



CONSERVATION AUTHORITIES ACT AND REGULATIONS

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O. REG. 41/24 PROHIBITED ACTIVITIES, EXEMPTIONS AND PERMITS

- Advised on February 16, **effective April 1, 2024**
- Combines **36 Regulations into 1** having 26 Tables in 3 Schedules
- Improved definitions for **watercourse** (bed & banks) and **wetland** (CA Act)
- Development prohibited within **30 metres of a wetland** (vs. 120 m @ PSW, large)
- **Section 28 permits still required** for development incl. change of use, interference, alteration



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Tests / Permit Conditions	Old (156/06)	New (41/24)
Flooding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Erosion	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pollution	<input checked="" type="checkbox"/>	
Dynamic Beaches	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Conservation of Land	<input checked="" type="checkbox"/>	
Unstable Soil or Bedrock		<input checked="" type="checkbox"/>
Human Health or Safety		<input checked="" type="checkbox"/>
Damage or Destruction of Property		<input checked="" type="checkbox"/>



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Applications SHALL include:

Plans with plan view and cross sections where required

Proposed Use of structures or Purpose of activity

Start and completion dates

Methods to be used

Elevations of Buildings and Grades (before and after)

Drainage details (before and after)

Description of fill type

***Authorization by owner for Agent Applicant**

****Other technical information, studies or plans requested**



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- Once a CA receives all required information, it has 21 days to deem the application complete or not, in writing
- If deemed complete, then the CA cannot request any new studies but may ask for clarification of materials received
- The applicant may request a review of certain matters
- Staff may issue a permit + extensions up to 60 months
- Some types of development are exempted

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- Seasonal or floating dock of 10 m² or less
- A fence not within a wetland or watercourse
- Non-habitable subordinate buildings 15 m² or less and not in a wetland or watercourse (OBC shed?)
- Unenclosed detached deck with no cantilevering 15 m² or less and not in a wetland or watercourse
- Tile drains, livestock ponds, private lanes outside wetlands, municipal drains maintenance, in-field erosion controls
- Reconstruction of a non-habitable garage, no basement, no change of use, same footprint

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- OTHER TOPICS:
- New Minister's powers
- New mapping review and updating requirements
- Describes a pre-consultation process
- Hearings (not the same as Reviews)
- Requires policy review and development by CAs
- More info on our website under "What's New"

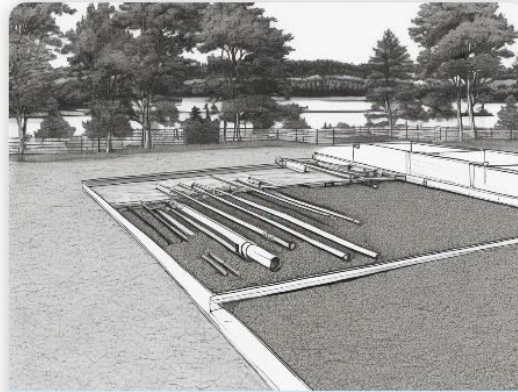
ROUTINE, LOWER RISK, STREAMLINING

Permits & Planning >>> Permit Resources



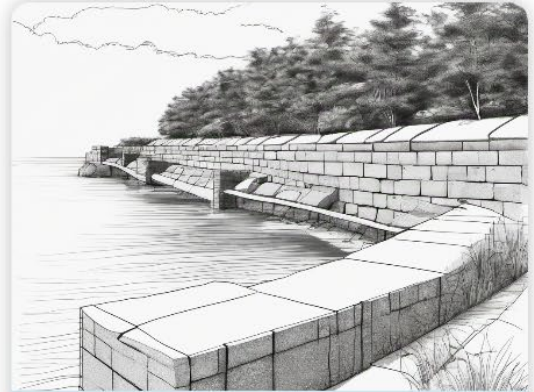
 GARAGES IN A FLOODPLAIN

Garages



Septic systems - coming soon

Septics



Shoreline hardening - coming soon

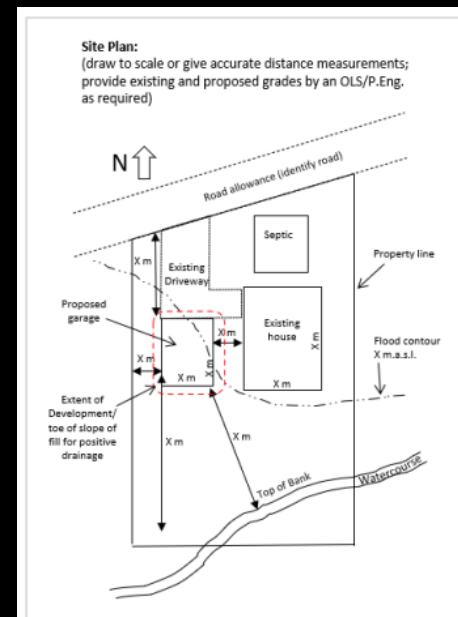
Shorelines

ROUTINE, LOWER RISK, STREAMLINING

Permits & Planning >>> Permit Resources



- Conditions
- Design Requirements
- Complete Application
- Sample Drawings
- Link to City's typical drawings for slab-on-grade garage



FLOODPLAIN MAPPING UPDATES

Permits & Planning >>> Position Statement

FLOODPLAIN MAPPING

- Junction Creek (to Kelly Lake Road)
- Whitson River
- Whitewater Lake
 - Staff Review Q3 and liaison with City
 - Rollouts anticipated Q4
 - Once adopted the new maps take effect that day
 - The City may need to amend its OP in due course
 - Staff continue to issue permits and comment on planning
 - An application deemed complete now will proceed with today's floodplain elevation
 - Staff are prohibited from discussing “what might be coming”

