



Fact Sheet

What you should know about the new...

Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation

(Ontario Regulation 164/06)

Why do regulations exist?

The Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation has been enacted to protect people, property and the environment by:

- Reducing the threat to life and property damage from *flooding* and *erosion*;
- Conserving and enhancing natural resources including *river valleys*, *flood plains*, *wetlands*, *dynamic beaches* and other *sensitive areas* that could be damaged by development;
- Ensuring new development does not increase flooding/ erosion on neighbouring properties;
- Ensuring that development does not result in pollution.

How has the regulation changed?

The previous **Fill, Construction and Alteration to Waterways Regulation** has been amended and renamed the **Development, Interference with Wetlands and Alterations to Shorelines and Watercourses**. The three main areas of change include:

- Regulation of lake shorelines (Great Lakes-St. Lawrence River system or inland lakes) that may be affected by flooding, erosion, conservation of land or pollution.
- Regulation of wetlands or other areas where development could interfere with the movement and storage of surface water in wetlands as well as water table levels.
- Regulation of river valleys.

What types of lands are regulated?

- Ravines, valleys and steep slopes;
- All wetlands, including swamps, marshes, bogs, and fens;
 - Provincially significant wetland ~ 120 metre buffer
 - All other wetlands ~ 30 metre buffer
- Any river, creek, or watercourse, floodplain or valley land, and;
- Lake Huron shoreline, including bluffs, beaches and sand dunes.

What activities are regulated and require approval?

- The construction, reconstruction, erection or placing of a building or structure of any kind including additions;
- Any change to a building or structure that would alter the use or potential use of the building or structure;
- Increasing the size of a building or structure;
- Increasing the number of dwelling units in a building or structure;
- Site grading;
- The temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere, and;
- Altering a watercourse.

If you are planning on doing any work near lakes, rivers, streams, wetlands or steep slopes, you may require a permit from the MVCA. A municipal building permit does not replace a Conservation Authority permit.

Where do I find out more information?

If you are planning a project or are looking at purchasing a property, please contact the Ecologist/ Planner or Water Resources Specialist at the Maitland Valley Conservation Authority. MVCA staff will review the project proposal and determine if a permit is required. MVCA office hours are Monday to Friday 8:30am - 4:30pm. Messages can be left at other times. See contact information below.

Definitions

- **Dynamic Beach** - are beaches that undergo continuous change due to the natural processes of erosion and deposition of sediments.
- **Wetland** - lands that are seasonally or permanently covered by shallow water or where the water table is close to or at the earth's surface. Wetlands are important storage areas for water during wet conditions. During drier times, this water is released back into the rivers to help maintain flows. Wetlands also act as filters for water.
- **Watercourse** - an identifiable depression in the ground in which a flow of water regularly or continuously occurs.

Frequently Asked Questions?

1. *Is a municipal drain or a seasonally dry stream considered a watercourse?*
A. Yes
2. *What is the process for development in a regulated area?*
A. The process has not changed. An applicant must fill out an application and if the application meets the policies of the authority, it can proceed.
3. *Is erosion control work on a stream regulated?*
A. Yes. Erosion control work on a stream would be considered an alteration to a watercourse.

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