



Development and Ont. Reg. 156/06

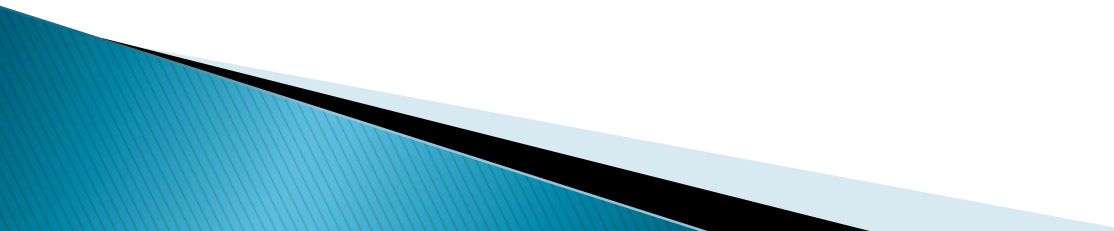
April 2020

Bailey Chabot, M.Pl., RPP
Watershed Planner, Conservation Sudbury

Legislative framework

- ▶ *Conservation Authorities Act*,
Section 28
- ▶ Ontario Regulation 156/06
 - approved policies
- ▶ *Planning Act*
 - Provincial Policy Statement
- ▶ *Clean Water Act*

Jurisdiction in Regulated Areas

- ▶ Def. – the zone of interference with wetlands, shorelines and watercourses.
 - ▶ Floodplains
 - ▶ Most of Greater Sudbury
 - ▶ More information at
 - ConservationSudbury.ca
- 

Floodplain Mapping

If your property is within a regulated area and you want to build on it, then you will need a permit issued under [Section 28 the Conservation Authorities Act](#). You will also most likely need a **building permit from the City of Greater Sudbury**.

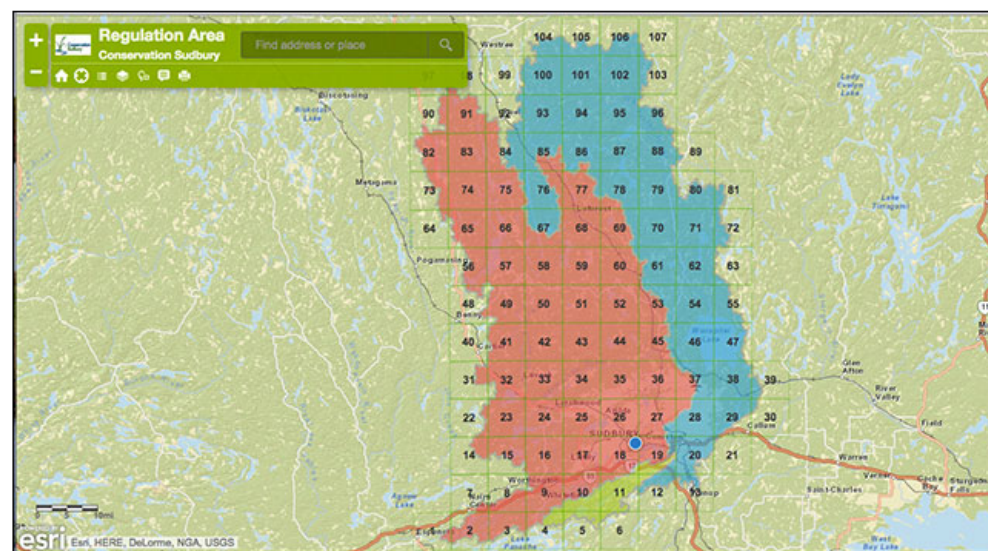
Regulations staff at Conservation Sudbury will need to know exactly where your property is located in order to assist you and eventually issue a permit under [Ontario Regulation 156/06](#).

Conservation Sudbury has developed a web-based mapping tool to assist property owners in determining whether or not a project is proposed within or near a regulated area. This tool may be used to approximate the location of a potential development site. In accordance with provincial criteria and Ontario Regulation 156/06, the regulation mapping displays hazards in the Vermilion, Wanapitei and Whitefish watersheds that fall within the jurisdiction of Conservation Sudbury. The regulated areas are only visible when the scale of the mapping tool is within the range of 0 – 200 metres to 0 – 600 metres inclusive.


[CLICK HERE to go to the Conservation Sudbury GIS Online Mapping Tool](#)

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Regulation Area

Conservation Sudbury

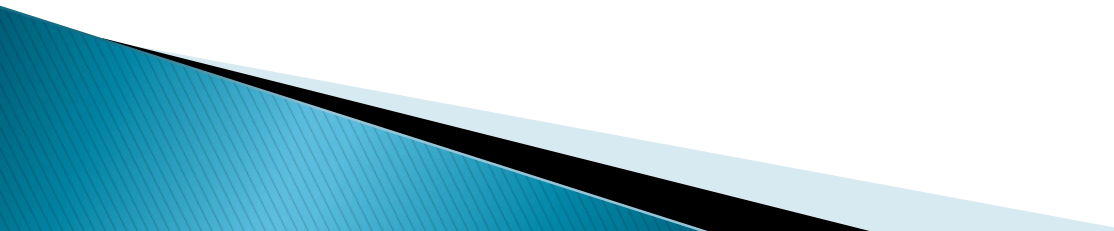
Find address or place

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This map displays the Conservation Sudbury area, characterized by large, irregular orange-shaded regions representing natural or undeveloped land. A network of roads is overlaid on the map, including Dominion Dr, Martin Rd, Vern Dr, Main St, Yorkshire Dr, Desmarais Rd, Percy Ave, Frappier Rd, White St, Elm St, and Fire Route 7 Rd. Several parks are marked with green labels: Whistling Winds Golf Course, Flake Park, and Kalma Park. The map also shows the locations of Blezard Valley and Val Caron. A scale bar in the bottom left corner indicates distances of 0, 0.2, and 0.4 miles. The map is powered by Esri, HERE, Garmin, INCREMENT P, NGA, USGS, and NRCan.

POWERED BY
esri Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NRCan

Permission required for development in a regulated area

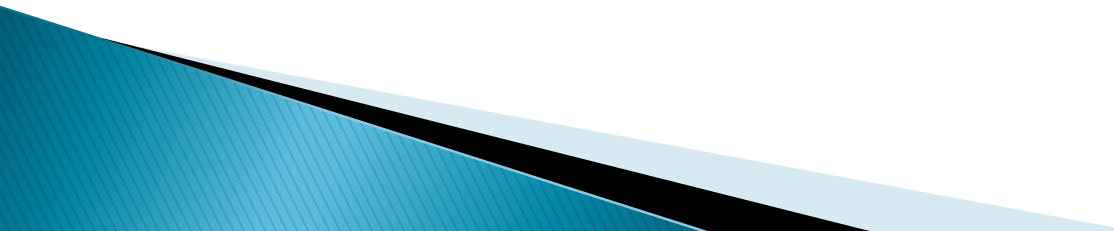
- ▶ Development means:
 - Building, rebuilding, or placing a building or structure
 - Changes to a building or structure that alters its use, increases its size, or increases the number of dwellings
 - Site grading
 - Temporary or permanent placing, dumping, or removal of any material, whether it came from the site or elsewhere
- 

Permission required for development in a regulated area

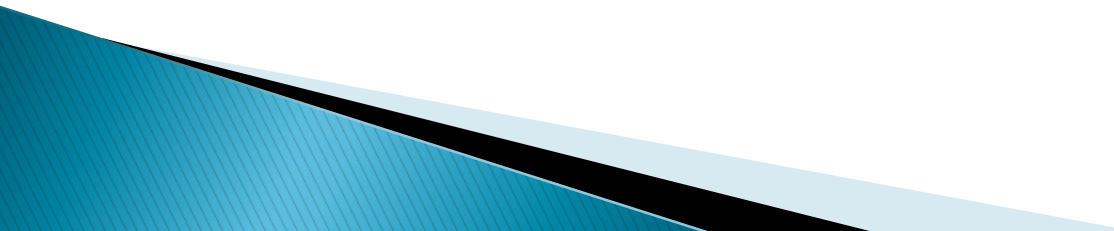
- ▶ Permits needed for activities including:
 - Site grading
 - Placing material – temporary / permanent
 - Permits can be in effect from 1 day to 5 years
- ▶ Work without a permit results in:
 - Violation Notice
 - Doubled Fees for remediation, site rehab expenses
 - Legal prosecution

What do we look for in permitting?

- ▶ Control of flooding
 - ▶ Erosion control measures
 - ▶ Pollution control measures – sediment, etc.
 - ▶ Conservation of land
 - ▶ Dynamic beaches

 - ▶ Application must include at minimum:
 - Plans, elevations, grades, type of fill
 - Drainage details, **ESC drawings**, start/end dates
 - \$100 non-refundable deposit @ time of application
- 

By-law exemption

- ▶ **IN REGULATED AREAS ONLY**
 - ▶ If a permit is granted...under Section 28 of the CA Act... respecting the placing or dumping of fill, removal of topsoil or alteration of grade of land ...the applicant is exempted from complying with the Site Alteration By-law (of the City of Greater Sudbury).
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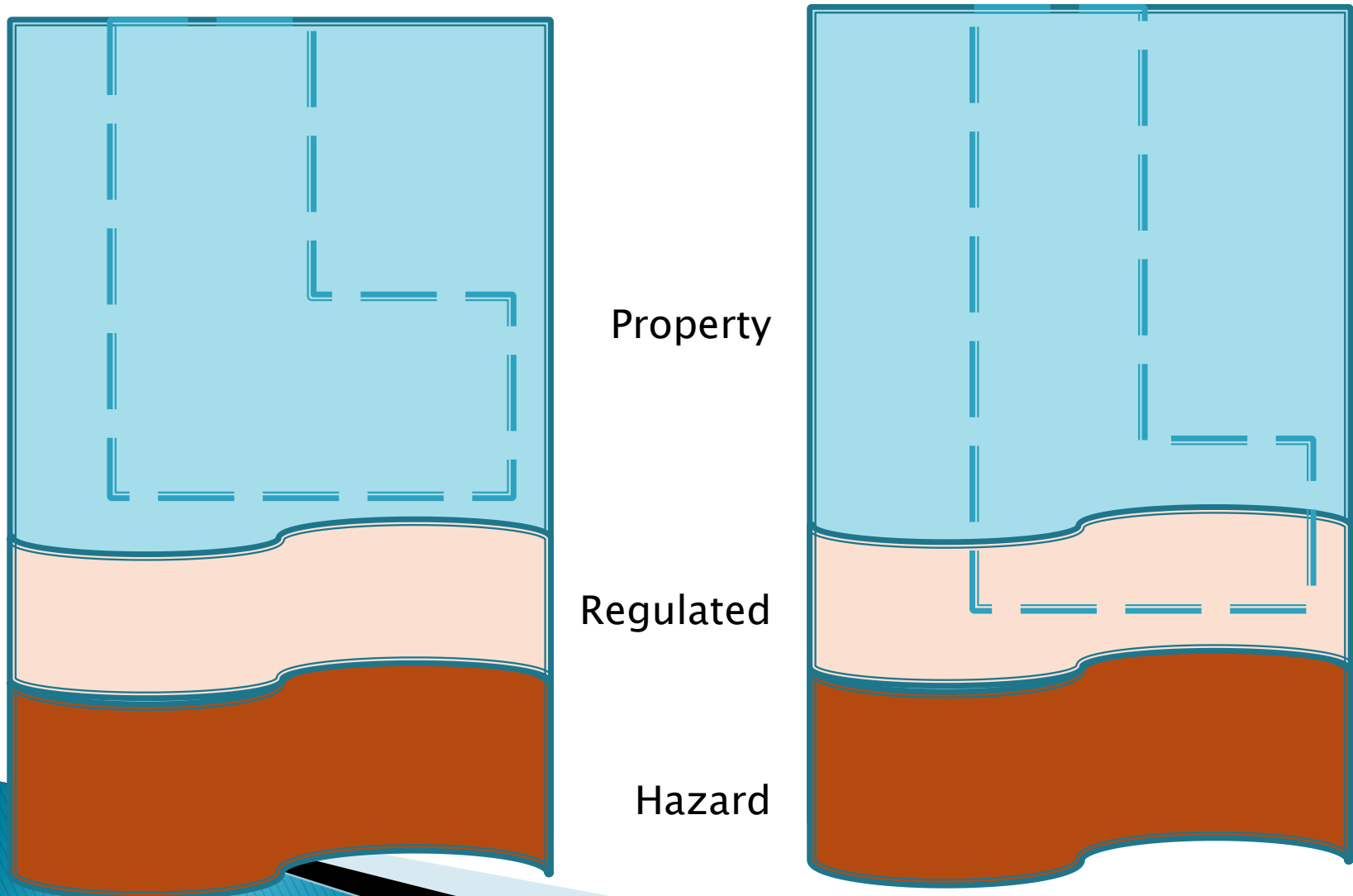
It's one, or the other, or both...

- ▶ To place fill, a landowner must have a valid permit under Section 28 of the *CA Act*

AND / OR

- ▶ The owner will have a Site Alteration permit from the CGS

It's one, or the other, or both...



Pre-Consultation is Good

- ▶ Call ahead to make an appointment
- ▶ Bailey Chabot, Watershed Planner
 - *Planning Act Applications*
 - Official Plan Amendments, Rezoning, Site Plan Control, Minor Variances, Consents, etc.
 - Bailey.Chabot@ConservationSudbury.ca
- ▶ Sarah Woods, Regulations Officer
 - Section 28 Permits, Violations
 - Sarah.Woods@ConservationSudbury.ca



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Sudbury

Thank you for your time.

Questions?

ConservationSudbury.ca
705.674.5249