b) stormwater management facilities
- c) open water features and ponds unless determined to be appropriate through an environmental assessment or similar study for conservation or restoration purposes
- d) construction of a new drain (either private or under the Drainage Act), including outlet improvements
- e) tile drainage
- f) peat extraction or related activities
- g) clear cutting
- h) agricultural activities and expansion of agricultural activities
- i) alteration to existing grade by the movement of material or by the placement of fill materials either originating on or off site

Policy 1.6.3

Notwithstanding Section 1.6.2., public infrastructure (e.g. roads, sewers, flood and erosion control works) and various utilities (e.g. pipelines, hydro corridors) may be constructed, realigned or upgraded within a regulated wetland provided that:

- a) there is a satisfactory completion of an Environmental Assessment under the Environmental Assessment Act; and
- b) alternative locations have been evaluated to the satisfaction of the RVCA, and it has been determined that there is no reasonable location for the infrastructure outside of the wetland; and
- c) wetland loss and interference with natural features and the hydrologic and ecological functions of the wetland are minimized and deemed as acceptable by RVCA; and
- d) it has been demonstrated that the control of flooding, erosion, pollution or the conservation of land will not be affected, to the satisfaction of the RVCA.

Policy 1.6.4

Notwithstanding Section 1.6.2, the following development and interference with a regulated wetland may also be permitted:

- a) repair or renovation to, replacement of, and/or minor additions to existing residential, commercial and industrial buildings and structures
- b) wetland conservation and restoration activities and projects
- c) flood and erosion control works

- d) minor and passive outdoor recreation
- e) maintenance of an existing private or public road
- f) existing agricultural activities
- g) repair and/or maintenance to existing drainage works under the Drainage Act, provided the work results in the restoration of the drain to the specifications described in the approved Engineers Report for that drain
- h) selective tree harvesting employing good forestry practices provided it can be demonstrated through an EIS or equivalent, such as a forest management plan, that there will be no negative impact on the hydrologic and ecological functions of the wetland.

Such development and interference to a regulated wetland may be permitted if, to the satisfaction of the RVCA: alternative locations have been evaluated and it has been determined that there is no reasonable location for the development / alteration outside of the wetland; impacts to the hydrologic and ecological functions of the *regulated wetland* are deemed mitigatable or otherwise acceptable; and it has been demonstrated that the control of flooding, erosion, pollution and the conservation of land will not be affected. Completion of an Environmental Impact Study (EIS) and Hydrologic Impact Study (HIS) of a scope appropriate to the nature of the feature and the scale of the project may, however, be required at the discretion of and to the satisfaction of the RVCA, to identify mitigation and enhancement opportunities which will be implemented through the permitting process. The scope of the study shall be determined through preconsultation with the RVCA. Please see the Appendices to this document for information on the content and approach for an EIS and HIS.

1.7 Compensation

Policy 1.7.1

Where, as set out in Sections 1.6.3 and 1.6.4, a use can be permitted within a regulated wetland. Compensation may be required as necessary to address matters related to the control of flooding, erosion, pollution and the conservation of land. The level of compensation required shall be determined based on the ecological and hydrologic characteristics of the feature affected and scope of the project. The environmental and/or hydrologic impact assessment procedures in the Appendices shall be used as a tool to determine the type and scale of such compensation. This shall be to the satisfaction of the RVCA.

1.8 Development Within the 120 Metre Adjacent Lands

To protect a wetland feature and its functions it is important to also evaluate the impact of development on lands adjacent to the feature. The following policies apply to areas adjacent to wetlands identified as being within 120 metres from the boundary of a regulated wetland. These areas may be adjusted where detailed hydrologic studies define a more accurate and more precise area of interference. In these areas, development will be evaluated for expected effects on interference with the hydrologic function of the wetland.

Note: with respect to Planning Act applications within the adjacent lands and the requirements of Section 2.1.8 of the PPS, whereby it must be demonstrated that there are no negative impacts on natural features or on their ecological functions, additional or greater mitigation measures may be required beyond those for the protection of hydrologic function.

Policy 1.8.1

Development within the 120 m adjacent lands of a regulated wetland is prohibited.

Policy 1.8.2

Notwithstanding policy 1.8.1, the following development may be permitted within 120 metres of a regulated wetland: necessary public infrastructure, including but not limited to roads, sewers, pipelines, flood and erosion control works, stormwater management facilities and related outlets with appropriate water quality and quantity controls etc.

Such development may be permitted if, to the satisfaction of the RVCA: an Environmental Assessment under Ontario's Environmental Assessment Act is completed; alternative locations have been evaluated and it has been determined that there is no reasonable location for the infrastructure outside the 120 metre adjacent lands and the impact on the hydrologic function of the wetland is deemed as acceptable.

Policy 1.8.3

Notwithstanding policy 1.8.1, the following development within the 120 metre adjacent lands of a regulated wetland may also be permitted:

- a) repair or renovation to, replacement of, and/or minor additions to existing residential, commercial and industrial buildings and structures
- b) wetland conservation and restoration activities and projects
- c) flood and erosion control works
- d) maintenance of an existing private or public road
- e) existing agricultural activities and expansion of agricultural activities provided that existing drainage patterns are maintained (i.e. there is no regrading that would direct water away from the wetland and the wetland catchment area remains unchanged)
- f) a new agriculture building/structure or expansions to existing facilities provided the RVCA is satisfied that there is no interference with the hydrologic function of the wetland
- g) repair and/or maintenance to existing drainage works under the Drainage Act, provided the work results in the restoration of the drain to the specifications described in the approved Engineers Report for that drain
- h) development associated with public parks and passive, low impact trail systems
- i) a marine facility
- j) development of a single-family residence and/or related auxiliary structure and associated grading activity on an existing vacant lot of record within 30 metres of the wetland boundary with insufficient lot depth to accommodate a setback greater than 30 metres and no alternative location options exist
- k) development of a single-family residence and/or related auxiliary structure and associated grading activity on an existing lot of record or new lot situated between 30 and 120 metres from a regulated wetland

- l) replacement or construction of a new sewage system in accordance with Part 8 of the Ontario Building Code; a Level IV system may be required to minimize site disturbance.

Such development may be permitted if, to the satisfaction of the Authority: alternative locations have been evaluated and it has been determined that there is no reasonable location for the development outside the 120 metre adjacent lands, and it has been determined that there is no interference with the hydrologic functions of the wetland or that the impacts to hydrologic function are mitigated in a manner acceptable to the RVCA. Where, in the opinion of the RVCA, measures beyond standard best management practices will unlikely mitigate expected impacts, the completion of an HIS with a scope appropriate to the nature of the feature and the scale of the proposed development shall be required as per Appendices to this policy.

Policy 1.8.4

Agricultural field tile drainage does not meet the definition of development in the Conservation Authorities Act. Therefore, it is not an activity within the 120 m adjacent lands to a regulated wetland that is subject to O.Reg. 174/06. It is normal practice for tile drainage to utilize the natural drainage grade as it is the most practical and economically feasible way of installing a tile drainage system. However, where agricultural field tile drainage would convey water in a manner inconsistent with the natural drainage grade surrounding a wetland, it would have the potential to interfere with the wetland. The RVCA shall provide advice to landowners regarding the installation of tile drainage such that the natural drainage grade of the land is used to maintain surface and groundwater contributions to the wetland (i.e. the installation of the tile drainage system will not alter the catchment area of the wetland).

Areas of interference:

those lands where development could interfere with the hydrologic function of a wetland (Conservation Ontario Guideline).

Agricultural activity:

the growing of crops, including nursery 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 on-farm buildings and structures.

Agriculture-related activities:

those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

Best management practice (BMPs):

design, construction, and maintenance practices and criteria that can minimize the impact of a project on the hydrology and/or ecology within the regulated area.

For wetlands a combination of site specific mitigation measures intended to reduce the effect of a development on the hydrologic function of a wetland. Such measures typically include building site selection, limitations on fill, drainage management and the preservation and augmentation of vegetation on site to ensure that post development site conditions closely emulate the pre-development condition with no adverse hydrologic effects.

Boathouse:

a one-storey accessory building that does not contain habitable living space; has an opening to the waterbody of an appropriate size to accommodate a boat; and is connected to the waterbody by a boat slip, boat lift, or marine railway. Any component of the boathouse that is in contact with the waterbody at any time of the year must consist of untreated material (e.g. cedar, tamarack, hemlock, rocks, plastic, etc.). Treated lumber may contain compounds that can be released into the water and become toxic to the aquatic environment.

Building:

The Building Code Act (Ontario) defines a building as:

- a) a structure occupying an area greater than ten square metres 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;
- b) a structure occupying an area of ten square metres or less that contains plumbing, including the plumbing appurtenant thereto;
- c) plumbing not located in a structure;
- d) a sewage system; or
- d) structures designated in the building code; (“bâtiment”)

Buffer:

An area or band of permanent vegetation, preferably consisting of native species, located adjacent to a natural heritage feature and usually bordering lands that are subject to

development or site alteration. The purpose of the buffer is to protect the feature and its functions by mitigating impacts of the proposed land use and allowing an area for edge phenomena to continue. The buffer may also provide area for recreational trails and provides a physical separation from new development that will discourage encroachment. (Adapted from a definition in Fisher and Fischenich, 2000, citing Castelle et al., 1994 in Natural Heritage Reference Manual, MNR 2010)

Conservation of Land:

for purposes of this document means the protection, management, or restoration of lands within the watershed ecosystem for the purpose of maintaining or enhancing the natural features and hydrologic and ecological functions within the watershed.

Conservation activities:

projects intended to maintain, enhance, or restore the functions of a wetland, or to create a wetland where one did not exist previously. Projects and activities can include for example: plantings, wetland creation or alteration, landscaping, grading, hydrologic manipulation, and invasive species removal.

Conservation projects:

projects intended to maintain, enhance or restore the functions of a wetland, or to create a wetland where one did not exist previously. Projects and activities can include, for example: plantings, wetland creation or alteration, landscaping, grading, hydrologic manipulation, and invasive species removal.

Cumulative effects assessment:

cumulative effects represent the sum of all individual effects occurring over space and time, including those that will occur in the foreseeable future (Natural Heritage Reference Manual). An assessment includes consideration for the incremental effects of an action on the environment when the effects are combined with those from other past, existing and future actions (Cumulative Effects Assessment Practitioners Guide, Hegmann et al. 1999).

Development:

- 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 (S. 28 (25) CA Act of Ontario).

Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulation:

a regulatory authority under Section 28 of the Conservation Authorities Act of Ontario related to activities on hazard lands, in wetlands or along watercourses as defined. Replaced the “Fill, Construction and Alteration to Waterways” regulation.

Dwelling unit:

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.

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.

Environmental Impact Study:

a document produced by a qualified professional usually to a prescribed standard that examines the environmental consequences of a development project.

Erosion:

a continual loss of earth material (i.e. soil) over time as a result of the influence of water or wind.

Fill:

any material capable of being used to raise, lower, or in any way affect the contours of the ground.

Fill Material:

clean material that when buried will have no adverse effect on people or the environment. Includes natural materials such as clay, soil, and rock, and other inert materials such as concrete or brick that are free of combustible, putrescible, degradable or leachable components. Fill material must not be susceptible to washout, scour, or erosion of any kind, must be placed to ensure the long-term stability of slopes in accordance with sound engineering standards and be composed of inert material.

Ground water feature:

refers to water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Hydrologic Function:

the functions of the hydrological cycle that include 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.

Hydrologic Impact Study (HIS):

a site-specific study produced by a qualified professional or group of professionals, usually to a prescribed standard, that examines the hydrologic consequences of a development project (see Appendix I).

Hydroperiod:

the period for which a given area has standing water, or water at surface.

Individual on-site sewage services:

individual, autonomous sewage disposal systems within the meaning of s.8.1.2, O.Reg. 403/97, under the Building Code Act, 1992 that are owned, operated and managed by the owner of the property upon which the system is located.

Interference 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.

Locally Significant Wetland:

wetlands, other than Provincially Significant Wetlands, that have been determined to have local significance (and which have been identified for protection in a municipal official plan

Marine facility:

a boathouse, boat dock, boat slip or marine railway

Minor Additions:

relates to limits on the type of use (i.e. residential habitable, residential non-habitable, commercial, industrial, institutional, etc. in hazardous areas. For residential uses where safe access is not available the size of the addition shall not exceed 20% of the gross floor area of the existing building or 20 square metres (215 square feet) whichever is the lesser. Where safe access is available somewhat larger additions resulting in increases of between 20% and 50% but not exceeding a maximum of 50 square metres (538 square feet) may be considered subject to applicable policies. No more than one minor addition will be considered per structure, and there can be no increase in occupancy or the number of dwelling units. Requirements are more specifically quantified in policy.

Mitigation:

actions taken during project design and implementation to reduce the adverse effects.

Natural Feature:

features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Peat Extraction:

peat extraction is an activity that can have significant negative impacts on the ecological, hydrological, social and economic values of wetlands. Impacts of extraction can include loss of vegetation and associated habitat for animals (potentially including species at risk); a lowering

of the water table (due to drainage), which can affect local human uses and water supplies; degraded water quality; release of sequestered carbon; degraded air quality; and increased risk of fire.

Pond:

a body of stagnant water without an outlet, larger than a puddle and smaller than a lake; or a like body of water with a small outlet.

Provincially Significant Wetlands:

wetlands that have been evaluated by the Ministry of Natural Resources as Provincially Significant using evaluation procedures established by the Province, as amended from time to time

Quality and quantity of water:

a parameter measured by indicators such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Redevelopment:

the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

Regulation limit:

the upper limit of regulatory jurisdiction for a Conservation Authority regulation as defined by Section 2 of the applicable Section 28 CA Act regulations.

Repair:

to mend, remedy, restore, renovate to a good or sound state; contemplates an existing structure or thing which has become imperfect and return it to the condition in which it originally existed, as near as may be. (BLD)

Restoration:

to bring back to original state or bring back to a former place or condition; restoration is the act of restoring (may also apply to rebuilding or repairing).

Sewage works:

sewage works as defined in subsection 1 (1) of the Ontario Water Resources Act. (OBC Section 1.4 Defined Terms).

Sensitive:

in regard to surface water features and ground water features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

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 2005)

Structure:

any material, object or work 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 (i.e. swimming pools, hot tubs, fences)

Wetland:

land that

- 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;
- d) has hydric soils, the formation of which has been caused by the presence of abundant water; and
- d) has vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which has been favoured by the presence of abundant water, but does not include periodically soaked or wet land that is used for agricultural purposes and no longer exhibits a wetland characteristic referred to in clause c) or d).

Wetland boundary:

the point where 50% of the plant community consists of wetland plant species as listed in Appendix 5 of "The Ontario Wetland Evaluation System – Southern Manual", Ministry of Natural Resources, 1993.