

Saugeen Valley Conservation Authority

Environmental Planning and Regulations Department

The Saugeen Valley Conservation Authority (SVCA) has an Environmental Planning and Regulations Department. The SVCA's Environmental Planning and Regulations Department reviews, directs, or prohibits certain proposals in or near certain natural hazard and natural heritage features in order to protect life and property, to avoid social disruption associated with natural hazards, and to protect the local ecosystem. The SVCA achieves this through the administration of the SVCA's Regulation, in accordance with the *Conservation Authorities Act*; the SVCA's role associated with the Planning Act; and our involvement with other file types as a commenting agency. This department reviews development proposals in or near floodplains, wetlands, shorelines, lakes, watercourses, valleys, dynamic beaches, and other sites subject to natural hazards within the SVCA Watershed. New lots or uses, new buildings or structures, certain alterations to existing buildings and structures, filling and grading, watercourse works, etc. are reviewed by the SVCA and may require permission from the SVCA prior to those works occurring.

SVCA's Development, Interference with Wetlands, Alterations to Shorelines and Watercourses Regulation

169/06, as amended: For the features and areas subject to Ontario Regulation 169/06, as amended, permission from the SVCA is required before any person may *undertake development, straighten, change, divert or interfere in any way with a watercourse, or change or interfere in any way with a wetland.*

"Development" is defined as;

- 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.

How to Determine Where the SVCA's Regulated Areas are Located:

The following areas and features, plus an offset distance, are subject to the Regulation:

Hazardous lands – including floodplains, erosion prone lands, unstable soils, watercourses, wetlands, valleys (including slopes and slope setbacks), Lake Huron shoreline and related hazards.

Approximate Regulation mapping and Approximate Screening mapping is currently available on the SVCA website at <http://www.svca.on.ca/page.php?page=environmentalplanning> and is intended to include the areas and features potentially subject to the Regulation. Note that if any proposal falls within the Approximate Screening Area, or the Approximate Regulated Area, the SVCA should be contacted as permission from the SVCA may be required.

Enforcement:

A Violation of the SVCA's Regulation would include works in a Regulated Area occurring without SVCA permission being acquired prior to the initiation of those works, or conditions of an SVCA permit being contravened. Individuals found guilty of a Violation of Ontario Regulation 169/06, as amended, in accordance with the *Conservation Authorities Act* may be fined up to \$10,000, face an imprisonment term of up to 3 months, and/or may have to rehabilitate the site to predevelopment conditions at their expense.

Appeals:

Permit Applications can only be denied by the SVCA's Board of Directors. There is an appeal process that SVCA staff can elaborate on upon request.

NOTE: This handout is a summary only and for the full text of the Regulation and related information, reference should be made to Ontario Regulation 169/06, as amended and the Conservation Authorities Act, R.S.O 1990, Chap. C.27, Section 28.

Environmental Planning:

The SVCA is the provincial commenting agency on Natural Hazard matters associated with Planning Act Applications (applications for consent, proposed Zoning By-law amendments, applications for minor variance, Draft Plan of Subdivision, Comprehensive By-law updates, etc). The SVCA also provides natural heritage recommendations associated with planning applications as a watershed agency. The SVCA is not the decision making body on planning files.

Other Files: The SVCA is involved with the review of Drainage Act applications, Renewable Energy Act applications, Aggregate Extraction applications, and Environmental Assessments as a commenting agency, Regulatory Agency, or both, depending on the file type.

General

There are 36 Conservation Authorities throughout Ontario. Each Conservation Authority is responsible for their defined watershed or watersheds. The SVCA is involved with and/or manages many different environmental and community initiatives and programs within the Saugeen River watershed and nearby smaller watersheds (the extent of which approximately stretches from Southampton to Dundalk, Point Clark to Markdale). Please contact the SVCA if you have any questions about the programs provided by the SVCA.

SVCA Watershed Map



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