



Conservation  
Sudbury

# Development and Ont. Reg. 156/06

March 2020

Carl Jorgensen

General Manager, 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](http://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](#).

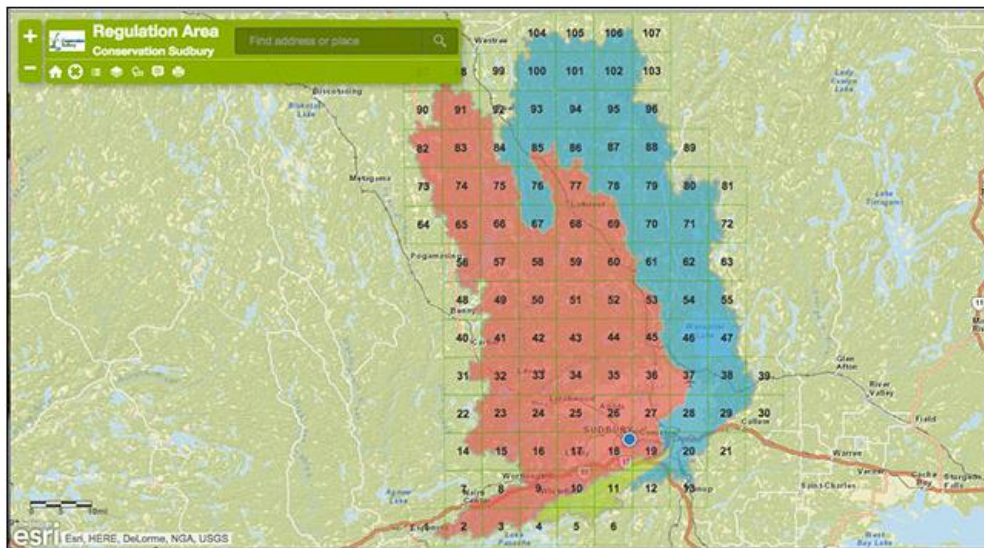
**Conservation Sudbury** has developed a web-based mapping tool to assist property owners in determining whether or not a project is proposed within or near a regulated area. This tool may be used to approximate the location of a potential development site. In accordance with provincial criteria and 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](#)

## Search

### Sub-Navigation

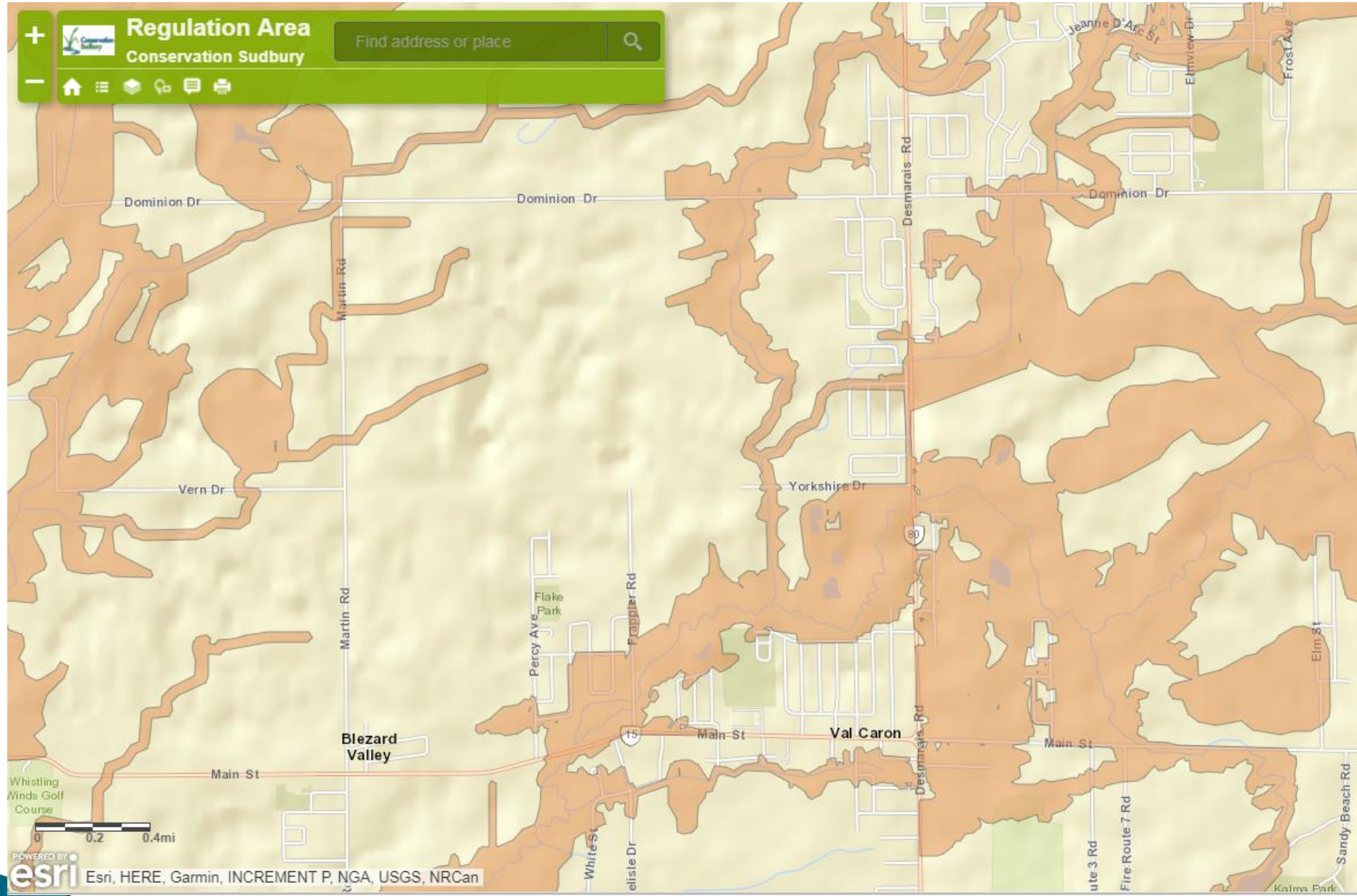
- [Planning and Regulations](#)
- [Current Fee Schedule](#)
- [Permit Application Form](#)
- [Flood Plain Regulations & Your Building Project](#)
- [Generic Regulations](#)
- [Section 28 Regulation \(156/06\)](#)
- [Floodplain Mapping](#)



**+**  **Regulation Area**  
Conservation Subbury

Find address or place 

**-**     



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

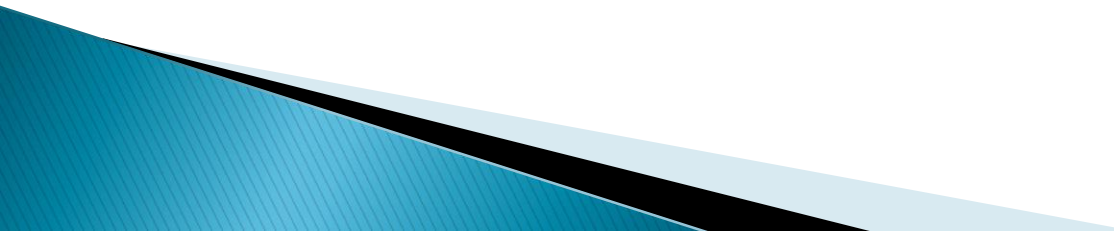
- ▶ Permits needed for activities including:
  - Site grading
  - Placing material – temporary / permanent
    - Permits can be in effect from 1 day to 5 years
- ▶ Work without a permit results in:
  - Violation Notice
  - Doubled Fees for remediation, site rehab expenses
  - Legal prosecution

# 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).
- 

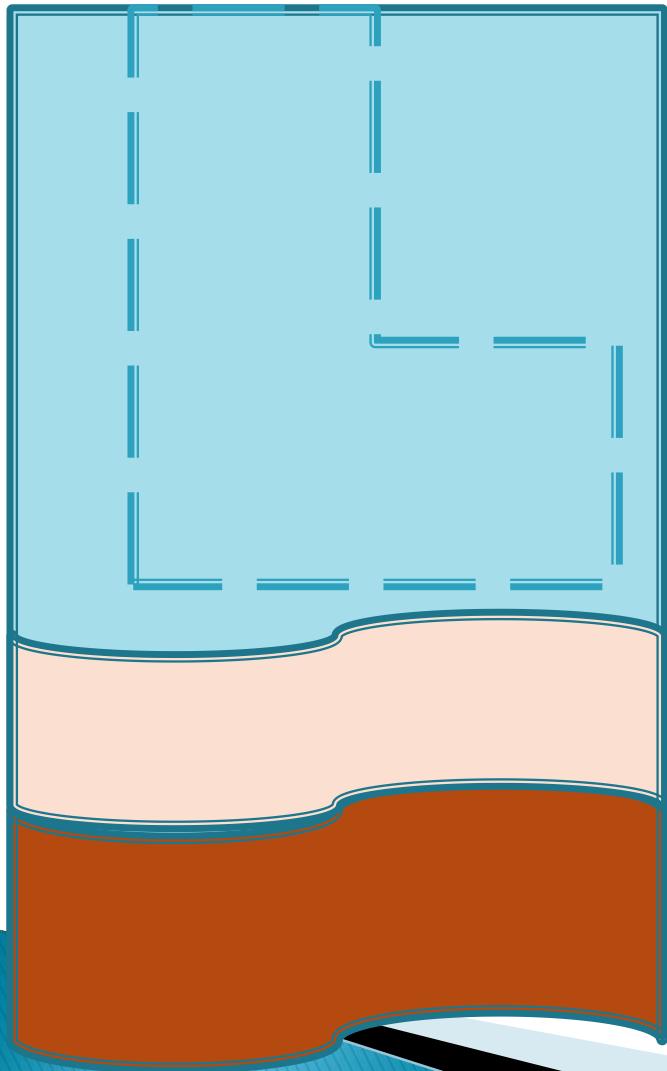
# It's one, or the other, or both...

- ▶ 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

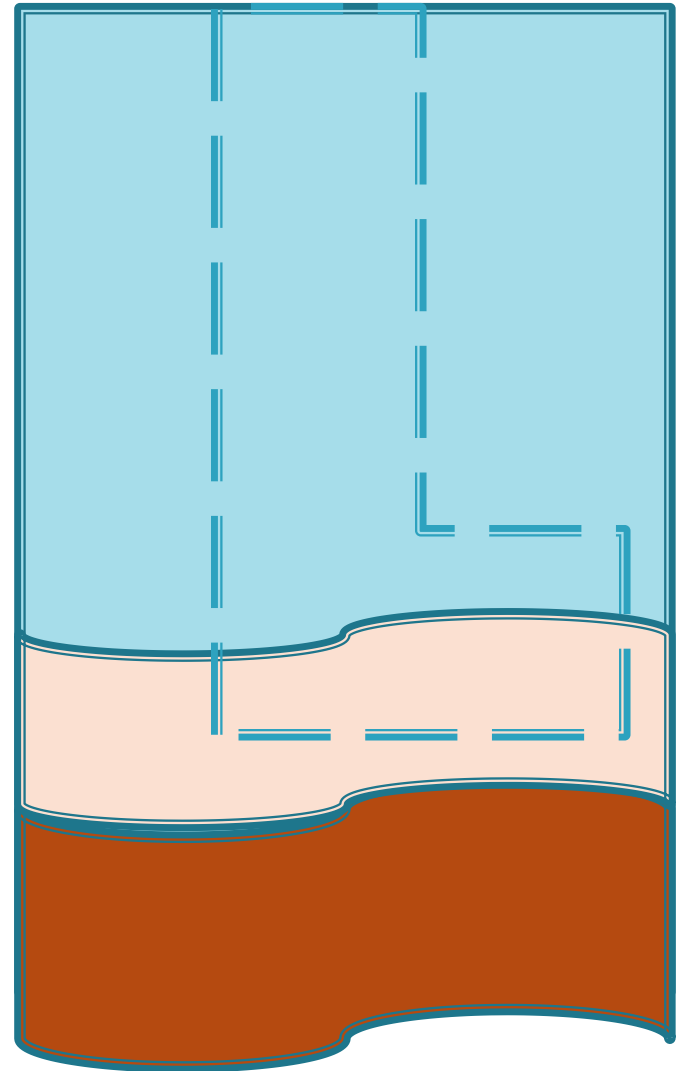
# It's one, or the other, or both...



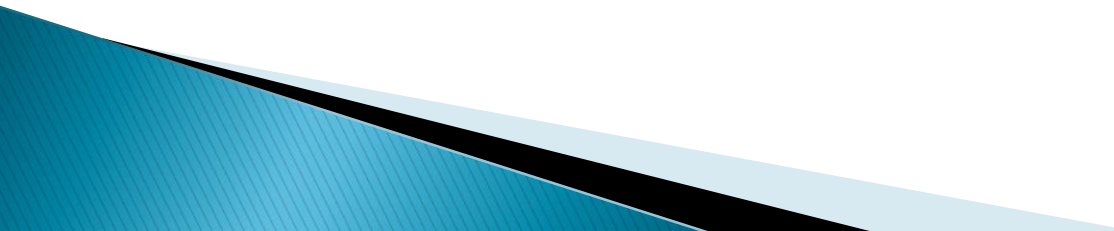
Property

Regulated

Hazard



# Pre-Consultation is Good

- ▶ **Call ahead to make an appointment**
  - ▶ **Sarah Woods, Regulations Officer**
    - Issues Permits (up to 2 years in duration)
    - Violations, **stop-work orders (eventually)**
  - ▶ **[Sarah.Woods@ConservationSudbury.ca](mailto:Sarah.Woods@ConservationSudbury.ca)**
  - ▶ **705-674-5249 ext. 201**
- 



Conservation  
Sudbury

**Thank you for your time.**

Questions?

ConservationSudbury.ca

705.674.5249