



March 5th, 2019

VIA EMAIL

TO: Sarah Duthler, Parkbridge Lifestyle Communities
FROM: Patrick Huber-Kidby, MVCA
REGARDING: Application of Conservation Authority Regulations

Ontario Regulation 164/06 (Development, Interference with Wetlands and Alteration to Shorelines & Watercourses Regulation) made under the Conservation Authorities Act. (R.S.O. 1990. Chapter C.27.) pertains to areas within and adjacent to river or stream valleys, lands adjacent to the shoreline of Lake Huron and large inland lakes, wetlands, other areas where development could interfere with the hydrologic function of a wetland, and other hazardous lands.

A principal mandate of Maitland Valley Conservation Authority (MVCA) is to prevent the loss of life, minimize property damage and social disruption due to flooding and erosion, to prevent pollution and to conserve and enhance natural resources.

Ontario Regulation 164/06 is a key tool in fulfilling this mandate because it prevents or restricts development in areas where in the opinion of the Authority, the control of flooding, erosion, dynamic beaches, pollution, or the interference with wetlands/watercourses, or the conservation of land may be affected.

Development generally refers to works involving the construction or reconstruction of a structure, excavation, filling and site grading. Development regulated by the Conservation Authority does not include minor landscaping.

Matters of debris disposal, erosion controls such as silt fencing, limited removal of trees *etc.*, can be regulated by MVCA, but are generally regulated as conditions of a permit for development or alteration, not as independent activities.

Whilst MVCA does not regulate minor landscaping works, we advise property owners to always consult with other agencies, such as municipality or county offices, to ensure compliance with other policies, laws & by-laws – for instance the various tree-preservation by-laws enforced across Huron County. We also recommend landowners follow good management practices. The Lake Huron Coastal Center has published a number of guides about Coastal Stewardship. To learn more about these guides visit www.lakehuron.ca.

Plant debris will form a normal, healthy part of any naturalized area, whether this constitutes fallen trees, autumn leaves, woody debris from windstorms *etc.* A naturalized bluff on Lake Huron is no exception to this, and though debris from other areas should not be regularly disposed of on the bluff, plant debris from the bluff's native vegetation should not be systematically removed as this debris forms a healthy component of the bluff ecosystem.