Rideau Valley Conservation Authority

3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504
F 613-692-0831 | www.rvca.ca

Executive Committee Meeting

Thursday, December 14, 2023
7:00 p.m.
RVCA Boardroom
3889 Rideau Valley Drive, Manotick ON

Members of the public are also welcome to join via Zoom.
Please contact Marissa Grondin at marissa.grondin@rvca.ca or 1-800-267-3504 ext. 1177 in advance of the meeting if you wish to receive instructions to join.

AGENDA

Meeting 4/23 **Page**

1) **Roll Call and Introductions**

2) **Executive Committee to sit as Hearing Board**
   - Hearing to be held under Section 28 of the *Conservation Authorities Act*

3) **Declarations of Interest**

4) **Chair's Opening Remarks**

5) **Administration of Affirmations**

6) **Presentation by RVCA Staff** 01

7) **Presentation by Applicant / Agent** 19

8) **Discussion**
   - Questions from Staff and Applicant and/or Applicant's Agent
   - Questions from Hearing Board

9) **Hearing Board to move In Camera**

10) **Hearing Board to move out of Camera**

11) **Chair to advise of Hearing Board decision**

12) **Adjournment**

STAFF REPORT

To: **RVCA Executive Committee – Application Hearing**

From: **Nick Fritzsche, Section 28 Regulations Inspector**

Terry Davidson, P.Eng., Director of Engineering and Regulations

Subject: **Hearing of Application for Development – Ontario Regulation 174/06**

Date: **December 14, 2023**

Application # RV3-59/23

Applicant: Karen Sergeant

Legal Description of Property:

6079 James Bell Drive, Lot 11, Concession A, Manotick, City of Ottawa.

Application for Development (Retroactive – work has been completed):

1. Approximately 30-metre-long armour stone retaining wall of 29” to 48” (2 blocks – 3 blocks) in height has been installed on the slope adjacent to the Rideau River.

2. A staircase 7' wide 13' deep & 2.13 metres in height, consisting of paving stones, has been constructed to replace an existing staircase in a different location.
3. Approximately 19 metres of slope behind constructed armour stone wall has been cut back to a 2.5:1 - 3:1 slope ratio. Slope to be planted with natural vegetation and covered with appropriate erosion control blanket.

4. The existing interlock surrounding dwelling on table land has been expanded around the eastern side of the dwelling with additional interlock.

5. Existing concrete pad at base of slope has been leveled by the placement of gravel and interlock.

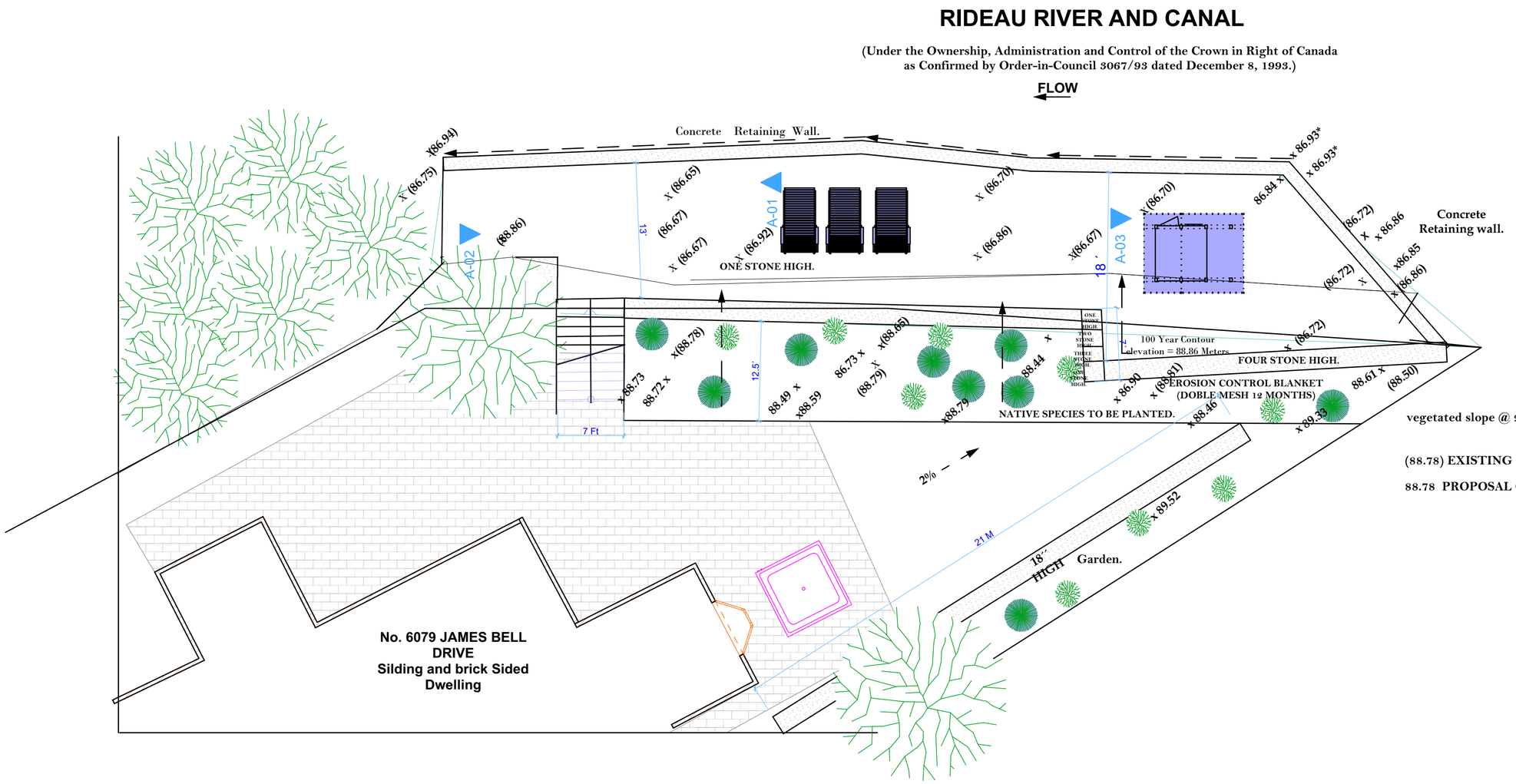
RVCA Regulation Limits Map: 6079 James Bell Drive

Existing Conditions as of August 2023, before development began:

- Property is 1356.27 m^2 or 0.34 of an acre on the west shore of the Rideau River.
- Property has approximately 37 metre (121.4 feet) of shoreline in length. The shoreline is fully developed with an approx. 73 m^2 rectangular concrete pad. The pad is cracked in a few places.
- Shoreline is a vertical concrete wall.
- The 1:100-year floodplain at this site is 86.86 metres geodetic and the development regulation applies approximately 15 metres from the 86.86 metres elevation, based on the OMNRF Guidelines for hazard mapping. The 1:100-year floodplain elevation is located on top of the concrete pad towards the rear/toe of slope.
- Concrete stairs to the west of a mature tree provided access to the concrete pad.
- There was an existing brick crib built around the base of the tree. The brick crib was in poor condition.
- The slope adjacent to the concrete pad showed evidence of a previously existing 2-tiered wooden retaining wall. As of August 29, 2023, the majority of the wooden walls had been removed.
- The slope was partially vegetated with non-manicured vegetation and minor erosion of fines was observed where vegetation was lacking.
- Interlock & brick landscaping was in place beginning at the front of the dwelling, wrapping around the north side of the dwelling before ending at the eastern end of the dwelling.
- There was an existing brick garden wall along the edge of the garden on the south side of the property.

Site Plan

Approved Site Plan – 6079 James Bell



Historial de Revisión

IDRev	ChID	Nombre del Cambio	Fecha

Título Empresa

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#Ciudad de Contacto
#País de Contacto
#Código Postal de Contacto

#Nombre Proyecto

#Dirección1 del Sitio
#Ciudad del Sitio
#País del Sitio
#Código Postal del Sitio

Nombre del Dibujo

Planta Baja (12)

Estado Dibujo

Modificado por Fecha

Comprobado por Fecha

Escala de Dibujo

1:100

ID de Plano Revisión

A.04.9

Planta Baja (12)

APPROVED BY:
Rideau Valley Conservation Authority

DATE: October 11, 2023

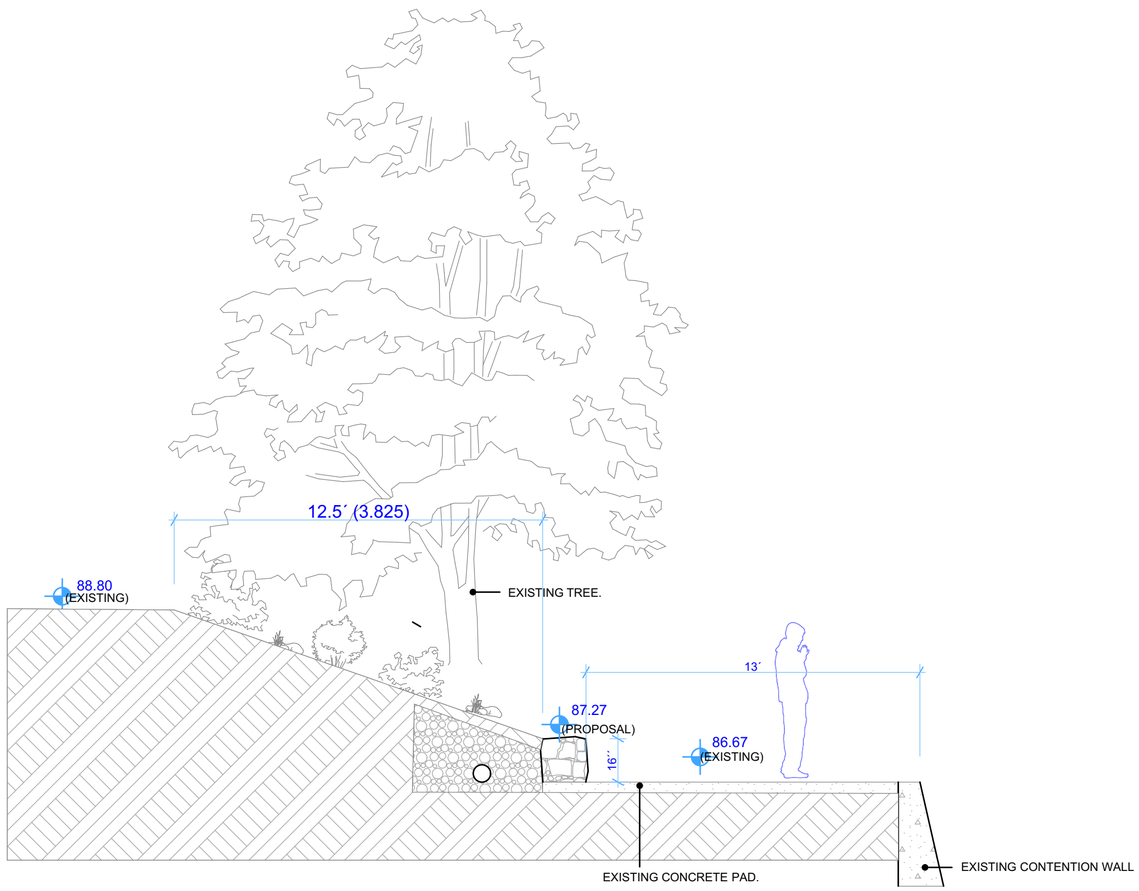
PERMIT NO: RV3-5923

RIDEAU VALLEY CONSERVATION AUTHORITY

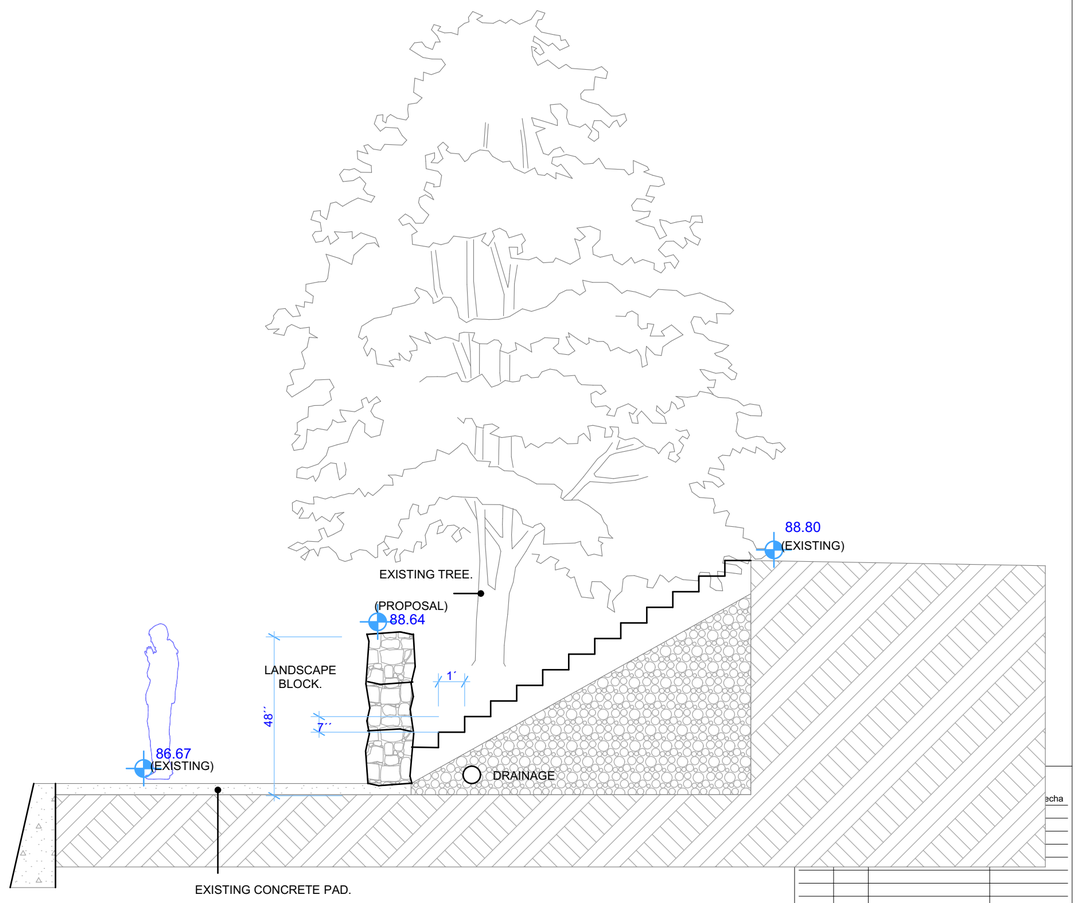
Submitted - October 11, 2023. Approved with LoP October 12, 2023

Cross Sections

Approved Cross Section – 6079 James Bell



SECTION A-01



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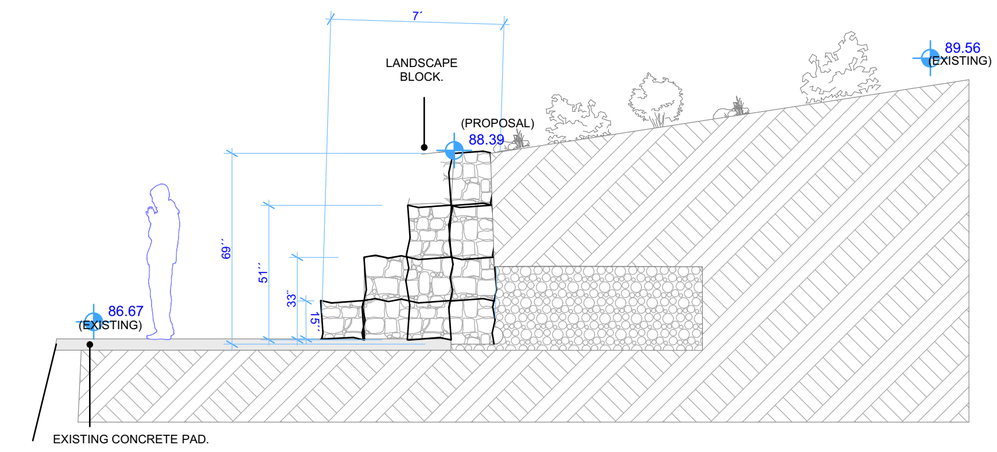

SECTION A-03

APPROVED BY:
Rideau Valley Conservation Authority
DATE: October 11, 2023
PERMIT NO: RV3-5923
RIDEAU VALLEY CONSERVATION AUTHORITY

Título Empresa

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Nombre del Dibujo
Planta Baja (10)

Estado Dibujo

Modificado por Fecha

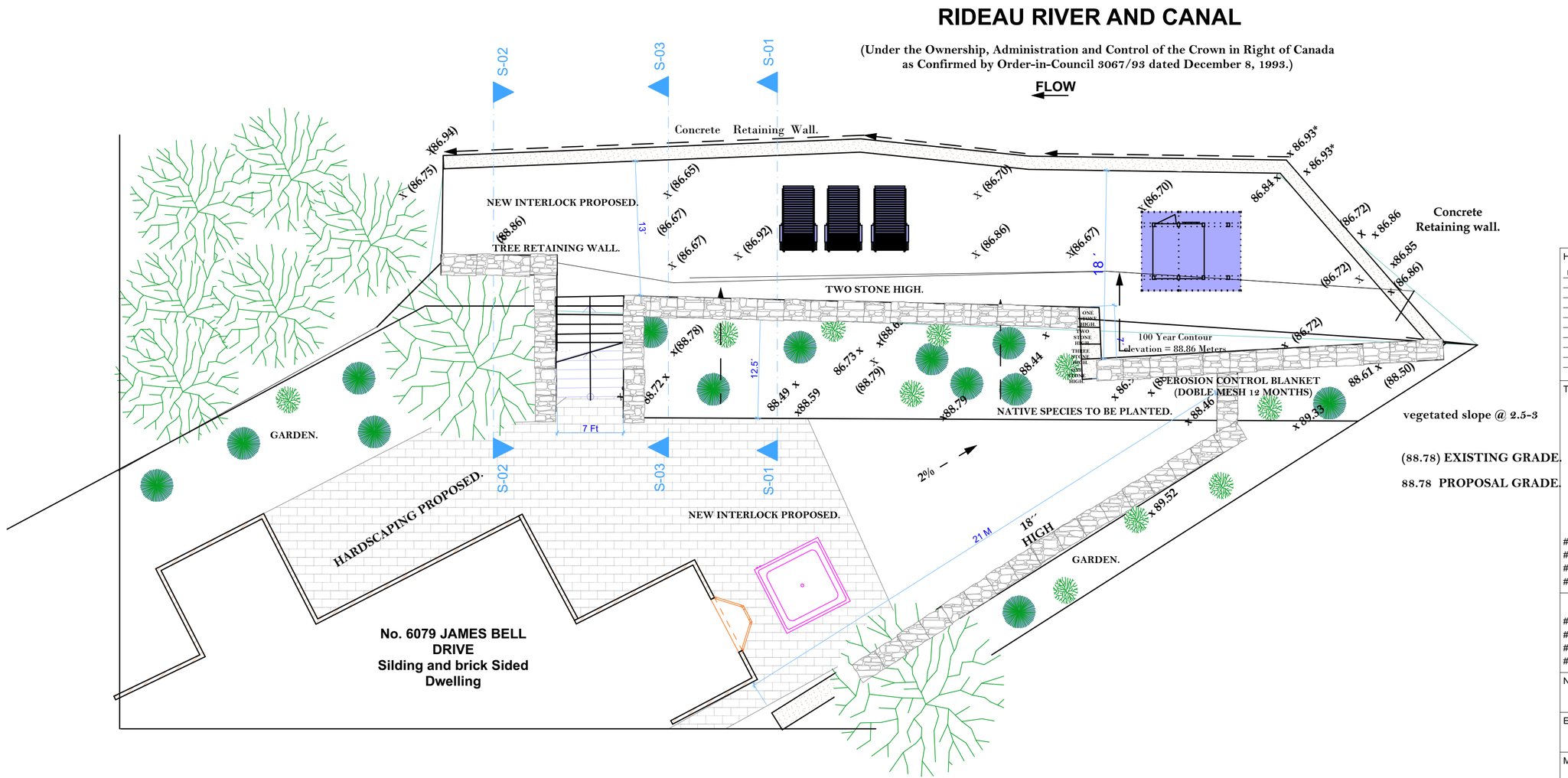
Comprobado por Fecha

Escala de Dibujo
1:50

ID de Plano Revisión
A.04.7

Submitted October 11, 2023. Approved with LoP October 12, 2023

Revised Proposal Site Plan - 6079 James Bell



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Nombre del Dibujo
Planta Baja (15)

Estado Dibujo

Modificado por Fecha

Comprobado por Fecha

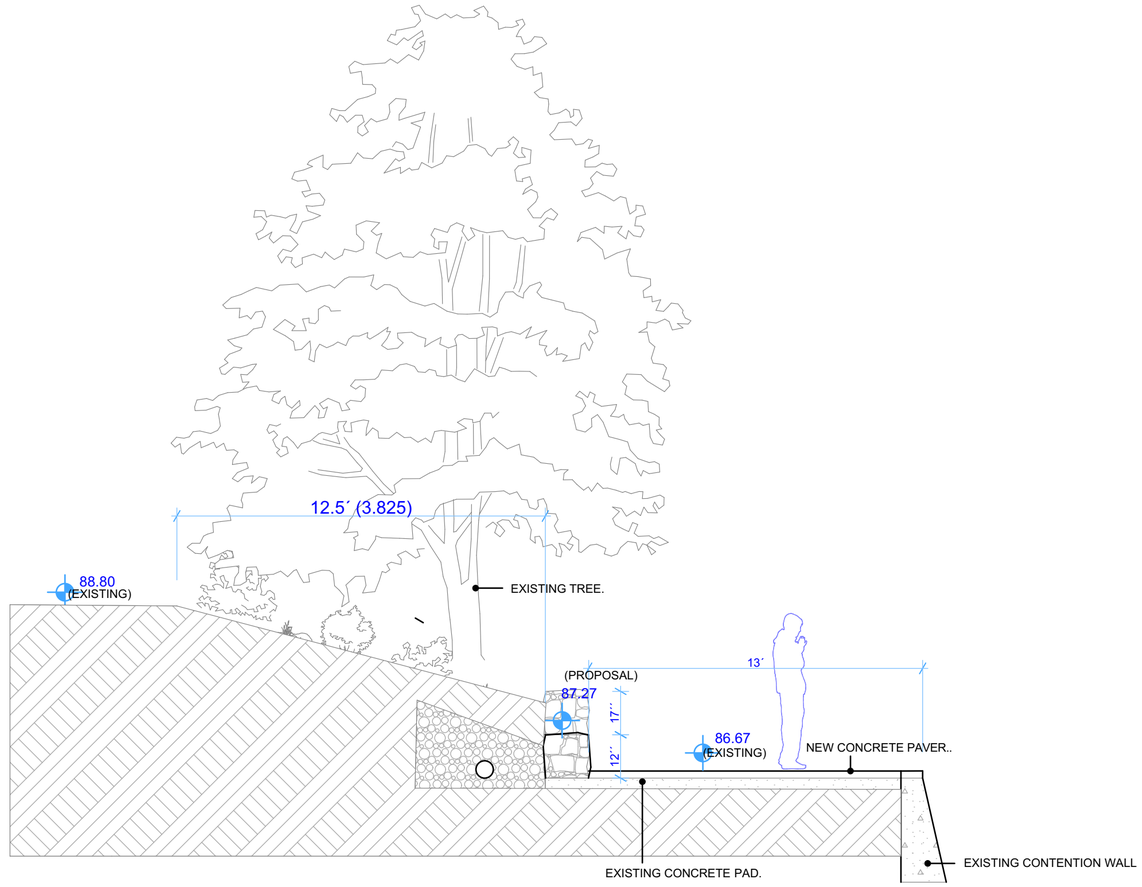
Escala de Dibujo
1:100

ID de Plano Revisión
A.04.8

Planta Baja (15)

Submitted – November 15, 2023. DMP Letter provided – November 17, 2023

Revised Proposal Cross Section - 6079 James Bell Drive



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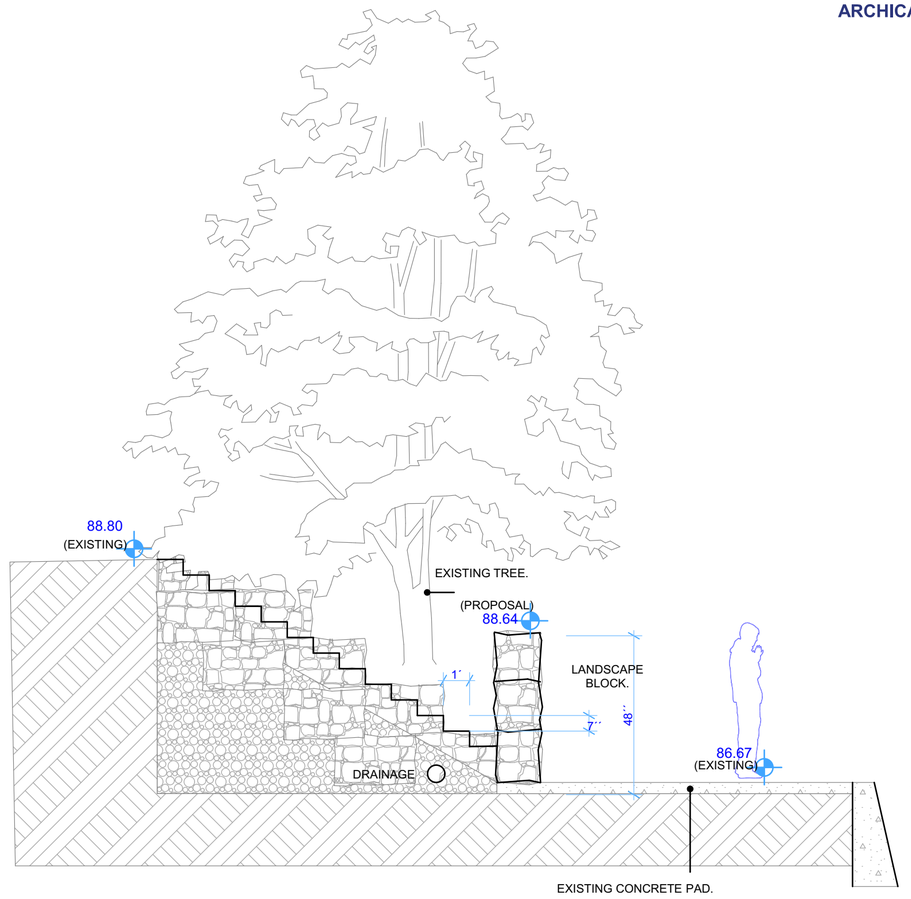

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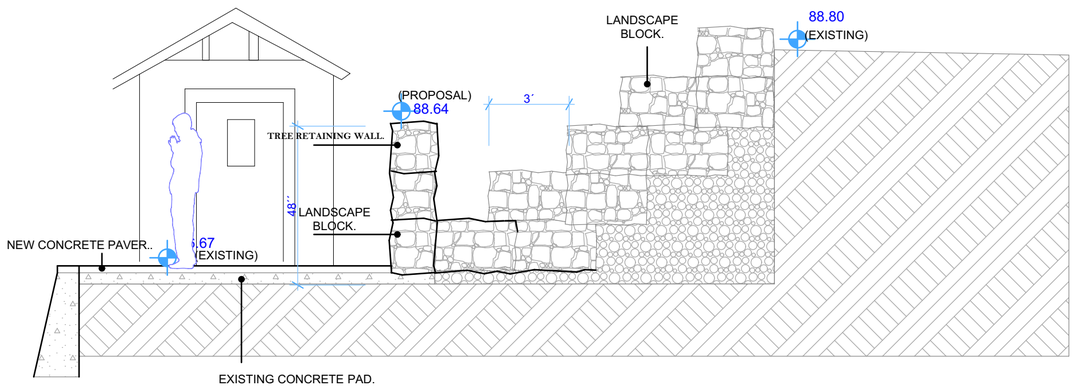

SECTION S-02

Historial de Revisión

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Comprobado por Fecha

Escala de Dibujo

1:50

ID de Plano Revisión

A.04.7

Submitted – November 15, 2023. DMP Letter provided – November 17, 2023

RV3-5923 - Previously Approved Application Oct. 12, 2023	RV3-5923 - Revised Application Nov. 15, 2023
Armour stone retaining wall (single block) 15” in height, 62’ in length along the toe of the shoreline slope	Additional armour stone 17” in height, 62’ in length – total height of wall is now 29” – 32”
	Additional fill added to slope to backfill higher armour stone wall
Armour stone wall tapering to 69” (4 blocks) high to stabilize slope on eastern side of property	Same
Armour stone wall 48” (3 blocks) high to replace existing brick crib around tree on west side of shoreline	Armour stone wall up to 5 blocks in height larger than previous brick crib structure
Install 7’ wide by 6' 11 3/4" (2.13m)’ high access stairs (location of stairs changed to opposite side of tree)	Armour stone abutting stairs.
62’ length of slope behind armour stone wall to be cut back at a 2.5:1 – 3:1 slope, planted with natural vegetation and covered with erosion control blanket	Area to be planted has been reduced due to height of wall and hardscaping on the tableland, including approximately 85 square metres of interlock
	Extension of 18” high, 69’ long armour stone retaining wall to connect with shoreline retaining wall which splits the table land into two parts
	4” to 6” gravel and interlock has been installed on the concrete pad (7.4 cubic metres of fill)

<u>Issues Specific to Development Proposal</u>:

1. Location of Proposed Development
    a. Additional hardscaping proposed located entirely within 30-metres of the Rideau River.
    b. Part of proposal on Federal Crown Land.
2. Development within floodplain
    a. Fill proposed within 1:100-year floodplain.
    b. Precedence set by this development has significant cumulative impact potential on floodplain storage along the Rideau River.
3. Removal of Natural Shoreline Functions – Increased Pollution Potential
    a. Increased runoff and nutrient loading due to loss of vegetative buffer and larger impervious surfaces.
4. Conservation of Land
    a. A net environmental gain should be achieved in matters associated with on-site natural heritage features, such as riparian zones.

b. Existing conditions on site with respect to erosion do not warrant the type/size of retaining wall proposed (see attached technical memorandum).
c. Increased hardscaping on sides of property increasing erosive potential of neighbouring lots.
d. Precedent set for unnecessary hardscaping when natural solutions are available.
e. Proposed additional hardscaping increases sheet runoff volume and may cause increased erosion.

Legislation and Policy Considerations:

Conservation Authorities Act – Section 28

28.1 (1) An authority may issue a permit to a person to engage in an activity specified in the permit that would otherwise be prohibited by section 28, if, in the opinion of the authority,

a) The activity is not likely to affect the control of flooding, erosion, dynamic beaches or pollution or the conservation of land.

Working Interpretation of "Conservation of Land" developed by the Ministry of Natural Resources & Conservation Ontario Section 28 Peer Review and Implementation Committee: "the protection, management or restoration of lands within the watershed ecosystem for the purpose of ***maintaining or enhancing the natural features and ecological functions and hydrological functions****, within the watershed. (Conservation Ontario, 2008)"*

***Ontario Regulation 174/06*, Development Prohibited - Section 2, 3, 5:**

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) river or stream valleys that have depressional features associated with a river or stream, whether or not they contain a watercourse, the limits of which are determined in accordance with the following rules:

(i) where the river or stream valley is apparent and has stable slopes, the valley extends from the stable top of bank, plus 15 metres, to a similar point on the opposite side

3. (1) The Authority may grant permission for development in or on the areas described in subsection 2 (1) if, in its opinion, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land will not be affected by the development. O. Reg. 174/06, s. 3 (1).

<u>RVCA Local Policy Considerations</u>:

Section 1.1 General Principles

1.1 The Authority's consideration of all applications for permission to construct buildings and structures and to place fill or undertake site grading or to alter a waterway will be guided by the following principles of flood plain and watershed management:

a) New development must not, in the opinion of the Authority, have the result of polluting or contributing to the pollution of the abutting watercourse nor will new development be permitted which will adversely affect the Authority's interest in terms of the conservation of land.

b) Development is to be set back a minimum distance of 30 metres from the normal high-water mark of a water course. Additionally, where there is a defined bank, development shall be no closer than 15 metres from the top of the bank.

Section 2.0 Policies Regarding the Placing of Fill

2.0 Within the allowance of the regulatory floodplain described in Section 1.6 site grading or fill placement or removal may be permitted provided it will not have an adverse effect on the control of flooding, erosion, pollution, or the conservation of land.

2.7 General Provisions

c) Matters related to the conservation of land shall be addressed such that a net environmental gain shall be achieved associated with on-site natural heritage features (wooded areas, riparian zones, wildlife habitat, etc.)

Section 3.0 Policies Regarding Alterations to Waterways Applications

The Conservation Authority's primary interest is the preservation of natural channels which perform natural functions and the restoration of such natural functions where degradation has occurred. Altering, straightening, changing, diverting or interfering with the channel of any natural watercourse in the Authority's area of jurisdiction must meet the following requirements.

Section 3.1

(i) Shoreline protection/improvement projects must meet the following criteria:

b. Transitions from proposed protection to adjacent shorelines must be designed so that local erosion, debris accumulation or undesirable changes in local currents will not occur.

(ii) Shoreline alteration and disturbance related to the provision of water access or viewing points including docks, boathouses, boat launch ramps, boat lifts, mooring points, decks, gazebos etc. must not result in a cumulative disturbance of more than 25% of the width (river frontage) of the property to a maximum of 50 feet (15.24 metres) whichever is less. The balance of the lot frontage will be left undisturbed in a state of nature.

At a staff level approval cannot be made for the following reasons:

1. **The granting of permission will be inconsistent with the approved Development Policies, Sections 1.1, 2.0, 2.7, 3.0 and 3.1, as amended and approved by the RVCA Board of Directors, February 2018; specifically:**
    a. **Development entirely within the 30-metre setback of the Rideau River without any net environmental gain for the riparian zone (Sections 1.1 a), 2.7 a) & 3.1).**
    b. **Fill within the 1:100-year floodplain resulting in adverse impact for flood control due to cumulative loss of floodplain storage capacity (Sections 1.1 a) & 2.0).**
    c. **Adverse impact with the respect to pollution control due to reduced infiltration and increased runoff from hardened surfaces (Section 3.1).**
    d. **Increased erosion potential due to sheet runoff and on adjacent shorelines (Section 3.1)**
2. **The granting of permission will set a precedent for shoreline development and hardening on the Rideau River.**
3. **The project is inconsistent with the principle of conservation of land because it removes natural shoreline functions.**

Technical Review Memorandum

Rideau Valley Conservation Authority
3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504
F 613-692-0831 | www.rvca.ca

To	Nick Fritzsche, B. Sc., Regulations Inspector Department of Engineering and Regulations
From	Isabelle Maltais, P. Eng., Natural Hazard Water Resources Engineer, Department of Engineering and Regulations
Date	December 4, 2023
File	RV3-5923, Proposed Armor Stone Retaining Wall & Landscaping, 6079 James Bell, Manotick, ON
Type	Application for "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses" Ont. Reg. 174/06
Subject	Review of retaining wall in regard to slope stability and erosion hazards
Submission	Applicant Site Plan A.04.8, undated, unsigned (attached)
	Applicant Cross-Section Plan A.04.7, undated, unsigned (attached)

Introduction

The purpose of this technical review document is to analyze and provide feedback on the installation of a hardscape retaining wall. Our primary objective is to assess whether the construction of the retaining wall was necessary for addressing the specific concerns of structural stability and erosion of the slope it is built from a geotechnical engineering perspective.

We understand that the applicant has implemented the hardscape retaining wall to mitigate erosion issues present on the slope. However, it is important to evaluate whether these actions were indeed necessary in terms of structural and erosion control, considering the preservation of shoreline biodiversity and the function of limiting erosion hazards, taking into account long-term impacts.

The assessment will focus on two key aspects. The first aspect examines whether the retaining wall is necessary to provide slope stability and/or structural support for any habitable structures on the site. The second aspect will discuss the use of hardscape retaining walls for erosion mitigation.

The technical review aims to provide an objective review based on established geotechnical principles and best practices. The following guidelines have been used in the preparation of this report:

- Canadian Geotechnical Society. 2006 . Canadian Foundation Engineering Manual (CFEM).

- Ontario Ministry of Natural Resources. 2002. River & Stream Systems: Erosion Hazard Limit Technical Guide
- Terraprobe Limited and Aqua Solutions. 1998. Geotechnical Principles of Stable Slopes.
- PEO. 1993. Professional Engineers Providing Geotechnical Engineering Services Guidelines.

Site and Project Description

The property is situated at 6079 James Bell Drive in Manotick, Ontario, on the southern side of Rideau River, with no setback from the river. The site is surrounded by similar single-family dwelling units on both sides, as shown in Figure 1. The site itself slopes towards the northeast, leading down to the river. There is already a dwelling present on the property, and we understand that the foundation was recently repaired.

Figure 1. Site location.

The shoreline slope has an overall height of about 4.5 m, with an inclination of 18 degrees. The shoreline has undergone significant alteration, however, we understand that a concrete retaining wall and pad are located at the base of the slope (see Figure 2).

Figure 2. Site prior alteration (2017).

From historic photos, it is evident that wooden retaining walls were previously integrated into the shoreline slope (refer to examples in Figure 2), along with some vegetation. However, the wooden retaining walls appear heavily weathered in past photos, with some sections even tilting. Additionally, minor surficial slope failure resulting from surficial erosion has been observed (Figure 2).

Current site alteration consists of the integration of armor stone retaining walls, some resloping and revegetation, as well as placement of interlocked pavers on top of the old concrete pad (Figure 3). We do not have photos of the final landscaping, but from the site plan addition of

interlocked paver is also proposed at the top of the slope in between the rear of the residence and crest of slope.

Figure 3. Armor stone retaining wall placed.

The armor stone wall is located above the concrete pad and vary in size between 2 to 4 block high.

Evaluation of Structural & Slope Stability

Based on the available information provided and a review of local geotechnical conditions, we concluded based on our professional experience, that the slope in question does not require an armor wall for structural support. Several factors contribute to this assessment and are presented below:

- The slope has an overall (toe to top starting at concrete wall) inclination of about 18 degrees, with localized steeper sections.

- The height of the slope is below 5 meters, further reducing the risk of instability.
- Minor surficial erosion and weathering caused by runoff water have been observed, but they are not indicative of significant slope instability.
- The site itself can accommodate measures such as regrading, renaturalization, or bio-engineering erosion mitigation, which can effectively address these minor issues and limit the risk of instability.
- The current residence foundations are not reliant on the retaining structure and are sufficiently setback, ensuring that they would not be compromised by any instability or failure of the slope or retaining wall. This eliminates any significant risk to public safety that would warrant structural remediation (in this case a hardscape retaining wall).

Considering these factors, it appears that the retaining wall primarily serves a landscaping purpose, and its role in providing structural support to the slope is not necessary.

Evaluation of Erosion

Evaluating the effect of toe erosion at the site has proven challenging due to the lack of a professional report and the site alteration that has modified the previous geomorphological landscape. However, based on a review of available photos before the site alteration from a geotechnical perspective, it appears that the degradation of the wooden retaining walls is the main cause of damage rather than toe erosion. Runoff water originating from the upper part of the slope also appears to be the primary factor contributing to these damages.

According to the applicant's provided drawings, the concrete pad level is at an elevation of 86.67 m (assuming it is a geodetic elevation, although this is not confirmed on the plan). The high water mark (HWM) is at 85.5 m, and the 100-year flood elevation is at 86.86 m. Consequently, only a minor amount of water would exceed the concrete pad elevation during a 100-year flood event. For further context a 100-year flood event has never been recorded on the Rideau River. This suggests that toe erosion is an unlikely cause for the site's past conditions, as the lower concrete structure provides the majority of the erosion protection. The observed minor erosion on the slope is most likely the result of natural degradation of the wooden retaining walls and runoff from precipitation. Considering the channel configuration, flow, operational water elevation, and projected 100-year flood event, constructing a hardscaping wall at the site to protect against toe or runoff surface erosion is not assessed to be necessary.

Erosion is a natural process that involves the mobilization of sediments. These processes are integral to the geomorphological dynamics of river ecosystems and should be considered as a characteristic when residing near a watercourse. Given that the site is predominantly composed of clay sediment, which is generally resistant to erosion, measures such as resloping, naturalizing, or implementing bio-engineering techniques from a geotechnical perspective would likely be sufficient to mitigate observed surface erosion. The use of hardscaping methods is

typically reserved for high-energy river systems or coastal environments exposed to high flow, storm surges and waves.

Furthermore, the use of interlocked pavers at the top of the slope may limit infiltration and induce uncontrolled runoff water from precipitation. It is recommended to implement stormwater control measures and reconsider their use to reduce the volume of runoff.

Long-Term Impacts Evaluation

The use of hardscape retaining walls can have long-term negative effects on the environment. While they offer benefits such as erosion resistance, durability, and low maintenance, it is important to consider their potential impact on biodiversity and ecosystem habitats. One of the long-term effects is the alteration of the natural water flow, which can lead to changes in shoreline erosion patterns.

- Upstream scour is one potential consequence of hardscape retaining walls. When water encounters a solid barrier, it increases in velocity and turbulence, eroding the soil or sediment upstream of the wall. This can disrupt the natural balance of sediment transport and affect both the area adjacent to the wall and areas further upstream.
- Downstream scour is another concern. Altered water flow patterns caused by retaining walls can lead to changes in sediment deposition and erosion downstream. The redirected water gains velocity and energy, intensifying erosion in certain areas and potentially affecting adjacent properties, habitats, and ecosystems.

Moreover, it is crucial to consider the cumulative effect of multiple properties implementing hardscape. The negative impacts can extend beyond a single property and affect the entire river geomorphological process. Therefore, it's important to carefully evaluate the potential consequences before deciding to implement hardscape retaining walls, considering both the short-term benefits and the long-term implications on the surrounding environment.

Recommendations

Based on the preliminary evaluation of the slope stability and erosion hazards at the site from a geotechnical perspective, we conclude that the use of a hardscape retaining wall was not required. The foundation to support our recommendations are summarized below:

- More sustainable erosion mitigation techniques are feasible to be implemented at the site such as regrading, naturalization, or bio-engineering erosion mitigation techniques. These measures can help stabilize the slope and limit erosion risks without the need for a hardscape retaining wall.
    - Naturalizing the shoreline with appropriate vegetation can help control erosion and enhance the resilience of the slope.

- Bio-engineering techniques, such as using erosion control blankets or green retaining wall, can also be considered to mitigate erosion and promote slope stability (if required)
- Implementing and managing runoff water originating from the upper part of the slope, which appears to be the primary factor contributing to some of the surficial erosion observed damages.
- Implementing stormwater management techniques, such as installing permeable surfaces or rain gardens, can help capture and slow down runoff water, reducing its erosive potential. This would involve potentially reducing or revisiting the use of interlocked paver as this would increase the volume of runoff water originating from the top of the slope.
- The use of riparian buffers with appropriate native plants along the shoreline can help absorb and filter runoff water, preventing further erosion.

Conclusion

In conclusion, based on our geotechnical evaluation, we find that the installation of a hardscape retaining wall was not necessary for addressing the specific concerns of structural stability and erosion at the site. The slope has been shown to have adequate stability and can be effectively managed through alternative measures like regrading, naturalization, and bio-engineering. Furthermore, the observed erosion issues appear to be primarily a result of the degradation of the previous wooden retaining walls and runoff water from the slope.

We trust, this is suitable for your purposes at the present. Please call if you have any questions.

Best Regards,

Department of Engineering and Regulation

Isabelle Maltais

Isabelle Maltais, P. Eng.

Natural Hazard Water Resources Engineer

To: The RVCA Executive Committee

Applicant Report #RV3-59/23

Applicant: Karen Sergeant

6079 James Bell Drive, Lot 11, Concession A, Manotick, City of Ottawa.

December 14, 2023

Proposal for Changes to Landscape Project located at 6079 James Bell Drive

Homeowner
Karen Sergeant
6079 James Bell Drive
Manotick, ON, K4M 1B3

Contractor
3996697 Canada Inc (Ian Watson)
380 Townline Rd East
Carleton Place, ON, K7C 3S3

Recipient:
Rideau Valley Conservation Authority
3889 Rideau Valley Drive
Manotick, ON, K4M 1A5

Subject: Proposal for Changes to Landscape Project located at 6079 James Bell Drive / Proceeding with the hearing before the Executive Committee on December 14th 2023

We are writing to present a proposal for the necessary modifications to the landscape construction project, as per the requirements outlined by the Rideau Valley Conservation Authority. The proposed changes are aimed at addressing safety concerns, enhancing accessibility, and ensuring the preservation of existing natural elements within the designated area.

1. Installation of a Second Row of Armor Stone:

Explanation: To mitigate the steepness of the existing slope and facilitate ease of maintenance for the homeowner, it is vital to implement measures that allow for the safe upkeeping of plant material. The existing slope posed a significant risk, as demonstrated by the difficulties experienced by neighboring homeowners Mark and Kim Villa. Their struggles with maintaining plant material on a similarly steep slope underscore the dangers associated with such conditions. Therefore, we propose approval of the installation of a second row of armor stone to prevent any potential accidents or injuries to the homeowner.

Kindly take note that the original walls consisted of 2 tiers, we compromised to a one wall retainer. The installation of the second row of Armor Stone was undertaken to replace the previously existing wall, which had undergone severe decay and deterioration.

2. Additional Armor Stone Installed Adjacent to Newly Constructed Stairs:

Explanation: To safeguard the tree situated to the right of the newly constructed stairs, it was imperative to install rocks that would effectively retain the soil and prevent soil erosion onto the staircase. Consequently, to maintain symmetry and ensure the stability of the slope, it was necessary to complete the same protective work on the adjacent side, thereby securing the soil and preserving the integrity of the stairs.

3. Installation of Interlock within the Floodplain:

Explanation: The original concrete surface exhibited sunken, cracked, and uneven characteristics, presenting a notable safety concern for the homeowner. In order to address this issue, our proposed solution involved applying a layer of new concrete to restore and raise the surface to its original condition in order to ensure the safety of the homeowner and her children.

It is essential to emphasize that the undertaken work involved the enhancement of existing landscaping and hardscaping, with a primary focus on safety. In support of our claim, we have previously shared visual evidence of the original elements of the waterfront. These images were submitted quite some time ago, and upon reviewing them, you will observe the extremely poor condition of the original hardscaping/landscaping.

Furthermore, it is imperative to acknowledge the significance of preserving and enhancing the original softscaping and hardscaping elements in waterfront properties. By doing so, we can ensure the safety of individuals utilizing the waterfront area and safeguard the integrity of the waterfront itself.

By incorporating these proposed modifications into the landscape construction project, we aim to create a safer and more functional environment for the homeowner while maintaining compliance with the Rideau Valley Conservation Authority's regulations and guidelines.

Should you require any additional information or clarification, please do not hesitate to contact me at your earliest convenience. I look forward to discussing this proposal further and working collaboratively to implement these necessary changes.

Please contact myself, Ian Watson, for payment of the associated fee in order to proceed to the hearing. I can be reached at 613-223-1915.

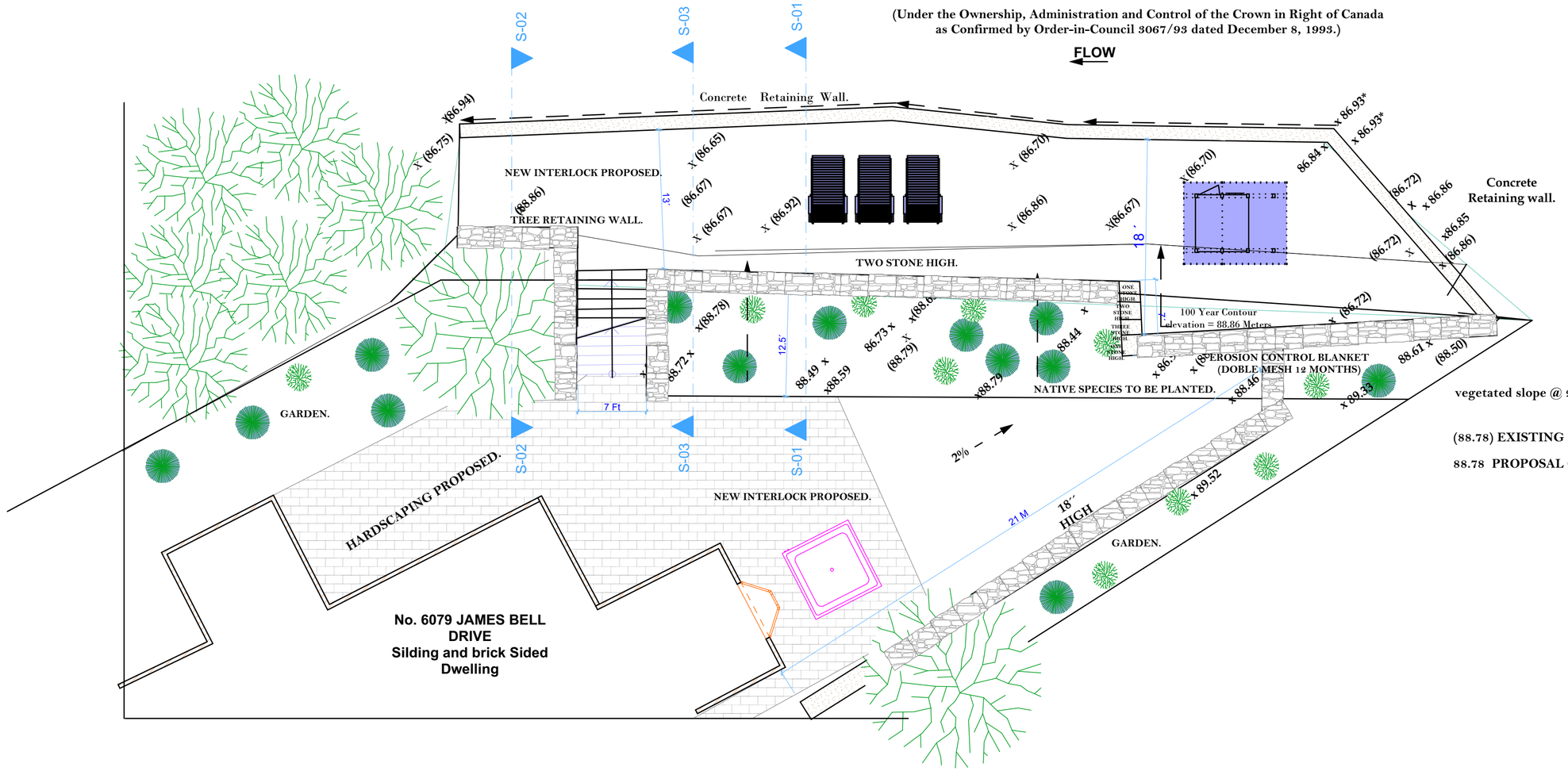
Thank you for your attention to this matter.

Yours sincerely,

Karen Sergeant
Ian Watson

RIDEAU RIVER AND CANAL

(Under the Ownership, Administration and Control of the Crown in Right of Canada as Confirmed by Order-in-Council 3067/93 dated December 8, 1993.)



Historial de Revisión

IDRev	ChID	Nombre del Cambio	Fecha

Título Empresa

#Empresa de Contacto

#Dirección1 de Contacto
#Ciudad de Contacto
#País de Contacto
#Código Postal de Contacto

#Nombre Proyecto

#Dirección1 del Sitio
#Ciudad del Sitio
#País del Sitio
#Código Postal del Sitio

Nombre del Dibujo

Planta Baja (15)

Estado Dibujo

Modificado por — Fecha

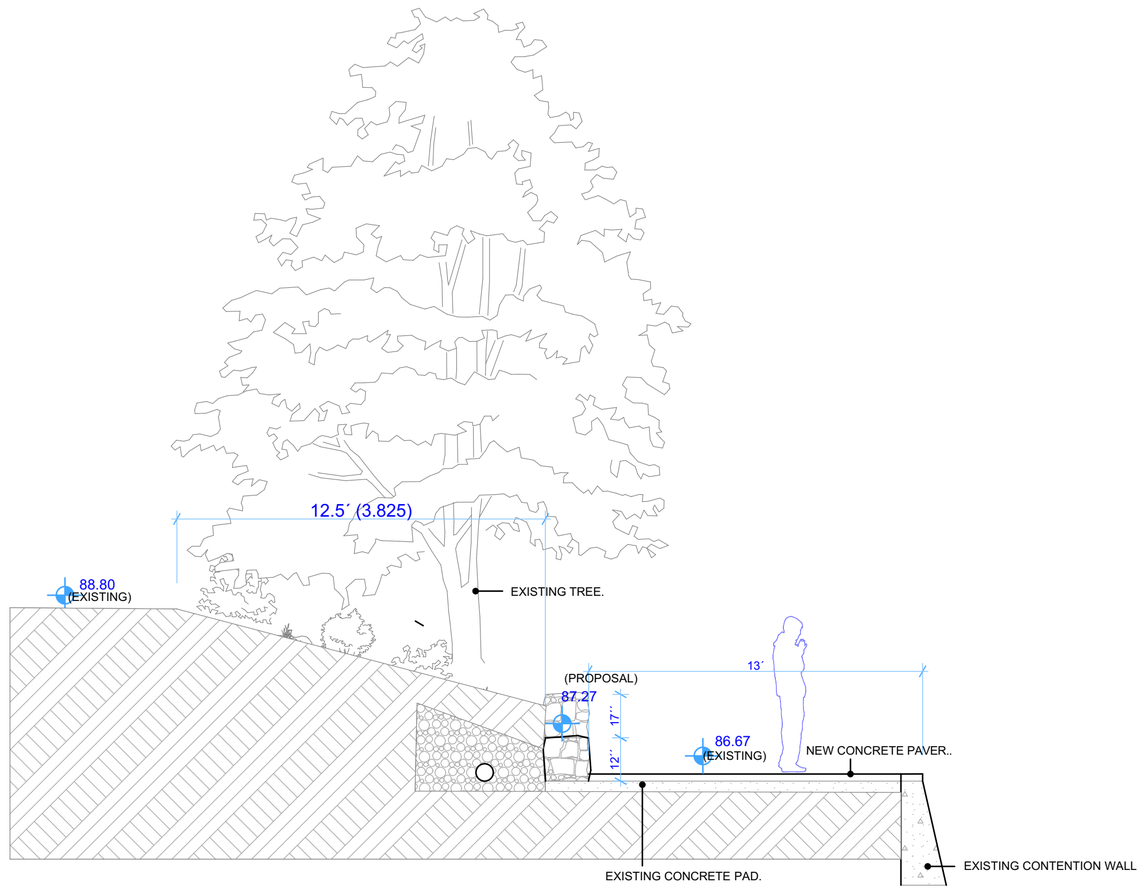
Comprobado por — Fecha

Escala de Dibujo

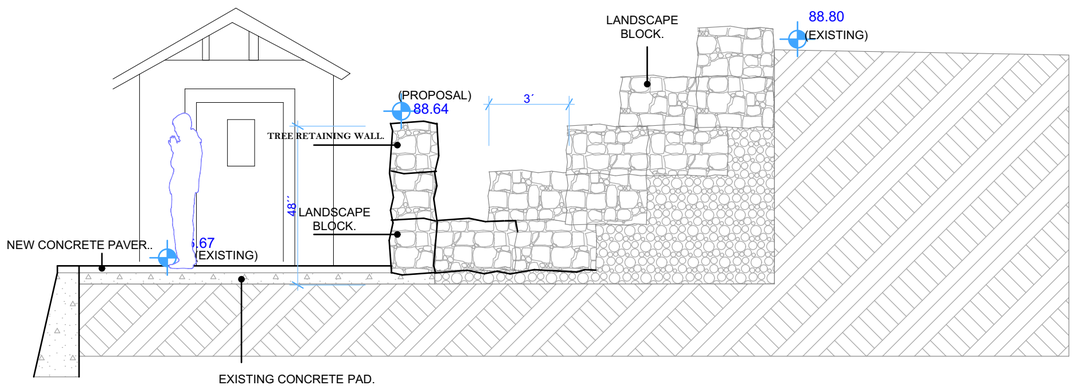
1:100

ID de Plano — Revisión

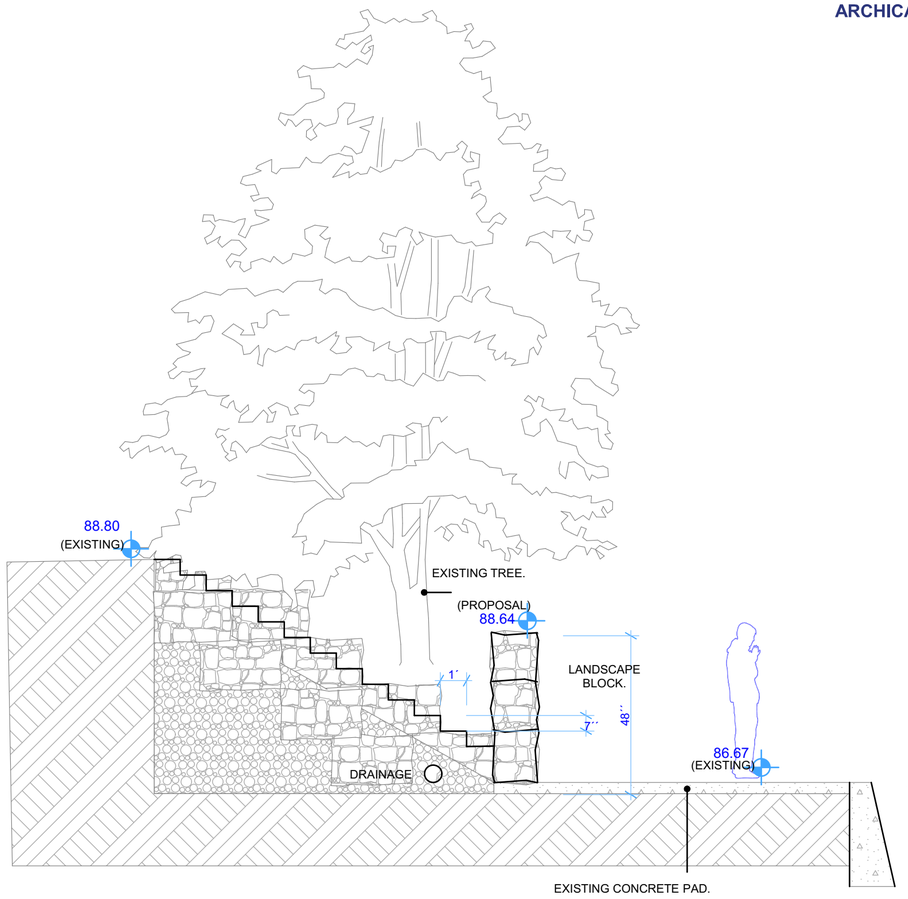
A.04.8



SECTION S-01



SECTION S-02



SECTION S-03

Historial de Revisión

IDRev	ChID	Nombre del Cambio	Fecha

Título Empresa

#Empresa de Contacto

#Dirección1 de Contacto
#Ciudad de Contacto
#País de Contacto
#Código Postal de Contacto

#Nombre Proyecto

#Dirección1 del Sitio
#Ciudad del Sitio
#País del Sitio
#Código Postal del Sitio

Nombre del Dibujo

Planta Baja (10)

Estado Dibujo

Modificado por Fecha

Comprobado por Fecha

Escala de Dibujo

1:50

ID de Plano Revisión

A.04.7