



LOWER TRENT CONSERVATION

714 Murray Street, R.R. 1, Trenton, Ontario K8V 0N1

■ Tel: 613-394-4829 ■ Fax: 613-394-5226 ■ Website: www.ltc.on.ca ■ Email: information@ltc.on.ca

Registered Charitable Organization No. 107646598RR0001

NOTICE OF HEARING BOARD MEETING LOWER TRENT CONSERVATION

TO BE HELD AT

Administration Office, 714 Murray Street, Trenton, ON / Virtually [Join the Meeting](#)

Thursday, October 10, 2024, at 1:00 PM

FOR

O. Reg. 41/24 Permit Application #RP-24-200

APPLICANT: Scott Stewart – SES Drafting & Design – Agent
Kim and Jose Lima – property owners

LOCATION: Vacant lot of Lake Road (ARN: 143513407009850000), locally known as 130 Lake Road - Municipality of Trent Hills, Northumberland County Geographic Township of Seymour, Concession 13, Part of Lot 14

AGENDA

1. Meeting called to order by the Chair
2. Motion for the Board of Directors to sit as the Hearing Board
3. Opening Remarks by Chair for **RP-24-200**
4. Disclosure of pecuniary interests
5. Staff Report and Presentation
6. Applicant Presentation
7. Additional Information Sharing
 - a. Additional Questions from the Board
 - b. Comments or Questions from the Applicant
 - c. Comments or Questions from Staff
8. Deliberation (In-Camera if required)
9. Motion on the Hearing Board Decision for RP-24-200
10. Motion to adjourn the Hearing Board

Page # 2

Page # 93

PLEASE CONTACT THE OFFICE IF YOU WILL BE UNABLE TO ATTEND THIS MEETING

Chitra Gowda 613-394-3915 ext. #215 | chitra.gowda@ltc.on.ca



LOWER TRENT
CONSERVATION

STAFF REPORT

Date: October 1, 2024
To: Lower Trent Conservation Hearing Board
Re: Ontario Regulation 41/24 application for permission RP-24-200 to develop within the Trent River floodplain
Prepared by: Gage Comeau, Manager, Watershed Management, Planning and Regulations

DATE	October 1, 2024
DATE RECEIVED	Permit application received September 12, 2024 Permit application submission deemed complete – September 24, 2024 Request for Hearing received September 24, 2024
APPLICANT	Kim & Jose Lima (Property Owner) SES Drafting & Design, Scott Stewart (Agent) (Copy of application, building plans, site plan with elevations, control of flooding – engineering opinion Letter from Jewell Engineering Inc. from Elliott Fledderus, P. Eng. Appendices 1-4)
LOCATION	Vacant lot of Lake Road (ARN: 143513407009850000), locally known as 130 Lake Road Municipality of Trent Hills, Northumberland County Geographic Township of Seymour, Concession 13, Part of Lot 14 (Map attached, see Appendix 5)
OVERVIEW	Lower Trent Region Conservation Authority (LTC) received an application to construct a single-family dwelling, future detached accessory structure and septic system. The proposed development activities will involve the placement of fill material 113 m ³ within the regulated area associated with the Trent River floodplain. The proposed development is considered major development within the floodplain and does not comply with LTC’s Ontario Regulation 41/24 Policy Document (June 2024) and therefore, a permit cannot be issued by staff.
PROPOSAL	The proponent is seeking approval from LTC to construct a single-family dwelling, future detached accessory structure and septic system in the Trent River floodplain on the subject property. The proposed dwelling

structure, future detached accessory structure and septic are in the Trent River floodplain (184.65 metres CGVD2013 or 185.00 metres CGVD1928) as identified in their submitted plans, engineering report and LTC map (see **Appendix 3-5**).

SUMMARY

LTC is responsible for the administration of the Conservation Authorities Act and Ontario Regulation 41/24. In order to guide the implementation of Ontario Regulation 41/24 made pursuant to Section 28.5 of the *Conservation Authorities Act*, the LTC Board of Directors has approved policies, most recently updated in June 2024. Where a proposal for development or alteration follows the approved policies or is not a significant deviation from the approved policies, designated authority staff may grant permission.

The vacant property is located within the Trent River floodplain and the current proposal is to construct a single-family dwelling, future detached accessory structure and septic system. The proposed development will involve the placement of 113 m³ of fill material for site preparation, floodproofing and the installation of the raised septic system.

The proposed development activities trigger the below noted policies with respect to development in the One Zone Regulatory Floodplain. Designated staff are not in a position to grant approval of the Ontario Regulation 41/24 permit application as it does not conform with the policies.

Key issue: A permit from LTC is required for the proposed development as they are to take place within a regulated area as described in subparagraph 2 i of subsection 28 (1) of the *Conservation Authorities Act*, specifically, hazardous lands (i.e., floodplain).

Pursuant to Ontario Regulation 41/24, “hazardous land” means land that could be unsafe for development because of naturally occurring processes associated with flooding, erosion, dynamic beaches or unstable soil or bedrock.

Lower Trent Region Conservation Authority Ontario Regulation 41/24 Policy Document (June 2024)

Below are the applicable policies that are relevant to this permit application:

5.3.1.1 Development within One-Zone Regulatory Floodplain of River or Stream Valleys (including inland lakes)

- 1) Development within the Regulatory floodplain shall not be permitted.
- 2) Placement of fill, flood hazard protection and/or bank stabilization works to allow for future/proposed development or an increase in development envelope within the Regulatory floodplain shall not be permitted.
- 4) Major development within the Regulatory floodplain shall not be permitted.

(LTC's 2024 Policies attached, see **Appendix 6**– Relevant sections only).

The applicant was notified that staff could not approve the permit application and of their right to a Hearing before the Authority's Board of Directors (see LTC Permit Status Letter, September 24, 2024– **Appendix 7**).

The proponent requested LTC staff to proceed with the necessary arrangements for a Hearing (September 25, 2024 Notice of Hearing scheduled for October 10, 2024 – **Appendix 8**).

The proponent was provided the Hearing Guidelines.
(LTC's 2024 Hearing Guidelines attached, see **Appendix 9**).

BACKGROUND

On May 16, 2024, a pre-consultation meeting via teleconference was conducted with Scott Stewart. He had contacted our office to discuss the proposed development activities and gather the requirements for a complete permit application.

A follow-up email was received on June 11, 2024 asking for the Trent River floodplain model and a punch list of permit requirements to ensure an efficient/expedient permit process. A response was provided same day with the information as requested.

On September 12, 2024, the permit application was received with all of the requested supplementary information. The permit was reviewed on September 23, 2024 by staff and Scott Stewart was notified on the permit status requesting revised drawings to show the correct vertical datum. The revised drawings were received on September 24, 2024 and the permit was deemed complete. As noted above, a letter providing notice regarding staff's inability to issue the permit was issued and possible options were provided for next steps (see **Appendix 7**).

On September 24, 2024, LTC staff received a request for a hearing before

the Hearing Board. Following receipt of this request, the hearing was registered and a Notice of Hearing letter was issued for a hearing on October 10, 2024 (see **Appendix 8**).

**DEVELOPMENT
WITHIN HAZARD
LANDS**

The proposed works would involve construction of a single-family dwelling, future detached accessory structure, septic system and the placement of fill within hazard lands, specifically the Trent River floodplain. This development activity is considered as a “development activity” pursuant to Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits made under the *Conservation Authorities Act*. Subsection 28 (1) of *Conservation Authorities Act* states that no person shall undertake development or permit another person to undertake development in or on the areas within the jurisdiction of the Authority that are hazard lands. Pursuant to subsection 28.1 (1), the Authority may grant permission for development in or on the areas that would otherwise be prohibited by section 28, if, in the opinion of the Authority,

- (a) the activity is not likely to affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock
- (b) the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property; and
- (c) any other requirements that may be prescribed by the regulations are met.

The applicant has submitted the requested documentation for a complete application and the submission has been deemed complete. As noted previously, this development proposal shows a single-family dwelling structure, future detached accessory structure, septic system and the placement of fill within the Trent River floodplain. Based on a review of the relevant policies that are applicable to this proposal, staff are not in a position to support the application as it does not conform with the policies.

STAFF CONCLUSION

Hazard land management was delegated by the Province to LTC through the administration of the *Conservation Authorities Act* and Ontario Regulation 41/24. Through the administration of the Act and Regulation, LTC staff review development proposals in an effort to limit development and protect people and property in flood susceptible areas. Overall, it is the goal of the Regulation Policy document and staff to minimize or prevent the impact of flooding. Deviation from the policies represents a risk that requires careful consideration.

The proposal requires a permit from LTC pursuant to the Conservation Authorities Act and O.Reg. 41/24, and does not conform to LTC's Ontario Regulation 41/24 Regulation Policy Document (see **Appendix 6**). Limiting development proposals such as this is intended to minimize the risk of property damage/loss and investment in an area that is susceptible to natural hazards. As such, staff are not in a position to issue the permit as presented.



LOWER TRENT
CONSERVATION

FOR OFFICE USE ONLY			
FILE #		PERMIT #:	
Watershed:		Fee Received:	
Date Received:		Date Deemed Complete:	
Expiry Date:		Pre-consultation Date:	

714 Murray Street
Trenton, Ontario
K8V0N1
(613) 394-4829
permits@ltc.on.ca

APPLICATION
FOR DEVELOPMENT ACTIVITIES / INTERFERENCE WITH A
WATERCOURSE / WETLAND
(CONSERVATION AUTHORITIES ACT, PART VI AND ONTARIO REGULATION 41/24)

Owner's Name:	Kim & Jose Lima	Telephone:		Cell:	
Address:		Postal Code:			
		Email:			
Applicant's Name:	Scott E Stewart	Telephone:	613-827-3957	Cell:	
Address:	PO BOX 248 Stirling, Ontario K0K 3E0	Postal Code:	K0K 3E0		
Contractor & Site Contact:		Email:	sesdraftingdesign@gmail.com		
		Telephone:		Cell:	

Pre-Consultation: Please indicate if you have conducted any pre-application consultation with a LTC Staff Member.

NO	YES (check method below)
<input type="checkbox"/>	by phone <input checked="" type="checkbox"/> by meeting <input type="checkbox"/> by email <input type="checkbox"/> by site visit <input type="checkbox"/> by other method <input type="checkbox"/>

Location/Address where Development Activity / Interference with a Watercourse or Wetland is proposed (provide Registered Plan and lot number, if known):

Lot:		Concession:		Municipality:	Trent Hills	ARN:	14351340700985000000
------	--	-------------	--	---------------	-------------	------	----------------------

Description of Proposed Works:	Construct New Single Family Dwelling, Septic System and Accessory Building.
Type and Approximate Quantity of Fill:	450M* of clean sand and top soil for grading and septic
Existing Site Conditions or Use:	Lot with Travel Trailer - shed and tarp shed
Previous Applications to LTC for this Property:	

Are there any violations on this Property under Ontario Regulation 163/06 or 41/24?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes (provide details)	<input type="checkbox"/> Unknown
Are Planning Act approvals in place? (e.g. Zoning, Minor Variance, Site Plan, etc.)	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes (provide details and attach confirmation documents)	<input type="checkbox"/> Unknown
Has this project been through an Environmental Assessment review?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes (provide details)	<input type="checkbox"/> Unknown
Are there any other required approvals? (e.g. MNRF, Fisheries and Oceans Canada, Health Unit)	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes (provide details)	<input type="checkbox"/> Unknown
Dates when work is to be carried out:	Proposed commencement of work:	2024-10-01	Proposed completion of work:
			2026-10-01

Application is hereby made, to (check appropriate boxes):

<input checked="" type="checkbox"/> Site Grading, Place, Dump or Remove Fill	<input checked="" type="checkbox"/> Place, Dump or Remove Fill in Flood Plain	<input type="checkbox"/> Interference with Wetland
<input type="checkbox"/> Alter, Add to, Reconstruct, Renovate Building	<input type="checkbox"/> Development within Hazardous Land	<input type="checkbox"/> Alteration to Shorelines
<input checked="" type="checkbox"/> Demolish, Erect, Place, Construct a New Building/Structure	<input type="checkbox"/> Alter an Existing Watercourse	<input type="checkbox"/> Large Fill Site

I Scott Stewart	declare that the above information is correct to the best of my knowledge, and I agree to abide by the provisions of the <i>Conservation Authorities Act</i> and <i>Ontario Regulation 41/24</i> . By signing this application, I agree to allow Lower Trent Region Conservation Authority (LTC) staff to enter onto the subject property as part of the review process. I also acknowledge and agree to abide by conditions of any permit issued pursuant to this application. Further, any permit issued pursuant to this application may be cancelled if it is issued on the basis of false, inaccurate or misleading information. The personal information on this form is collected under the authority of the <i>Conservation Authorities Act</i> , R.S.O. 1990, c 27, as amended. The personal information will be used for the purposes of administering Parts VI and VII of the <i>Conservation Authorities Act</i> and <i>Ontario Regulation 41/24</i> . Specifically, the information will be used to:
	<ul style="list-style-type: none"> Evaluate the development proposal Liaise with other regulatory agencies having jurisdiction Make a decision on the application or report to the LTC Board of Directors for a decision
	I understand that this information is part of the public record and is available to the general public.
Date: 2024-09-12	Signature:
	<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Applicant Agent

LANDOWNER AUTHORIZATION

Subject Property	Lot:		Concession:	
	Street Address:	130 Lake Road		
	Municipality:	Trent Hills		

If this application is to be submitted by a solicitor or agent on behalf of the owner(s), this Landowner Authorization must be completed and signed by the owner(s). If the owner is a corporation acting without agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.



NOTE TO THE OWNER(S):

If the application is to be prepared by a solicitor or agent, authorization should not be given until the application and its attachments have been examined and approved by you, the owner(s).

I/WE HEREBY AUTHORIZE TO PROVIDE AS MY AGENT ANY REQUIRED AUTHORIZATIONS, TO SUBMIT THE ENCLOSED APPLICATION TO THE LOWER TRENT REGION CONSERVATION AUTHORITY, AND TO APPEAR ON MY BEHALF AT ANY HEARING(S) OF THE APPLICATION AND TO PROVIDE ANY INFORMATION OR MATERIAL REQUIRED BY THE BOARD RELEVANT TO THE APPLICATION FOR PURPOSES OF OBTAINING A PERMIT FOR DEVELOPMENT ACTIVITY/INTERFERE WITH A WATERCOURSE/WETLAND, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSERVATION AUTHORITIES ACT AND ONTARIO REGULATION 41/24.

SIGNATURE OF OWNER

DATE

FOR OFFICE USE ONLY	
Application File Number:	Permit File Number:
Subwatershed:	Regulated Feature:
Permit application rec'd:	Application complete:
Deposit Required: Ontario Land Surveyor (\$500) <input type="checkbox"/> Yes <input type="checkbox"/> No Coastal Engineer (\$1,000) <input type="checkbox"/> Yes <input type="checkbox"/> No	
Amendment request rec'd:	Amended application complete:
Fee Required:	
<input type="checkbox"/> Routine	\$100
<input type="checkbox"/> Minor	\$220
<input type="checkbox"/> Standard	\$550
<input type="checkbox"/> Complex (require review of 1 technical study)	\$825
<input type="checkbox"/> Complex (require review of 2 or more technical studies)	\$1,100
<input type="checkbox"/> Permit amendment (administrative)	\$100
<input type="checkbox"/> Permit amendment (significant) - 1/2 original application fee	_____
<input type="checkbox"/> Compliance permit - double the application fee	_____
<input type="checkbox"/> Restoration agreement - double the application Fee	_____
<input type="checkbox"/> Deposit	_____
Amount Received: _____	Date Received: _____
Method of Payment: <input type="checkbox"/> Cheque <input type="checkbox"/> Credit Card <input type="checkbox"/> Cash	
Deposit Returned: _____	Date Returned: _____
<input type="checkbox"/> Permission for Minor Works: <input type="checkbox"/> Undertake minor landscaping involving the placement, removal or re-grading of material up to 20m ³ (minor fill) <input type="checkbox"/> Minor shoreline protection up to 20m ³ <input type="checkbox"/> Undertake watercourse or shoreline alteration involving less than 20m ² (minor alteration) <input type="checkbox"/> Construct a non-habitable accessory structure up to 10m ² <input type="checkbox"/> Construct a habitable addition up to 10m ² <input type="checkbox"/> Construct a deck up to 23m ² <input type="checkbox"/> Install a pool up to 10m ²	<input type="checkbox"/> Permission for Standard or Complex Permit: <input type="checkbox"/> Construct, reconstruct, erect or place a building or structure (greater than 10m ²) <input type="checkbox"/> Change building/structure so that it increases its size by 10m ² or more, or increases the number of dwelling units <input type="checkbox"/> Temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere greater than 20m ³ <input type="checkbox"/> Change or interfere with a wetland <input type="checkbox"/> Change or interfere with a watercourse <input type="checkbox"/> Shoreline protection work <input type="checkbox"/> Construct a deck greater than 23m ² <input type="checkbox"/> Install a pool greater than 10m ²
Permit Approval:	Amendment:
	

COMPLETE APPLICATION REQUIREMENTS (pursuant to subsection 7(1) of Ontario Regulation 41/24)

Following the required pre-submission consultation process with LTC staff, in order for the application to be deemed complete, the application must be completely filled out, the required fee must be submitted and all technical information requirements must be submitted. The owner/applicant must contact LTC prior to making an application so that detailed information requirements can be determined. This application must be accompanied by detailed plans for the proposed works and the LTC-determined fee. The detailed plans must include the following, where applicable:

- A **Plan of the Area** showing the **Type** and **Location** of the *Development Activity*
- A **Plan of the Area** showing **Plan View** and **Cross-Section Details** of an *Activity to Straighten, Change, Divert or Interfere with the Existing Channel of a Watercourse or Change or Interfere with a Wetland*
- A **Description** of the **Proposed Use of Any Buildings and Structures** following completion of the *Development Activity*
- A **Statement of Purpose** of an *Activity to Straighten, Change, Divert or Interfere with the Existing Channel of a Watercourse or Change or Interfere with a Wetland*
- The **Start and Completion Dates** of the *Development Activity or Activity to Straighten, Change, Divert or Interfere with the Existing Channel of a Watercourse or Change or Interfere with a Wetland*
- A **Description of the Methods to be Used** in carrying out an *Activity to Straighten, Change, Divert or Interfere with the Existing Channel of a Watercourse or Change or Interfere with a Wetland*
- The **Elevations of Existing Buildings**, if any, and **Existing-Grades and Proposed Elevations of Any Buildings** and **Post-Activity Grades** after the *Development Activity or Activity to Straighten, Change, Divert or Interfere with the Existing Channel of a Watercourse or Change or Interfere with a Wetland*
- Pre- and Post-Drainage Details** for the *Development Activity or Activity to Straighten, Change, Divert or Interfere with the Existing Channel of a Watercourse or Change or Interfere with a Wetland*
- A **Complete Description of Any Type of Fill** proposed to be placed or dumped
- A **Confirmation of Authorization** (see previous section) for the proposed activity given by the Owner if the applicant is not the Owner
- Any **Other Technical Information, Studies or Plans** (see below)

Drawings/Plans:

- Legal Survey showing the property boundary(ies) and the parcel(s) within the work(s) are to take place
- Geodetic elevations of the lowest opening(s) in any new building or additions to buildings
- Structural Elevations and Construction Details
- Erosion and Sediment Control Plans
- Grading Plans
- Landscaping/Site Rehabilitation Plan
- Topsoil Stripping Details
- Wetlands/Hydrologic Features Plan

Reports/Studies (including corresponding Plans):

- Functional Servicing Report
- Geotechnical/Slope Stability Study
- Coastal Hazards Assessment/Coastal Engineering Report
- Hydrogeological Assessment
- Karst Evaluation Phase 1
- Karst Evaluation Phase 2
- Hydrologic Features Assessment (Headwater Feature/Watercourse Evaluation)
- Hydraulic Assessment/Flood Line Mapping Study
- Hydrostatic Pressure Engineering Assessment Report
- Scoped or Full Environmental Impact and Enhancement Study
- Stormwater Management Study/Facility Design Report
- Fluvial Geomorphological Assessment/Watercourse Erosion Assessment
- Channel Crossing Assessment

- Water Balance Analysis
- Soil Quality Report
- Other reports/studies/plans identified** through pre-submission consultation process

Please note that an incomplete application will delay the processing of an application.

NOTICE OF DISCLOSURE OF APPLICATION INFORMATION

This application and supporting documents and any other documentation received relating to this application, may be released, in whole or in part, to other persons in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990 c. M.56, as amended.

Refer to Part VI of the *Conservation Authorities Act* and *Ontario Regulation 41/24* for complete statutory requirements:

ontario.ca/laws/statute/90c27#BK48

ontario.ca/laws/regulation/240041

PLAN OF SURVEY OF PART OF
LOT 14, CONCESSION 13
 GEOGRAPHIC TOWNSHIP OF SEYMOUR
 MUNICIPALITY OF TRENT HILLS
 COUNTY OF NORTHUMBERLAND
 SCALE 1:250

PART 2
 THIS PLAN SHOULD BE READ IN CONJUNCTION WITH
 A SURVEY REPORT DATED FEBRUARY 8, 2023

OBSERVED CONTROL POINTS (ORPs)		
UTM ZONE 18, NAD83 (CSRS) (1997.0)		
COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
STATION	CO-ORDINATES	
	NORTH	EAST
A	N: 4919393.1	E: 276734.3
B	N: 4919317.8	E: 276724.9

COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

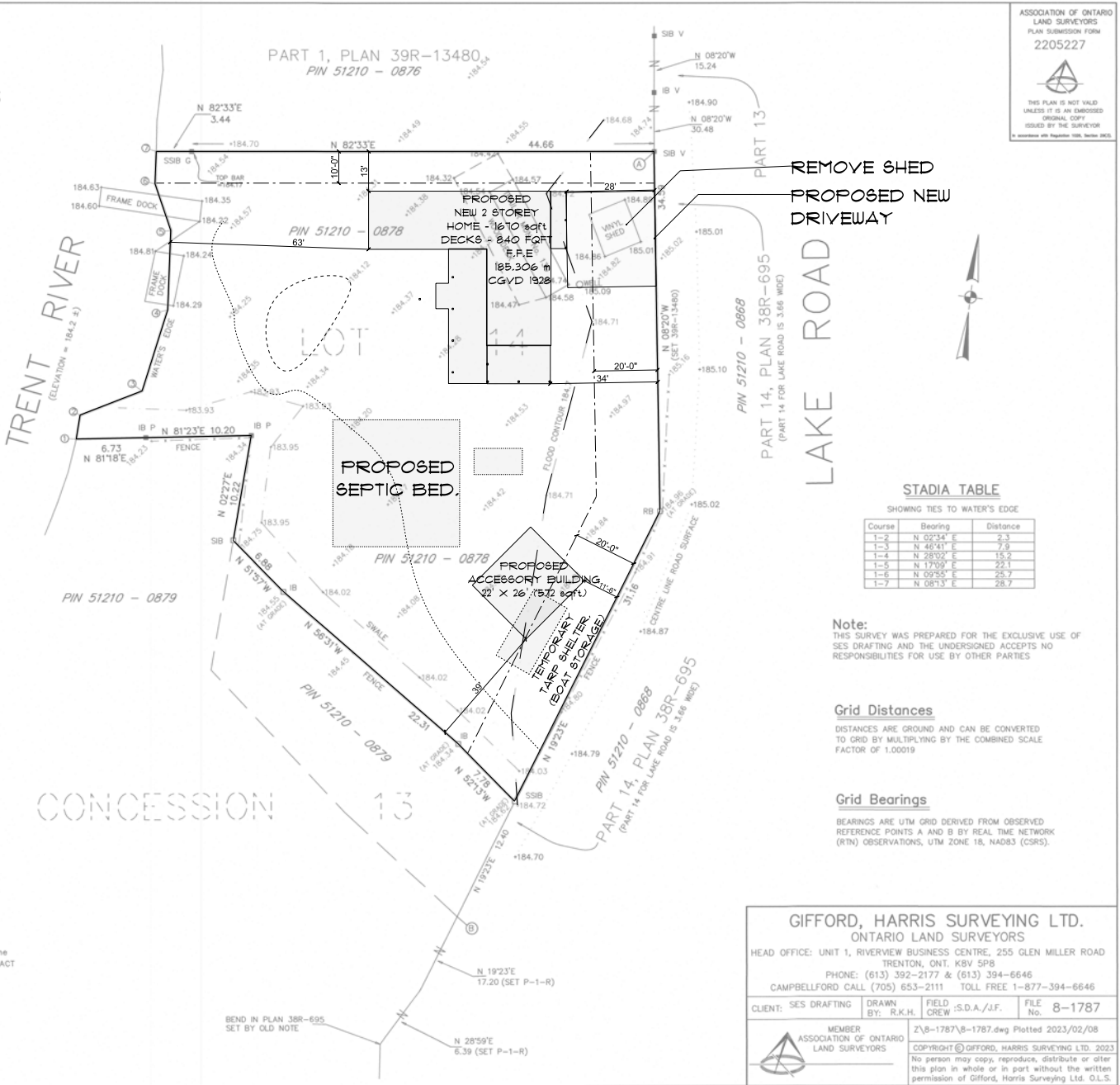
- Legend**
- SSB denotes Short Standard Iron Bar
 - SIB .. Standard Iron Bar
 - IB .. Iron Bar
 - O- .. Survey monument planted
 - .. Survey monument found
 - Meas. .. Measured
 - (NV) .. Keat & Verhoef O.L.S.
 - C .. Gifford, Harris Surveying O.L.S.
 - V .. N.Verhoef O.L.S.
 - P .. Pierce & Pierce O.L.S.
 - (P-1-R) .. Plan 38R-695 Related

Surveyor's Certificate

I certify that:

- This survey and plan are correct and in accordance with the SURVEYS ACT, the SURVEYORS ACT and the LAND TITLES ACT and the regulations made under them.
- The survey was completed on February 2nd, 2023.

FEB 8 2023
 Date: *R.H. Harris*
 Robert K. Harris
 Ontario Land Surveyor



ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2205227

THIS PLAN IS NOT VALID UNLESS IT IS AN EXEMPTED ORIGINAL COPY ISSUED BY THE SURVEYOR

GIFFORD, HARRIS SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 HEAD OFFICE: UNIT 1, RIVERVIEW BUSINESS CENTRE, 255 GLEN MILLER ROAD
 TRENTON, ONT. K8V 5P8
 PHONE: (613) 392-2177 & (613) 394-6646
 CAMPBELLFORD CALL (705) 653-2111 TOLL FREE 1-877-394-6646

CLIENT: SES DRAFTING DRAWN BY: R.K.H. FIELD CREW: S.D.A./J.F. FILE No. 8-1787

MEMBER ASSOCIATION OF ONTARIO LAND SURVEYORS Z:\8-1787\8-1787.dwg Plotted 2023/02/08

COPYRIGHT © GIFFORD, HARRIS SURVEYING LTD. 2023
 No person may copy, reproduce, distribute or alter this plan in whole or in part without the written permission of Gifford, Harris Surveying Ltd. O.L.S.

SECTION LETTER: **A**
 PAGE NUMBERS: **11**
 PAGE: **1/7**

Jose & Kim Lima
 PHONE: [REDACTED]
 Ontario

DRAWN BY: SES
SCALE: 1" = 50'-0"
DATE: September 24, 2024

SES DRAFTING & DESIGN
 PHONE: 613.827.3957
 EMAIL: scottstewart@sympatico.ca

PO BOX 248
 STIRLING
 ONTARIO
 K0K 3E0

SES DRAFTING AND DESIGN

I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THESE DESIGNS UNDER THE REQUIREMENTS OF THE O.B.C. QUALIFIED DESIGNER SCOTT E. STEWART BCIN #33398 FIRM #36714

SITE PLAN
 SCALE: 1" = 50'-0"

PLOT SIZE : 8.5"X14"

CONSTRUCTION NOTES

ALL CONSTRUCTION PRACTICES TO COMPLY WITH (2012) ONTARIO BUILDING CODE REGULATIONS OR LATEST EDITION

THESE PLANS AND SPECIFICATIONS ARE TO BE USED IN THE CONSTRUCTION OF A NEW OBC PART 9 SINGLE FAMILY DWELLING

DESIGN LOADS, STRUCTURAL LOADS ARE AS PER SUPPLEMENTARY STANDARDS "SB-1" FOR THE 2012 ONTARIO BUILDING CODE (OBC)

DESIGN AREA : NORWOOD, ONTARIO.

- 1. GROUND SNOW LOADS :160. 2.1 kPa (44 psf)
- 2. RAIN LOADS :150. 0.4 kPa (8.4 psf)
- 3. WIND LOADS :150. *1 kPa (8.56 psf)

CONTRACTOR REQUIREMENTS

1. VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES BEFORE PROCEEDING WITH WORK
2. ENSURE ALL WORK ADHERES TO ALL OBC 2012 BUILDING CODES.

STANDARD DETAILS

NOT ALL DETAILS IN THIS DRAWING SET MAY BE ILLUSTRATIVE OF THIS EXACT PROJECT. STANDARD DETAILS ARE PROVIDED FOR A GUIDE TO THE BUILDER TO RELATE THE DESIGNERS INTENTIONS AND TO SHOW CERTAIN ASSEMBLY REQUIREMENTS.

NOTIFICATIONS

THE BUILDER / CONTRACTOR IS ADVISED TO NOTIFY THE MUNICIPAL BUILDING AND PLANNING DEPARTMENT, AS WELL AS ANY OTHER INVOLVED AUTHORITY I.E. FIRE INSPECTOR / CHIEF, ONTARIO MINISTRY OF HEALTH, ANY CONSERVATION AUTHORITY, ESSA, ECT. AT THE REQUIRED STAGES OF CONSTRUCTION AS SET OUT BY THE AUTHORITY HAVING JURISDICTION.

SHOP DRAWINGS

ANY AND ALL SHOP DRAWINGS INCLUDED IN PART OR AS A WHOLE, WITH THIS DRAWING SET ARE INCLUDED BY THE SHOP DRAWING DESIGNERS I.E. TRUSS DESIGNS, HEAT AND COOLING DRAWINGS, SEPTIC DRAWINGS, ENGINEERED FLOOR SYSTEM LAYOUTS AND DESIGNS, ECT.
SES DRAFTING AND DESIGN HOLDS NO LIABILITY FOR ANY SHOP DRAWINGS, AND MUST BE SUBMITTED TO THE BUILDING DEPARTMENT AS WELL AS SES DRAFTING AND DESIGN FOR REVIEW PRIOR TO INSTALLATION OR COMMENCEMENT OF WORK.

EXCAVATION AND BACKFILL NOTES:

1. FOOTINGS SHALL BEAR ON UNDISTURBED SOILS OR SOLID ROCK AND SHALL BE MINIMUM 4'-0" BELOW FINISHED GROUND LEVEL. (ANY FILL UNDER FOOTINGS TO BE SPECIFIED BY QUALIFIED GEO-TECHNICAL ENGINEER).
2. DRAWINGS HAVE BEEN MADE FOR SOIL CONDITION OF NO LESS THAN 1555 PSF SHOULD UNUSUALLY SOFT SOILS BE ENCOUNTERED AT THE TIME OF EXCAVATION SES DRAFTING AND DESIGN SHALL BE CONTACTED IMMEDIATELY.
3. FOOTING ARE TO BE KEPT FREE OF STANDING WATER AT TIME OF EXCAVATION.
4. BACKFILL IS TO BE FREE DRAINING CLEAN GRANULAR FILL. PROVIDE SLOPE AWAY FROM BUILDING.
5. SHOULD UNUSUALLY SOFT SOILS BE ENCOUNTERED DURING EXCAVATION, THE EXCAVATOR / BUILDER / OWNER IS TO NOTIFY THE STAMPING ENGINEER AND SES DRAFTING AND DESIGN BEFORE PROCEEDING WITH CONSTRUCTION OF FOOTINGS. THE CONTRACTOR / OWNER MUST NOTIFY THE ENGINEER AND SES DRAFTING AND DESIGN OF ANY CONCERNS WITH REGARDS TO BUT NOT LIMITED TO BEARING CAPACITY OF SOILS, SLOPE, STABILITY, GROUND WATER AND DRAINAGE.

CONCRETE

1. MINIMUM CONCRETE STRENGTH:

LOCATION	STRENGTH	W/C RATIO	AIR ENTRAINMENT
FOOTINGS	25 MPa	0.55	5% TO 8%
FOUNDATION WALLS / PIERS	25 MPa	0.50	5% TO 8%
CONCRETE FLOORS	32 MPa	0.45	0%
EXTERIOR FLAT WORK	32 MPa	0.45	0%

2. CONCRETE CODES: CONFORM TO CSA 23.1 2.3 MANUAL OF STANDARD PRACTICE BY R.S.I.O. REBAR 400 MPa
3. SLUMP : 4" SLUMP +/- 1%
4. CONCRETE TESTING: BY CERTIFIED CONCRETE TESTING LAB.
5. SLABS: SAW-CUT TO 1/4 OF SLAB DEPTH
SPACING @ 30 TIMES SLAB DEPTH
CUT WITH IN 24 HRS OF SLAB PLACEMENT
6. AGGREGATE: 3/4" INCH MAX. SIZE
7. ADMIXTURES: TO CAN3-A266.1

CONSTRUCTION LUMBER

1. ALL CONSTRUCTION LUMBER IS TO BE SPRUCE/PINE/FIR(SPF) AND HAVE A MOISTURE CONTENT NOT GREATER THAN 19% AT THE TIME OF INSTALLATION. ALL LUMBER IS TO BE IDENTIFIED BY A GRADE STAMP OF AN AGENT CERTIFIED BY CLSAB.

2. FRAMING AND BOARD LUMBER IS TO BE IN ACCORDANCE WITH TABLE 9.3.2.1 OF THE OBC UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

FRAMING

INSTALL ALL MEMBERS TRUE TO LINE, LEVELS AND ELEVATIONS. CONSTRUCT CONTINUOUS MEMBERS FROM PIECES OF THE LONGEST PRACTICAL LENGTH.
INSTALL SPANNING MEMBERS WITH THE CROWN EDGE UP, STAGGER SPLICE JOINT LOCATIONS.

WHEN USING PRESSURE TREATED LUMBER (PT) ENSURE THAT FASTENERS ARE GALVANIZED OR APPROVED FOR CONNECTION OF AFORE MENTIONED LUMBER.

ALL STAIRS- EXTERIOR / INTERIOR

- MAX RISE = 200 (7 7/8")
- MIN. RUN = 255 (10")
- MIN. TREAD = 280 (11")
- MIN. NOSING = 25 (1")
- MIN. HEADROOM = 1950 (6'-5")
- MIN WIDTH = 860 (2' 10")

FOR CURVED STAIRS.....
MIN. RUN = 150 (5 7/8")
MIN. AVERAGE RUN = 200 (7 7/8")

GUARDRAIL/HANDRAIL

- RAIL @ INT LANDING = 900 (2' 11")
- RAIL @ INT STAIR = 800 (2' 7")
- RAIL @ EXT LANDING (GREATER THAN 1800 ABOVE FIN GRADE) = 1070 (3' 6")
- RAIL @ EXT LANDING = 900 (2' 11")
- RAIL @ EXT STAIR = 900 (2' 11")

ATTIC ACCESS

ATTIC ACCESS HATCH 548x 864mm(21 1/2" x 23") MIN. WITH WEATHER STRIPPING.
AS PER OBC 9.19.2.1.

SMOKE AND CO DETECTORS.

SMOKE AND CO DETECTORS ARE TO BE INTERCONNECTED AND EQUIPPED WITH A VISUAL SIGNALING COMPONENT IN COMPLIANCE WITH NFPA-72.

HAND AND GUARD RAILS.

ALL HAND AND GUARD RAILS FOR THIS PROJECT ARE SPECIFIED FROM THE ONTARIO BUILDING CODE SB-7 PRESCRIPTIVE.
IF A RAILING IS TO BE USED OTHER THAN WHAT HAS BEEN PRESCRIBED (I.E. ENGINEERED RAILINGS IN ALUMINUM OR VINYL CLAD).
THE BUILDER / OWNER WILL MAKE THE MANUFACTURES RAILING SPECIFICATIONS AND COMPLIANCE LETTER / DESIGNS FOR SUCH RAILING, ALONG WITH ANY REQUIRED CONNECTION DETAILS, AVAILABLE TO THE MUNICIPALITY UPON THEIR REQUEST.

SQUASH BLOCKING

SQUASH BLOCKING MUST BE PROVIDED UNDER ALL WOOD POSTS AS FOLLOWS:

BUILT-UP POST	SQUASH BLOCK BETWEEN FLOOR 2/F&1/F
3-38X89 (2X4)	1- 38X89 (2X4)
4-38X89 (2X4)	1- 38X89 (2X4)
5-38X89 (2X4)	2- 38X89 (2X4)
6-38X89 (2X4)	2- 38X89 (2X4)
7-38X89 (2X4)	3- 38X89 (2X4)
2-38X140 (2X6)	1-38X89 (2X4)
3- 38X140 (2X6)	2-38X89 (2X6)

INTERIOR STUD PARTITIONS (AS REQUIRED).

38 x 89 (2 x 4) @ 400 (16") O.C. NONBEARING.
12.7mm (1/2") INT DRYWALL BOTH SIDES, 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WIDTH.

INTERIOR LOAD BEARING PARTITIONS (AS REQUIRED).

38 x 140 (2 x 6) @ 400 (16") O.C.
12.7mm (1/2") INT DRYWALL BOTH SIDES, 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WIDTH.

CLOSET RODS
PROVIDE HANGING ROD AND SHELF IN ALL BEDROOM CLOSETS

BEDROOM WINDOWS

ON FLOORS WITH NO DIRECT GRADE ACCESS BY DOOR, AT LEAST ONE WINDOW PER FLOOR SHALL HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35m (3.8 sq. ft) WITH NO DIMENSION LESS THAN 380mm (15") AND A MAX SILL HEIGHT OF 1000mm (3'-3") ABOVE FLOOR.

HVAC

ALL HVAC DESIGNS TO BE DESIGNED BY A QUALIFIED HVAC DESIGNER.
SES DRAFTING AND DESIGN HAS NOT PROVIDED AN HVAC DESIGN WITH THIS PROJECT. CLIENT OR CONTRACTOR IS RESPONSIBLE TO PROVIDE HVAC DESIGNS. THESE GENERAL NOTES ARE A GUIDELINE ONLY, AND BY NO MEANS CONSTITUTE AN HVAC DESIGN.

1. PROVIDE DUCT WORK IN ACCORDANCE WITH S.M.A.C.N.A., LATEST ADDITION. TOTAL ALLOWABLE LEAKAGE TO NOT EXCEED 1.5% OF TOTAL SYSTEM DESIGN.
2. ALL DUCTWORK TO BE GALVANIZED.
3. ROUND DUCT WORK TO BE SPIRAL LOCK SEAM CONSTRUCTION.
4. FLEXIBLE DUCT WORK TO BE ALUMINUM SPIRAL WOUND WITH 1" INSULATION SLEEVE.
5. PROVIDE VOLUME DAMPERS AT ALL DUCT BRANCHES AND TAKE-OFFS.
6. NEW SYSTEM TO BE BALANCED BY CONTRACTOR.

PLUMBING

ALL PLUMBING AND ON SITE SEWAGE DESIGNS TO BE DESIGNED BY A QUALIFIED DESIGNER.
SES DRAFTING AND DESIGN HAS NOT PROVIDED A PLUMBING OR ON SITE SEWAGE DESIGN WITH THIS PROJECT. THE CLIENT OR CONTRACTOR IS RESPONSIBLE TO PROVIDE A PLUMBING AND ON SITE SEWAGE DESIGN FOR THIS PROJECT.

THESE GENERAL NOTES ARE A GUIDELINE ONLY, AND BY NO MEANS CONSTITUTE A PLUMBING DESIGN.

1. ALL FIXTURES, PIPING, EQUIPMENT, LABOR AND SERVICES TO BE SUPPLIED BY CONTRACTOR UNLESS OTHER WISE SPECIFIED BY OWNER TO COMPLETE A WORKING PLUMBING SYSTEM.
2. ALL PIPING TO TO BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE, ONTARIO BUILDING CODE, AND AS REQUIRED BY THE LOCAL INSPECTION AUTHORITY.
3. DOMESTIC WATER SUPPLY PIPING & FITTINGS TO CONFORM AS FOLLOWS:
- COPPER TUBE TYPE "L"
- BRASS AND BRONZE TO ANSI B16.15
- SOLDER: TI, ANTIMONY: 95.5 TO ASTM B2
- SOLDER AND FLUXES AT POTABLE WATER LOCATIONS TO BE LEAD FREE.
4. ALL WATER CLOSETS TO BE MAXIMUM 4.8L PER FLUSH PROVIDE TEMPERATURE CONTROL DEVICES TO LIMIT THE HOT WATER TEMPERATURE TO 49°C TO ALL FIXTURES EXCLUDING DISHWASHERS AND CLOTHES WASHERS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTEL TO PREVENT LATERAL TORSIONAL BUCKLING.
5.1. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2) 3 1/4" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAM CONNECTION (AS PER OBC TABLE 9.23.3.4).
6. ALL WOOD COLUMNS SHALL CONFORM TO OBC 9.17. U.N.O. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF BEAM/GIRDER TRUSS UNDER ALL BEAM/GIRDER TRUSSES MIN. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS, BLOCK SOLID IN JOIST SPACES. TYPICAL (TYP.).
7. ALL LINTEL TO HAVE 1 JACK STUD, 1 KING STUD AT ENDS U.N.O.
8. ALL WOOD SHALL BE NO. 2 SPRUCE OR BETTER.
9. ALL GUARDS SHALL CONFORM TO OBC 9.8.8 AND SUPPLEMENTARY STANDARD SB-7 U.N.O.

ELECTRICAL

ALL ELECTRICAL DESIGNS TO BE DESIGNED BY A QUALIFIED DESIGNER.
SES DRAFTING AND DESIGN HAS NOT PROVIDED AN ELECTRICAL DESIGN WITH THIS PROJECT. THE CLIENT OR CONTRACTOR IS RESPONSIBLE TO PROVIDE AN ELECTRICAL DESIGN FOR THIS PROJECT.

THESE GENERAL NOTES ARE A GUIDELINE ONLY, AND BY NO MEANS CONSTITUTE AN ELECTRICAL DESIGN.

1. PROVIDE ALL LABOR, EQUIPMENT, MATERIAL AND SERVICES, FOR COMPLETE AND OPERATING ELECTRICAL SYSTEM.
2. PROVIDE ELECTRICAL WORK IN ACCORDANCE OF ALL APPLICABLE GOVERNMENT CODES, LOCAL BYLAWS, UNDERWRITERS REGULATIONS, CSA STANDARDS AND ALL AUTHORITIES HAVING JURISDICTION.

GENERAL

1. DESIGN & CONSTRUCTION OF ALL WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:
 - NATIONAL BUILDING CODE
 - ONTARIO BUILDING CODE
 - LOCAL REGULATIONS
 - OHS REGULATIONS
2. THE PROJECT DRAWINGS ARE BY REVIEW BY SES DRAFTING AND DESIGN (SES) AND COMPLY WITH THE BUILDING CODE (OBC) PART 9 PROVISIONS.
3. THE SEALED DRAWINGS ARE ONLY FOR USE BY THE PARTY WITH WHOM SES HAS ENTERED INTO A CONTRACT (THE CLIENT), AND ARE NOT TO BE USED BY OTHERS.
4. SES'S REVIEW IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AT THE TIME OF OUR REVIEW. SES IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THIS INFORMATION. IT IS THE CLIENT'S RESPONSIBILITY TO INFORM US OF ANY CHANGES, ADDITIONS OR CORRECTIONS REQUIRED ON OUR DRAWINGS.
5. THIS SPECIFICATION SHEET IS TO ACCOMPANY THE STAMPED DRAWINGS AND OBC PART 9 REQUIREMENTS. PLEASE CONTACT THE LOCAL BUILDING DEPARTMENT OR SES, IF FURTHER CLARIFICATION IS REQUIRED.
6. SES ASSUMES THAT ALL REQUIRED INSPECTIONS WILL BE DONE BY THE LOCAL BUILDING DEPARTMENT. IF SES IS REQUIRED TO PERFORM AN INSPECTION, CALL 613.8278.3957. ALLOW 24 HOURS NOTICE FOR ALL INSPECTIONS.
7. NO CHANGES SHALL BE MADE TO THE STAMPED DRAWINGS WITHOUT NOTIFYING SES PRIOR TO MAKING THOSE CHANGES.
8. THE CLIENT SHALL CHECK AND VERIFY ALL SITE CONDITIONS AND MEASUREMENTS, AND REPORT ANY DISCREPANCIES TO THE DESIGNER.

WOOD-FRAME CONSTRUCTION

1. ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23 U.N.O. ON THE STAMPED DRAWINGS.
2. ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE 2.0E WITH Fb=2950 OR BETTER. FASTEN MULTI-PLY SCL BEAMS AS PER MANUFACTURES SPECIFICATIONS. PROVIDE 3" MIN. BEARING LENGTH AT ENDS, U.N.O..
3. ALL PRE-ENGINEERED SYSTEMS (I.E. ROOF TRUSSES, FLOOR JOISTS, ETC.) ARE TO BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OF ONTARIO. PROVIDE LAYOUTS AND STAMPED DRAWINGS TO SES AND THE LOCAL BUILDING DIVISION.
4. ENSURE THE EXTERIOR WALLS ARE BRACED AS PER OBC 9.23.10.2 TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTEL TO PREVENT LATERAL TORSIONAL BUCKLING.
5.1. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2) 3 1/4" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAM CONNECTION (AS PER OBC TABLE 9.23.3.4).
6. ALL WOOD COLUMNS SHALL CONFORM TO OBC 9.17. U.N.O. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF BEAM/GIRDER TRUSS UNDER ALL BEAM/GIRDER TRUSSES MIN. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS, BLOCK SOLID IN JOIST SPACES. TYPICAL (TYP.).
7. ALL LINTEL TO HAVE 1 JACK STUD, 1 KING STUD AT ENDS U.N.O.
8. ALL WOOD SHALL BE NO. 2 SPRUCE OR BETTER.
9. ALL GUARDS SHALL CONFORM TO OBC 9.8.8 AND SUPPLEMENTARY STANDARD SB-7 U.N.O.

ROOF AND CEILING FRAMING

1. ALL ROOF AND CEILING FRAMING SHALL CONFORM TO OBC 9.23.13 U.N.O. ON THE STAMPED DRAWINGS.
2. ALL ROOF RAFTERS/JOISTS AND CEILING JOISTS SHALL CONFORM TO THE SPANS SHOWN IN OBC PART 9 TABLES A-3 TO A-7.
3. WHERE REQUIRED, PROVIDE INTERMEDIATE SUPPORT FOR ROOF RAFTERS/JOISTS AS PER OBC 9.23.13.7.
3.1. SES ASSUMES THAT COLLAR TIES WILL BE USED TO PROVIDE INTERMEDIATE SUPPORT INSTEAD OF STRUTS OR DWARF WALLS U.N.O. (I.E. ALL ROOF RAFTERS/JOISTS BEAR ON EXTERIOR WALLS ONLY AND INTERIOR WALLS SUPPORT CEILING JOISTS ONLY U.N.O.).
4. WHERE THE RIDGE IS UNSUPPORTED, ROOF RAFTERS/JOISTS ARE TO BE TIED TO THE CEILING JOISTS (OR SOLID BLOCKING AT 3'-11" O.C. MAX.) AT THEIR BASE AND NAILED AS PER OBC TABLE 9.23.13.8 TO PREVENT OUTWARD MOVEMENT.
5. OVER-FRAMED AREAS ARE TO BE SUPPORTED ON LOWER ROOF RAFTERS/JOISTS BY 2x4 STRUTS @ 24" EACH WAY MIN., U.N.O..
6. WOOD ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH OBC 9.23.13.11, OR PART 4 IF THEIR SPAN EXCEEDS 40'-0" (AS PER OBC 9.23.1.1).
6.1. IF THE TRUSSES ARE DESIGNED IN ACCORDANCE WITH OBC PART 4, THE DESIGN OF UPLIFT ANCHORS SHALL BE PROVIDED BY THE TRUSS SUPPLIER ALONG WITH LAYOUTS AND STAMPED DRAWINGS.

MATERIALS

1. MATERIALS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS U.N.O. ON THE STAMPED DRAWINGS:

CONCRETE	- OBC 9.3.1
REINFORCING STEEL	- CSA G30
LUMBER & WOOD PRODUCTS	- OBC 9.23
STEEL BEAMS	- OBC 9.23.4.3
STEEL COLUMNS	- OBC 9.17
ANCHOR BOLTS, STEEL PLATES & ROLLED SECTIONS	- CAN/CSA-G40.21
STEEL HSS & W-BEAMS	- CAN/CSA-G40.21M-350W
ALL OTHER STEEL	- CAN/CSA-G40.21M-300W
STRUCTURAL BOLTS	- ASTM A325

FOOTINGS AND FOUNDATIONS

1. ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO OBC 9.15 UNLESS NOTED OTHERWISE (U.N.O.) ON THE STAMPED DRAWINGS.
2. FOOTINGS TO BEAR ON SOUND SUB-GRADE SUITABLE FOR 75 kPa (1555 psf) ALLOWABLE SOIL BEARING CAPACITY. THE CLIENT IS TO INFORM SES IF THE REQUIRED BEARING CAPACITY CANNOT BE ACHIEVED.
3. FOUNDATION WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOADS PROVIDED IN 9.4.4.6.(1)a). ENSURE PROVISIONS ARE MADE FOR APPROPRIATE DRAINAGE OF GROUNDWATER.
4. ENSURE ALL FOUNDATION WALLS ARE Laterally SUPPORTED PRIOR TO BACKFILLING.
5. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA-G30. REINFORCING BARS SHALL BE DEFORMED HI-BOND HARD GRADE WITH MINIMUM YIELD STRENGTH OF Fy = 400MPa.

STRUCTURAL STEEL

1. ALL WELDING SHALL BE PERFORMED BY A CANADIAN WELDING BUREAU CERTIFIED WELDER AND CONFORM TO CSA STANDARD W59.
2. PROVIDE SUFFICIENT LATERAL SUPPORT FOR STEEL BEAMS TO PREVENT LATERAL TORSIONAL BUCKLING. SUFFICIENT LATERAL SUPPORT EXAMPLES:
 - 2.1 DROPPED STEEL BEAM - AS PROVIDED IN OBC 9.23.4.3.(3), OR A 2x6 TOP PLATE w/ 3/8" THRU BOLTS @w NUTS & WASHERS OR HILTI X-U FASTENERS @ 24" o.c., STAGGERED INTO THE TOP FLANGE & (2) 3 1/4" NAILS FROM EACH JOIST INTO THE TOP PLATE.
 - 2.2 FLUSH STEEL BEAM - SOLID BLOCKING (2x LUMBER AND PLYWOOD) BOLTED TO THE BEAM WEB WITH 1/2" DIA. THRU BOLTS AT 16" o.c., STAGGERED TOP AND BOTTOM AND APPROVED FACE MOUNT HANGERS FOR THE JOIST TO BLOCKING CONNECTION.
3. WHERE A STEEL PLATE SUPPORTING MASONRY VENEER IS SPECIFIED, WELD TO THE TOP OR BOTTOM FLANGE OF THE BEAM WITH (2) ROWS OF 2" LONG FILLET WELDS @ 12" o.c. MIN., STAGGERED.
4. ALL STEEL COLUMNS ARE TO BE Laterally SUPPORTED TOP & BOTTOM (I.E. BY CONCRETE SLAB ON GRADE, (2) 3/8" DIA. BOLTS OR 2" OF 1/4" FILLET WELD MIN.). CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS, BLOCK SOLID IN JOIST SPACES. TYPICAL (TYP.).
5. ALL STRUCTURAL STEEL TO BE FINISHED AS APPROVED BY GENERAL CONTRACTOR.

LOADING

1. ROOF LOADING:
 - 1.1. SNOW LOAD = Cb x Ss + 0.4 kPa. NOT LESS THAN 1 kPa (20.9 psf), AS PER OBC 9. 4.2.2
Cb = 0.55 kPa FOR ROOF WIDTH > 4.3m
Cb = 0.45 kPa FOR ROOF WIDTH <= 4.3m
Ss = 1-IN-50 GROUND SNOW LOAD IN kPa
 - 1.2. DEAD LOAD = 0.29 kPa (6 psf) (ROOF RAFTERS/ JOISTS OR TRUSS TOP CHORDS)
2. CEILING LOADING:
 - 2.1. ATTIC OR ROOF SPACE WITH LIMITED ACCESSIBILITY (CEILING JOISTS/TRUSS BOTTOM CHORDS), AS PER OBC 9.4.2.4.(1)
TOTAL SPECIFIED LOAD = 0.35 kPa (7.3 psf)
 - 2.2. ACCESSIBLE ATTIC - SEE FLOOR LOADING
3. FLOOR LOADING:
 - 3.1. LIVE LOAD = 1.92 kPa (40 psf), BEDROOMS = 1.44 kPa (30 psf)
 - 3.2. DEAD LOAD = 0.57 kPa (12 psf)
 4. ACCESSIBLE EXTERIOR PLATFORMS, AS PER OBC 9.4.2.3:
 - 4.1. LIVE LOAD = GREATER OF 1.92 kPa (40 psf) OR SNOW LOA
 5. GUARD LOADS: AS PER OBC 2012 4.1.5.14 (1)

Jose & Kim Lima

130 Lake Road
Campbellford
Ontario

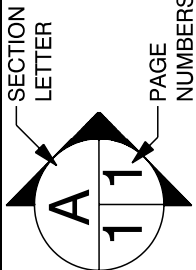
PHONE: 613.827.3957
EMAIL: scottstewart@sympatico.ca

PO BOX 248
STIRLING
ONTARIO
K0K 3E0

SES DRAFTING & DESIGN



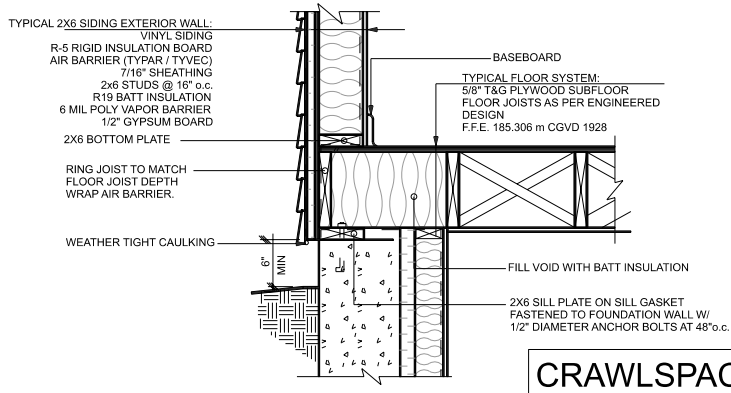
SES DRAFTING AND DESIGN



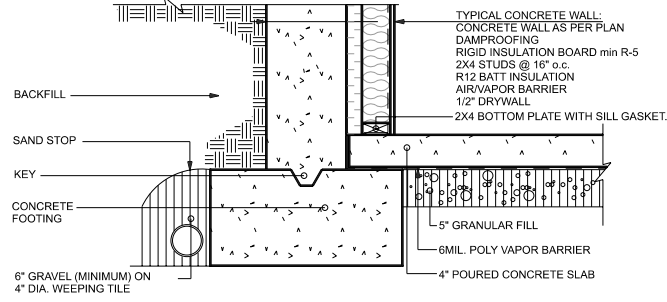
PAGE: 2/7

DRAWN BY: SES
SCALE: 0.1320" = 1'-0"
DATE: September 24, 2024

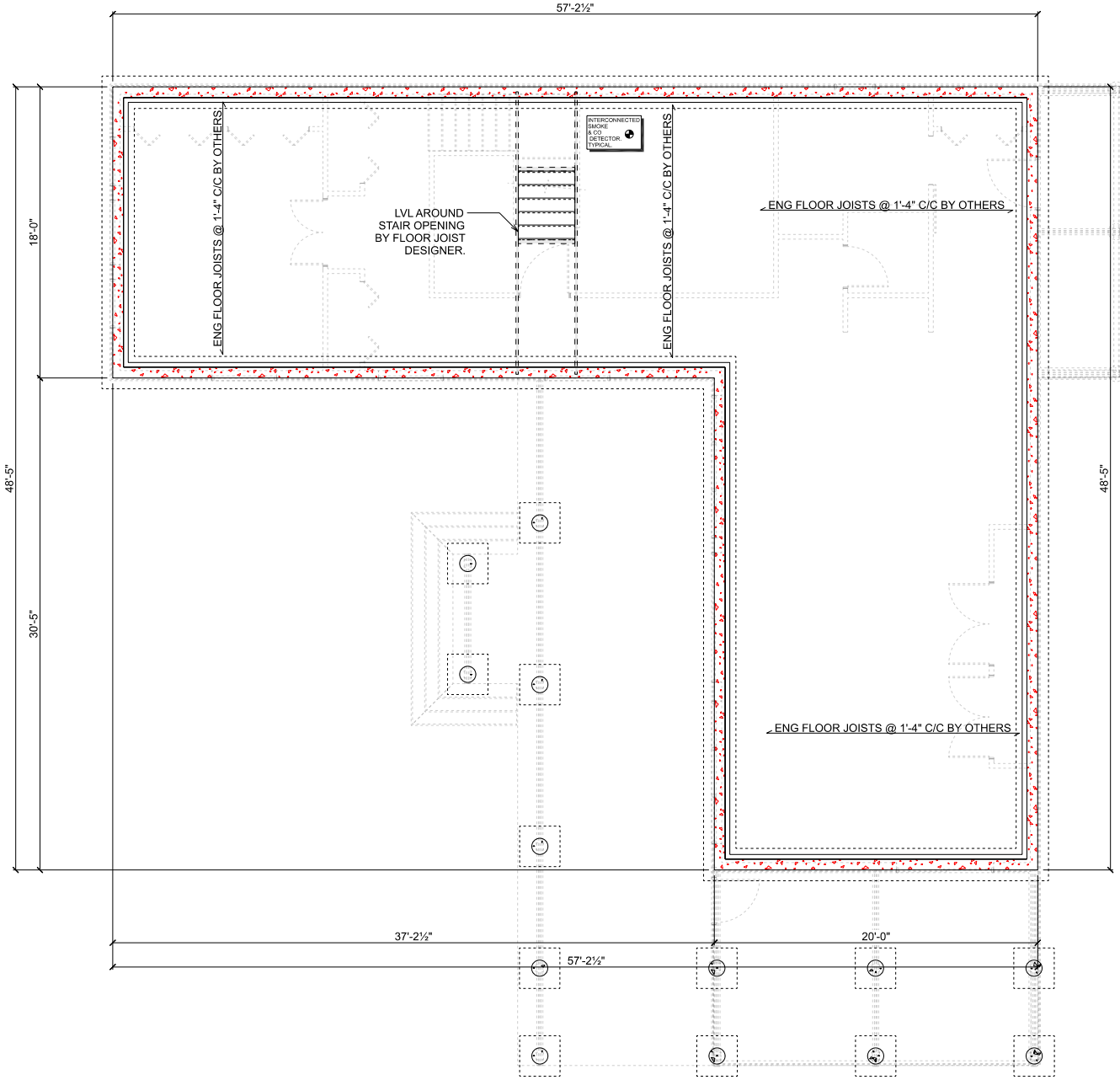
I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THESE DESIGNS UNDER THE REQUIREMENTS OF THE O.B.C. QUALIFIED DESIGNER SCOTT E. STEWART BCIN #33398 FIRM #36714



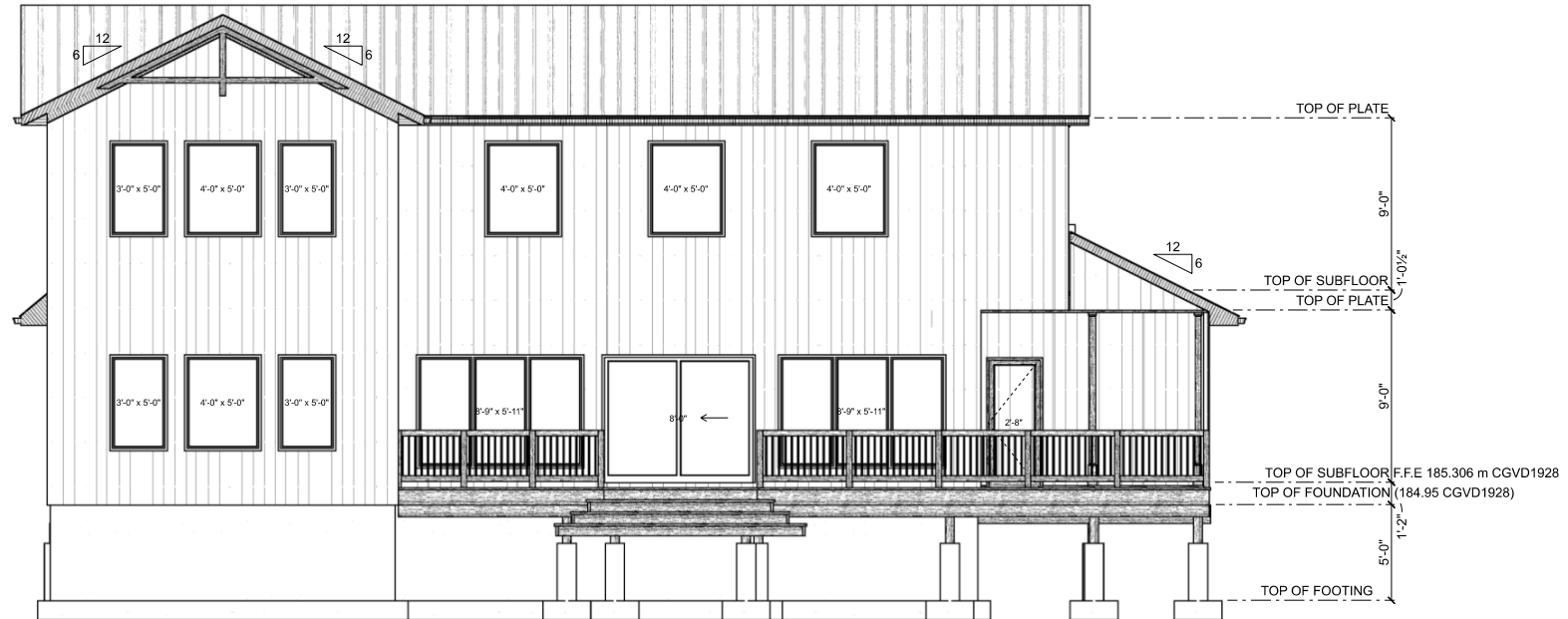
WALL SECTION
SCALE: 1/2" = 1'-0"



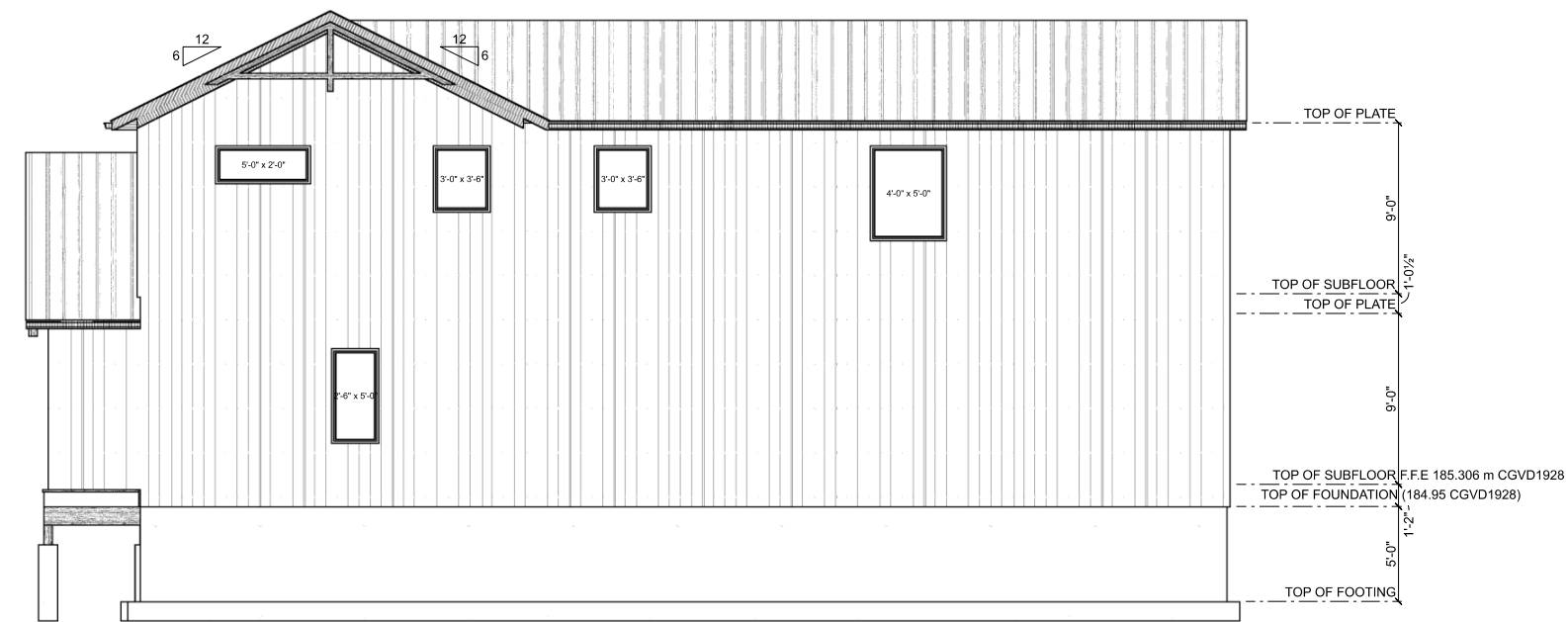
CRAWLSPACE
SCALE: 1" = 10'-0"



<p>SECTION LETTER</p> <p>A</p> <p>PAGE NUMBERS</p> <p>11</p>	<p>PAGE: 3 / 7</p>	
	<p>Jose & Kim Lima</p> <p>130 Lake Road Campbellford Ontario</p>	<p>PHONE:</p> <p>130 Lake Road Campbellford Ontario</p>
<p>SES DRAFTING & DESIGN</p> <p>PO BOX 248 STIRLING ONTARIO K0K 3E0</p>	<p>PHONE: 613.827.3957</p> <p>EMAIL: scottstewart@sympatico.ca</p>	<p>DRAWN BY: SES</p> <p>SCALE: As Noted</p> <p>DATE: September 24, 2024</p>
<p>SES DRAFTING AND DESIGN</p>		<p>I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THESE DESIGNS UNDER THE REQUIREMENTS OF THE O.B.C. QUALIFIED DESIGNER SCOTT E. STEWART BCIN #33398 FIRM #36714</p>



WEST ELEVATION
SCALE: 1" = 10'-0"



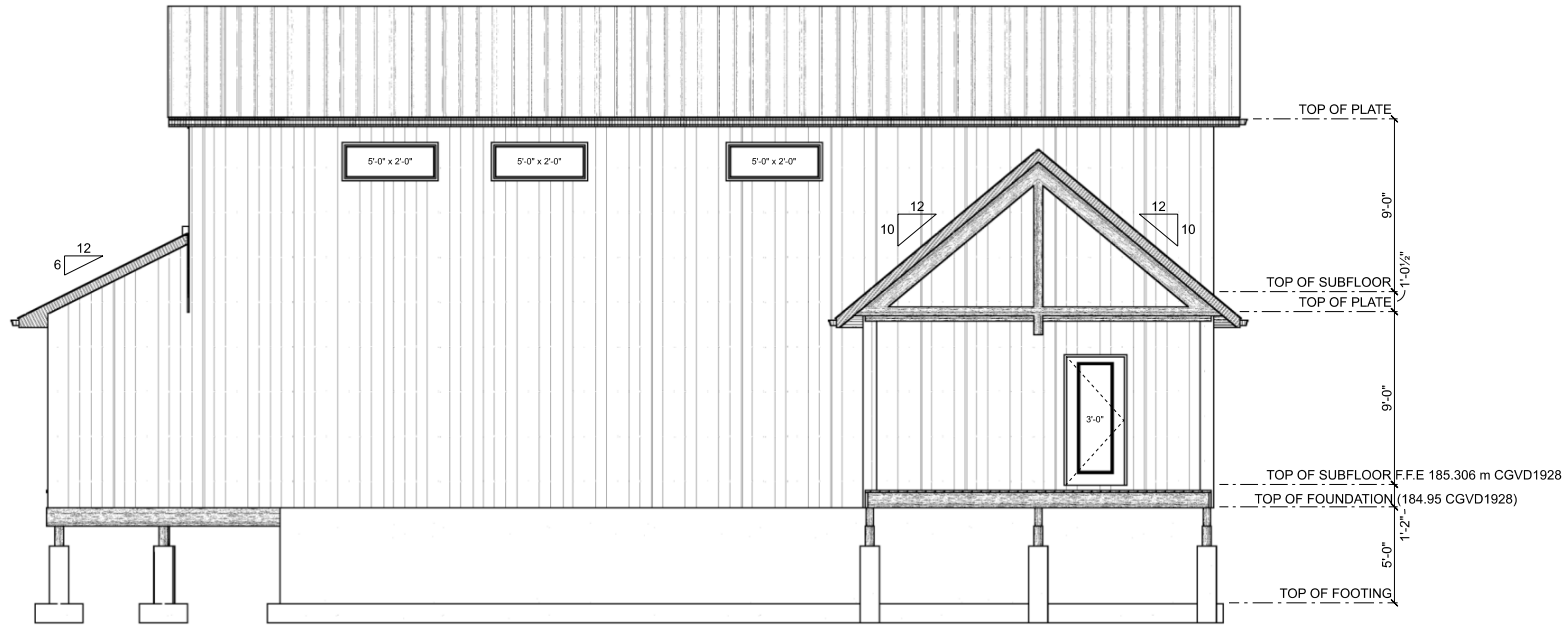
NORTH ELEVATION
SCALE: 1" = 10'-0"

SECTION LETTER: **A**
PAGE NUMBERS: **11**
PAGE: **6/7**

Jose & Kim Lima
130 Lake Road
Campbellford
Ontario
PHONE:
DRAWN BY: **SES**
SCALE: 1" = 10'-0"
DATE: September 24, 2024

SES DRAFTING & DESIGN
PO BOX 248
STIRLING
ONTARIO
K0K 3E0
PHONE: 613.827.3957
EMAIL: scottstewart@sympatico.ca
SES DRAFTING AND DESIGN

I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THESE DESIGNS UNDER THE REQUIREMENTS OF THE O.B.C. QUALIFIED DESIGNER SCOTT E. STEWART BCIN #33398 FIRM #36714



EAST ELEVATION
SCALE: 1" = 10'-0"



SOUTH ELEVATION
SCALE: 1" = 10'-0"

SECTION LETTER
A
PAGE NUMBERS
11

PAGE: **7 / 7**

Jose & Kim Lima
130 Lake Road
Campbellford
Ontario

PHONE:

DRAWN BY: SES

SCALE: 1" = 10'-0"

DATE: September 24, 2024

SES DRAFTING & DESIGN

PHONE: 613.827.3957

EMAIL: scottstewart@sympatico.ca

PO BOX 248
STIRLING
ONTARIO
K0K 3E0



I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THESE DESIGNS UNDER THE REQUIREMENTS OF THE O.B.C. QUALIFIED DESIGNER SCOTT E. STEWART BCIN #33398 FIRM #36714

PLAN OF SURVEY OF PART OF
LOT 14, CONCESSION 13
 GEOGRAPHIC TOWNSHIP OF SEYMOUR
 MUNICIPALITY OF TRENT HILLS
 COUNTY OF NORTHUMBERLAND

SCALE 1:250
 GRAPHIC SCALE

GIFFORD, HARRIS SURVEYING LTD.
 ONTARIO LAND SURVEYORS

PART 2
 THIS PLAN SHOULD BE READ IN CONJUNCTION WITH
 A SURVEY REPORT DATED FEBRUARY 8, 2023

OBSERVED CONTROL POINTS (ORPs)		
UTM ZONE 18, NAD83 (CSRS) (1997.0)		
COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
STATION	CO-ORDINATES	
	NORTH	EAST
A	N: 4919393.1	E: 276734.3
B	N: 4919317.8	E: 276724.9

COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Legend

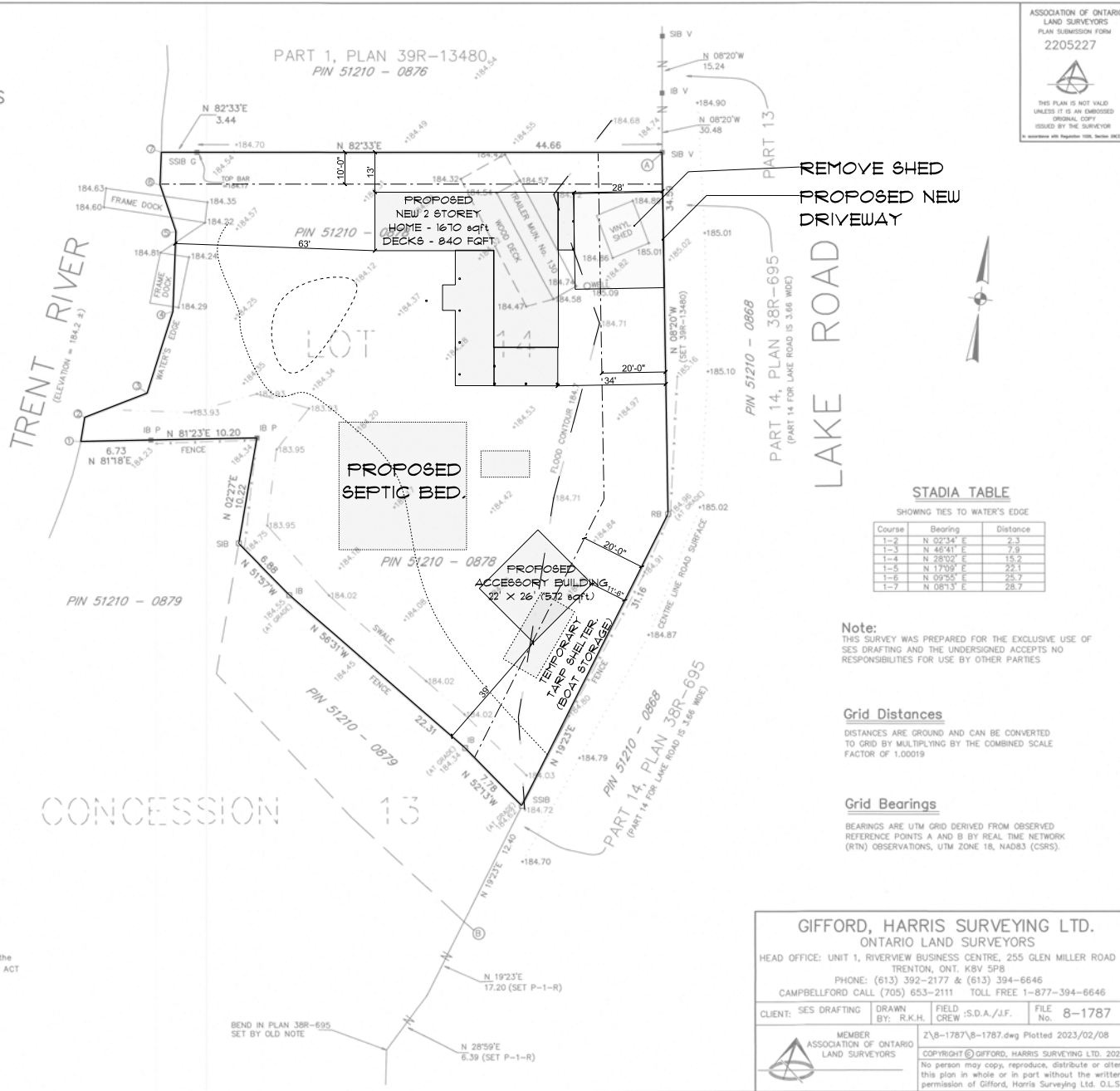
- SSB denotes Short Standard Iron Bar
- SIB .. Standard Iron Bar
- IB .. Iron Bar
- O- .. Survey monument planted
- .. Survey monument found
- Meas. .. Measured
- (NV) .. Keat & Verhoef O.L.S.
- C .. Gifford, Harris Surveying O.L.S.
- V .. N.Verhoef O.L.S.
- P .. Pierce & Pierce O.L.S.
- (P-1-R) .. Plan 38R-695 Related

Surveyor's Certificate

- I certify that:
- This survey and plan are correct and in accordance with the SURVEYS ACT, the SURVEYORS ACT and the LAND TITLES ACT and the regulations made under them.
 - The survey was completed on February 2nd, 2023.

FEB 8 2023
 Date

 Robert K. Harris
 Ontario Land Surveyor



ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2205227

THIS PLAN IS NOT VALID UNLESS IT IS AN EXEMPTED ORIGINAL COPY ISSUED BY THE SURVEYOR

STADIA TABLE
 SHOWING TIES TO WATER'S EDGE

Course	Bearing	Distance
1-2	N 02°34' E	2.3
1-3	N 46°41' E	7.9
1-4	N 25°02' E	15.2
1-5	N 17°09' E	22.1
1-6	N 09°56' E	25.7
1-7	N 05°13' E	28.7

Note:
 THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF SES DRAFTING AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITIES FOR USE BY OTHER PARTIES

Grid Distances
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00019

Grid Bearings
 BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 18, NAD83 (CSRS).

GIFFORD, HARRIS SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 HEAD OFFICE: UNIT 1, RIVERVIEW BUSINESS CENTRE, 255 GLEN MILLER ROAD
 TRENTON, ONT. K8V 5P8
 PHONE: (613) 392-2177 & (613) 394-6646
 CAMPBELLFORD CALL (705) 653-2111 TOLL FREE 1-877-394-6646

CLIENT: SES DRAFTING	DRAWN BY: R.K.H.	FIELD CREW: S.D.A./J.F.	FILE No: 8-1787
----------------------	------------------	-------------------------	-----------------

MEMBER ASSOCIATION OF ONTARIO LAND SURVEYORS

Z:\8-1787\8-1787.dwg Plotted 2023/02/08

COPYRIGHT © GIFFORD, HARRIS SURVEYING LTD. 2023

No person may copy, reproduce, distribute or alter this plan in whole or in part without the written permission of Gifford, Harris Surveying Ltd. O.L.S.

SECTION LETTER **A**

PAGE NUMBERS **11**

PAGE: **1 / 7**

Jose & Kim Lima

130 Lake Road
 Campbellford
 ONTARIO

PHONE:

DRAWN BY: SES

SCALE: 1" = 50'-0"

DATE: July 16, 2024

SES DRAFTING & DESIGN

PHONE: 613.827.3957
 EMAIL: scottstewart@sympatico.ca

PO BOX 248
 STIRLING
 ONTARIO
 K0K 3E0

SES DRAFTING AND DESIGN

I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THESE DESIGNS UNDER THE REQUIREMENTS OF THE O.B.C. QUALIFIED DESIGNER SCOTT E. STEWART BCIN #33398 FIRM #36714

SITE PLAN
 SCALE: 1" = 50'-0"

PLOT SIZE : 8.5"X14"

CONSTRUCTION NOTES

ALL CONSTRUCTION PRACTICES TO COMPLY WITH (2012) ONTARIO BUILDING CODE REGULATIONS OR LATEST EDITION

THESE PLANS AND SPECIFICATIONS ARE TO BE USED IN THE CONSTRUCTION OF A NEW OBC PART 9 SINGLE FAMILY DWELLING

DESIGN LOADS, STRUCTURAL LOADS ARE AS PER SUPPLEMENTARY STANDARDS "SB-1" FOR THE 2012 ONTARIO BUILDING CODE (OBC)

DESIGN AREA : NORWOOD, ONTARIO.

- 1. GROUND SNOW LOADS 1/50: 2.1 kPa (44 psf)
- 2. RAIN LOADS 1/50: 0.4 kPa (8.4 psf)
- 3. WIND LOADS 1/50: *1 kPa (8.56 psf)

CONTRACTOR REQUIREMENTS

1. VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES BEFORE PROCEEDING WITH WORK
2. ENSURE ALL WORK ADHERES TO ALL OBC 2012 BUILDING CODES.

STANDARD DETAILS

NOT ALL DETAILS IN THIS DRAWING SET, MAY BE ILLUSTRATIVE OF THIS EXACT PROJECT. STANDARD DETAILS ARE PROVIDED FOR A GUIDE TO THE BUILDER TO RELATE THE DESIGNERS INTENTIONS AND TO SHOW CERTAIN ASSEMBLY REQUIREMENTS.

NOTIFICATIONS

THE BUILDER / CONTRACTOR IS ADVISED TO NOTIFY THE MUNICIPAL BUILDING AND PLANNING DEPARTMENT, AS WELL AS ANY OTHER INVOLVED AUTHORITY I.E. FIRE INSPECTOR / CHIEF, ONTARIO MINISTRY OF HEALTH, ANY CONSERVATION AUTHORITY, ESSA, ECT. AT THE REQUIRED STAGES OF CONSTRUCTION AS SET OUT BY THE AUTHORITY HAVING JURISDICTION.

SHOP DRAWINGS

ANY AND ALL SHOP DRAWINGS INCLUDED IN PART OR AS A WHOLE, WITH THIS DRAWING SET ARE INCLUDED BY THE SHOP DRAWING DESIGNERS I.E. TRUSS DESIGNS, HEAT AND COOLING DRAWINGS, SEPTIC DRAWINGS, ENGINEERED FLOOR SYSTEM LAYOUTS AND DESIGNS, ECT.

SES DRAFTING AND DESIGN HOLDS NO LIABILITY FOR ANY SHOP DRAWINGS, AND MUST BE SUBMITTED TO THE BUILDING DEPARTMENT AS WELL AS SES DRAFTING AND DESIGN FOR REVIEW PRIOR TO INSTALLATION OR COMMENCEMENT OF WORK.

EXCAVATION AND BACKFILL NOTES:

1. FOOTINGS SHALL BEAR ON UNDISTURBED SOILS OR SOLID ROCK AND SHALL BE MINIMUM 4'-0" BELOW FINISHED GROUND LEVEL. (ANY FILL UNDER FOOTINGS TO BE SPECIFIED BY QUALIFIED GEO-TECHNICAL ENGINEER).
2. DRAWINGS HAVE BEEN MADE FOR SOIL CONDITION OF NO LESS THAN 1555 PSF SHOULD UNUSUALLY SOFT SOILS BE ENCOUNTERED AT THE TIME OF EXCAVATION SES DRAFTING AND DESIGN SHALL BE CONTACTED IMMEDIATELY.
3. FOOTING ARE TO BE KEPT FREE OF STANDING WATER AT TIME OF EXCAVATION.
4. BACKFILL IS TO BE FREE DRAINING CLEAN GRANULAR FILL. PROVIDE SLOPE AWAY FROM BUILDING.
5. SHOULD UNUSUALLY SOFT SOILS BE ENCOUNTERED DURING EXCAVATION, THE EXCAVATOR / BUILDER / OWNER IS TO NOTIFY THE STAMPING ENGINEER AND SES DRAFTING AND DESIGN BEFORE PROCEEDING WITH CONSTRUCTION OF FOOTINGS. THE CONTRACTOR / OWNER MUST NOTIFY THE ENGINEER AND SES DRAFTING AND DESIGN OF ANY CONCERNS WITH REGARDS TO BUT NOT LIMITED TO BEARING CAPACITY OF SOILS, SLOPE, STABILITY, GROUND WATER AND DRAINAGE.

CONCRETE

1. MINIMUM CONCRETE STRENGTH:

LOCATION	STRENGTH	W/C RATIO	AIR ENTRAINMENT
FOOTINGS	25 MPa	0.55	5% TO 8%
FOUNDATION WALLS / PIERS	25 MPa	0.50	5% TO 8%
CONCRETE FLOORS	32 MPa	0.45	0%
EXTERIOR FLAT WORK	32 MPa	0.45	0%

2. CONCRETE CODES: CONFORM TO CSA 23.1 2.3 MANUAL OF STANDARD PRACTICE BY R.S.I.O. REBAR 400 MPa
3. SLUMP : 4" SLUMP +/- 1%
4. CONCRETE TESTING: BY CERTIFIED CONCRETE TESTING LAB.
5. SLABS: SAW-CUT TO 1/4 OF SLAB DEPTH
SPACING @ 30 TIMES SLAB DEPTH
CUT WITH IN 24 HRS OF SLAB PLACEMENT
6. AGGREGATE: 3/4" INCH MAX. SIZE
7. ADMIXTURES: TO CAN3-A266.1

CONSTRUCTION LUMBER

1. ALL CONSTRUCTION LUMBER IS TO BE SPRUCE/PINE/FIR(SPF) AND HAVE A MOISTURE CONTENT NOT GREATER THAN 19% AT THE TIME OF INSTALLATION. ALL LUMBER IS TO BE IDENTIFIED BY A GRADE STAMP OF AN AGENT CERTIFIED BY CLSAB.

2. FRAMING AND BOARD LUMBER IS TO BE IN ACCORDANCE WITH TABLE 9.3.2.1 OF THE OBC UNLESS OTHER WISE SPECIFIED ON THE DRAWINGS.

FRAMING

INSTALL ALL MEMBERS TRUE TO LINE, LEVELS AND ELEVATIONS. CONSTRUCT CONTINUOUS MEMBERS FROM PIECES OF THE LONGEST PRACTICAL LENGTH.

INSTALL SPANNING MEMBERS WITH THE CROWN EDGE UP, STAGGER SPLICE JOINT LOCATIONS.

WHEN USING PRESSURE TREATED LUMBER (PT) ENSURE THAT FASTENERS ARE GALVANIZED OR APPROVED FOR CONNECTION OF AFORE MENTIONED LUMBER.

ALL STAIRS- EXTERIOR / INTERIOR

- MAX RISE = 200 (7 7/8")
- MIN. RUN = 255 (10")
- MIN. TREAD = 280 (11")
- MIN. NOSING = 25 (1")
- MIN. HEADROOM = 1950 (6'-5")
- MIN WIDTH = 860 (2' 10")

FOR CURVED STAIRS.....
MIN. RUN = 150 (5 7/8")
MIN. AVERAGE RUN = 200 (7 7/8")

GUARDRAIL/HANDRAIL

- RAIL @ INT LANDING = 900 (2' 11")
- RAIL @ INT STAIR = 800 (2' 7")
- RAIL @ EXT LANDING (GREATER THAN 1800 ABOVE FIN GRADE) = 1070 (3' 6")
- RAIL @ EXT LANDING = 900 (2' 11")
- RAIL @ EXT STAIR = 900 (2' 11")

ATTIC ACCESS

ATTIC ACCESS HATCH 548x 864mm(21 1/2" x 23") min. WITH WEATHER STRIPPING. AS PER OBC 9.19.2.1.

SMOKE AND CO DETECTORS.

SMOKE AND CO DETECTORS ARE TO BE INTERCONNECTED AND EQUIPPED WITH A VISUAL SIGNALING COMPONENT IN COMPLIANCE WITH NFPA-72.

HAND AND GUARD RAILS.

ALL HAND AND GUARD RAILS FOR THIS PROJECT ARE SPECIFIED FROM THE ONTARIO BUILDING CODE SB-7 PRESCRIPTIVE. IF A RAILING IS TO BE USED OTHER THAN WHAT HAS BEEN PRESCRIBED (I.E. ENGINEERED RAILINGS IN ALUMINUM OR VINYL CLAD) THE BUILDER / OWNER WILL MAKE THE MANUFACTURES RAILING SPECIFICATIONS AND COMPLIANCE LETTER / DESIGNS FOR SUCH RAILING, ALONGS WITH ANY REQUIRED CONNECTION DETAILS, AVAILABLE TO THE MUNICIPALITY UPON THEIR REQUEST.

SQUASH BLOCKING

SQUASH BLOCKING MUST BE PROVIDED UNDER ALL WOOD POSTS AS FOLLOWS:

BUILT-UP POST	SQUASH BLOCK BETWEEN FLOOR 2/F&1/F
3-38X89 (2X4)	1- 38X89 (2X4)
4-38X89 (2X4)	1- 38X89 (2X4)
5-38X89 (2X4)	2- 38X89 (2X4)
6-38X89 (2X4)	2- 38X89 (2X4)
7-38X89 (2X4)	3- 38X89 (2X4)
2-38X140 (2X6)	1-38X89 (2X4)
3- 38X140 (2X6)	2-38X89 (2X6)

INTERIOR STUD PARTITIONS (AS REQUIRED).

38 x 89 (2 x 4) @ 400 (16") O.C. NONBEARING.
12.7mm (1/2") INT DRYWALL BOTH SIDES, 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WIDTH.

INTERIOR LOAD BEARING PARTITIONS (AS REQUIRED).

38 x 140 (2 x 6) @ 400 (16") O.C.
12.7mm (1/2") INT DRYWALL BOTH SIDES, 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WIDTH.

BEDROOM WINDOWS

ON FLOORS WITH NO DIRECT GRADE ACCESS BY DOOR, AT LEAST ONE WINDOW PER FLOOR SHALL HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35m² (3.8 sq. ft) WITH NO DIMENSION LESS THAN 380mm (15") AND A MAX SILL HEIGHT OF 1000mm (3'-3") ABOVE FLOOR.

HVAC

ALL HVAC DESIGNS TO BE DESIGNED BY A QUALIFIED HVAC DESIGNER. SES DRAFTING AND DESIGN HAS NOT PROVIDED AN HVAC DESIGN WITH THIS PROJECT. CLIENT OR CONTRACTOR IS RESPONSIBLE TO PROVIDE HVAC DESIGNS. THESE GENERAL NOTES ARE A GUIDELINE ONLY, AND BY NO MEANS CONSTITUTE AN HVAC DESIGN.

1. PROVIDE DUCT WORK IN ACCORDANCE WITH S.M.A.C.N.A., LATEST ADDITION. TOTAL ALLOWABLE LEAKAGE TO NOT EXCEED 1.5% OF TOTAL SYSTEM DESIGN.
2. ALL DUCTWORK TO BE GALVANIZED.
3. ROUND DUCT WORK TO BE SPIRAL LOCK SEAM CONSTRUCTION.
4. FLEXIBLE DUCT WORK TO BE ALUMINUM SPIRAL WOUND WITH 1" INSULATION SLEEVE.
5. PROVIDE VOLUME DAMPERS AT ALL DUCT BRANCHES AND TAKE-OFFS.
6. NEW SYSTEM TO BE BALANCED BY CONTRACTOR.

PLUMBING

- ALL PLUMBING AND ON SITE SEWAGE DESIGNS TO BE DESIGNED BY A QUALIFIED DESIGNER. SES DRAFTING AND DESIGN HAS NOT PROVIDED A PLUMBING OR ON SITE SEWAGE DESIGN WITH THIS PROJECT. THE CLIENT OR CONTRACTOR IS RESPONSIBLE TO PROVIDE A PLUMBING AND ON SITE SEWAGE DESIGN FOR THIS PROJECT.

THESE GENERAL NOTES ARE A GUIDELINE ONLY, AND BY NO MEANS CONSTITUTE A PLUMBING DESIGN.

WOOD-FRAME CONSTRUCTION

1. ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23 U.N.O. ON THE STAMPED DRAWINGS.
2. ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE 2.0E WITH Fb=2950 OR BETTER. FASTEN MULTI-PLY SCL BEAMS AS PER MANUFACTURES SPECIFICATIONS. PROVIDE 3" MIN. BEARING LENGTH AT ENDS, U.N.O..
3. ALL PRE-ENGINEERED SYSTEMS (I.E. ROOF TRUSSES, FLOOR JOISTS, ETC.) ARE TO BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OF ONTARIO. PROVIDE LAYOUTS AND STAMPED DRAWINGS TO SES AND THE LOCAL BUILDING DIVISION.
4. ENSURE THE EXTERIOR WALLS ARE BRACED AS PER OBC 9.23.10.2 TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTEL TO PREVENT LATERAL TORSIONAL BUCKLING.
 - 5.1. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2) 3 1/4" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAM CONNECTION (AS PER OBC TABLE 9.23.3.4).
6. ALL WOOD COLUMNS SHALL CONFORM TO OBC 9.17. U.N.O. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF BEAM/GIRDER TRUSS UNDER ALL BEAM/GIRDER TRUSSES MIN. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACES. TYPICAL (TYP.).
7. ALL LINTEL TO HAVE 1 JACK STUD, 1 KING STUD AT ENDS U.N.O.
8. ALL WOOD SHALL BE NO. 2 SPRUCE OR BETTER.
9. ALL GUARDS SHALL CONFORM TO OBC 9.8.8 AND SUPPLEMENTARY STANDARD SB-7 U.N.O.

ELECTRICAL

ALL ELECTRICAL DESIGNS TO BE DESIGNED BY A QUALIFIED DESIGNER. SES DRAFTING AND DESIGN HAS NOT PROVIDED AN ELECTRICAL DESIGN WITH THIS PROJECT. THE CLIENT OR CONTRACTOR IS RESPONSIBLE TO PROVIDE AN ELECTRICAL DESIGN FOR THIS PROJECT.

THESE GENERAL NOTES ARE A GUIDELINE ONLY, AND BY NO MEANS CONSTITUTE AN ELECTRICAL DESIGN.

1. PROVIDE ALL LABOR, EQUIPMENT, MATERIAL AND SERVICES, FOR COMPLETE AND OPERATING ELECTRICAL SYSTEM.
2. PROVIDE ELECTRICAL WORK IN ACCORDANCE OF ALL APPLICABLE GOVERNMENT CODES, LOCAL BYLAWS, UNDERWRITERS REGULATIONS, CSA STANDARDS AND ALL AUTHORITIES HAVING JURISDICTION.

GENERAL

1. DESIGN & CONSTRUCTION OF ALL WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:
 - NATIONAL BUILDING CODE
 - ONTARIO BUILDING CODE
 - LOCAL REGULATIONS
 - OHSA REGULATIONS
2. THE PROJECT DRAWINGS ARE BY REVIEW BY SES DRAFTING AND DESIGN (SES) AND COMPLY WITH THE BUILDING CODE (OBC) PART 9 PROVISIONS.
3. THE SEALED DRAWINGS ARE ONLY FOR USE BY THE PARTY WITH WHOM SES HAS ENTERED INTO A CONTRACT (THE CLIENT), AND ARE NOT TO BE USED BY OTHERS.
4. SES'S REVIEW IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AT THE TIME OF OUR REVIEW. SES IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THIS INFORMATION. IT IS THE CLIENT'S RESPONSIBILITY TO INFORM US OF ANY CHANGES, ADDITIONS OR CORRECTIONS REQUIRED ON OUR DRAWINGS.
5. THIS SPECIFICATION SHEET IS TO ACCOMPANY THE STAMPED DRAWINGS AND OBC PART 9 REQUIREMENTS. PLEASE CONTACT THE LOCAL BUILDING DEPARTMENT OR SES, IF FURTHER CLARIFICATION IS REQUIRED.
6. SES ASSUMES THAT ALL REQUIRED INSPECTIONS WILL BE DONE BY THE LOCAL BUILDING DEPARTMENT. IF SES IS REQUIRED TO PERFORM AN INSPECTION, CALL 613.8278.3557. ALLOW 24 HOURS NOTICE FOR ALL INSPECTIONS.
7. NO CHANGES SHALL BE MADE TO THE STAMPED DRAWINGS WITHOUT NOTIFYING SES PRIOR TO MAKING THOSE CHANGES.
8. THE CLIENT SHALL CHECK AND VERIFY ALL SITE CONDITIONS AND MEASUREMENTS, AND REPORT ANY DISCREPANCIES TO THE DESIGNER.

WOOD-FRAME CONSTRUCTION

1. ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23 U.N.O. ON THE STAMPED DRAWINGS.
2. ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE 2.0E WITH Fb=2950 OR BETTER. FASTEN MULTI-PLY SCL BEAMS AS PER MANUFACTURES SPECIFICATIONS. PROVIDE 3" MIN. BEARING LENGTH AT ENDS, U.N.O..
3. ALL PRE-ENGINEERED SYSTEMS (I.E. ROOF TRUSSES, FLOOR JOISTS, ETC.) ARE TO BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OF ONTARIO. PROVIDE LAYOUTS AND STAMPED DRAWINGS TO SES AND THE LOCAL BUILDING DIVISION.
4. ENSURE THE EXTERIOR WALLS ARE BRACED AS PER OBC 9.23.10.2 TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTEL TO PREVENT LATERAL TORSIONAL BUCKLING.
 - 5.1. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2) 3 1/4" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAM CONNECTION (AS PER OBC TABLE 9.23.3.4).
6. ALL WOOD COLUMNS SHALL CONFORM TO OBC 9.17. U.N.O. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF BEAM/GIRDER TRUSS UNDER ALL BEAM/GIRDER TRUSSES MIN. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACES. TYPICAL (TYP.).
7. ALL LINTEL TO HAVE 1 JACK STUD, 1 KING STUD AT ENDS U.N.O.
8. ALL WOOD SHALL BE NO. 2 SPRUCE OR BETTER.
9. ALL GUARDS SHALL CONFORM TO OBC 9.8.8 AND SUPPLEMENTARY STANDARD SB-7 U.N.O.

ROOF AND CEILING FRAMING

1. ALL ROOF AND CEILING FRAMING SHALL CONFORM TO OBC 9.23.13 U.N.O. ON THE STAMPED DRAWINGS.
2. ALL ROOF RAFTERS/JOISTS AND CEILING JOISTS SHALL CONFORM TO THE SPANS SHOWN IN OBC PART 9 TABLES A-3 TO A-7.
3. WHERE REQUIRED, PROVIDE INTERMEDIATE SUPPORT FOR ROOF RAFTERS/JOISTS AS PER OBC 9.23.13.7.
 - 3.1. SES ASSUMES THAT COLLAR TIES WILL BE USED TO PROVIDE INTERMEDIATE SUPPORT INSTEAD OF STRUTS OR DWARF WALLS U.N.O. (I.E. ALL ROOF RAFTERS/JOISTS BEAR ON EXTERIOR WALLS ONLY AND INTERIOR WALLS SUPPORT CEILING JOISTS ONLY U.N.O.).
4. WHERE THE RIDGE IS UNSUPPORTED, ROOF RAFTERS/JOISTS ARE TO BE TIED TO THE CEILING JOISTS (OR SOLID BLOCKING AT 3'-11" o.c. MAX.) AT THEIR BASE AND NAILED AS PER OBC TABLE 9.23.13.8 TO PREVENT OUTWARD MOVEMENT.
5. OVER-FRAMED AREAS ARE TO BE SUPPORTED ON LOWER ROOF RAFTERS/JOISTS BY 2x4 STRUTS @ 24" EACH WAY MIN., U.N.O..
6. WOOD ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH OBC 9.23.13.11, OR PART 4 IF THEIR SPAN EXCEEDS 40'-0" (AS PER OBC 9.23.1.1).
 - 6.1. IF THE TRUSSES ARE DESIGNED IN ACCORDANCE WITH OBC PART 4, THE DESIGN OF UPLIFT ANCHORS SHALL BE PROVIDED BY THE TRUSS SUPPLIER ALONG WITH LAYOUTS AND STAMPED DRAWINGS.

MATERIALS

1. MATERIALS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS U.N.O. ON THE STAMPED DRAWINGS:
 - CONCRETE - OBC 9.3.1
 - REINFORCING STEEL - CSA G30
 - LUMBER & WOOD PRODUCTS - OBC 9.23
 - STEEL BEAMS - OBC 9.23.4.3
 - STEEL COLUMNS - OBC 9.17
 - ANCHOR BOLTS, STEEL PLATES & ROLLED SECTIONS - CAN/CSA-G40.21
 - STEEL HSS & W-BEAMS - CAN/CSA-G40.21M-350W
 - ALL OTHER STEEL - CAN/CSA-G40.21M-300W
 - STRUCTURAL BOLTS - ASTM A325

FOOTINGS AND FOUNDATIONS

1. ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO OBC 9.15 UNLESS NOTED OTHERWISE (U.N.O.) ON THE STAMPED DRAWINGS.
2. FOOTINGS TO BEAR ON SOUND SUB-GRADE SUITABLE FOR 75 kPa (1555 psf) ALLOWABLE SOIL BEARING CAPACITY. THE CLIENT IS TO INFORM SES IF THE REQUIRED BEARING CAPACITY CANNOT BE ACHIEVED.
3. FOUNDATION WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOADS PROVIDED IN 9.4.4.6.(1)(a). ENSURE PROVISIONS ARE MADE FOR APPROPRIATE DRAINAGE OF GROUNDWATER.
4. ENSURE ALL FOUNDATION WALLS ARE LATERALLY SUPPORTED PRIOR TO BACKFILLING.
5. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA-G30. REINFORCING BARS SHALL BE DEFORMED HI-BOND HARD GRADE WITH MINIMUM YIELD STRENGTH OF Fy = 400MPa.

LOADING

1. ROOF LOADING:
 - 1.1. SNOW LOAD = Cb x Ss + 0.4 kPa. NOT LESS THAN 1 kPa (20.9 psf), AS PER OBC 9.4.2.2
Cb = 0.55 kPa FOR ROOF WIDTH < 4.3m
Cb = 0.45 kPa FOR ROOF WIDTH <= 4.3m
Ss = 1-IN-50 GROUND SNOW LOAD IN kPa
 - 1.2. DEAD LOAD = 0.29 kPa (6 psf) (ROOF RAFTERS/ JOISTS OR TRUSS TOP CHORDS)
2. CEILING LOADING:
 - 2.1. ATTIC OR ROOF SPACE WITH LIMITED ACCESSIBILITY (CEILING JOISTS/TRUSS BOTTOM CHORDS), AS PER OBC 9.4.2.4.(1)
TOTAL SPECIFIED LOAD = 0.35 kPa (7.3 psf)
 - 2.2. ACCESSIBLE ATTIC - SEE FLOOR LOADING
3. FLOOR LOADING:
 - 3.1. LIVE LOAD = 1.92 kPa (40 psf), BEDROOMS = 1.44 kPa (30 psf)
 - 3.2. DEAD LOAD = 0.57 kPa (12 psf)
 4. ACCESSIBLE EXTERIOR PLATFORMS, AS PER OBC 9.4.2.3:
 - 4.1. LIVE LOAD = GREATER OF 1.92 kPa (40 psf) OR SNOW LOA
 5. GUARD LOADS: AS PER OBC 2012 4.1.5.14 (1)

SECTION LETTER: **A**
PAGE NUMBERS: **11**
PAGE: **2/7**

Jose & Kim Lima
PHONE: 130 Lake Road
Campbellford
ONTARIO

DRAWN BY: SES
SCALE: 0.1320" = 1'-0"
DATE: July 16, 2024

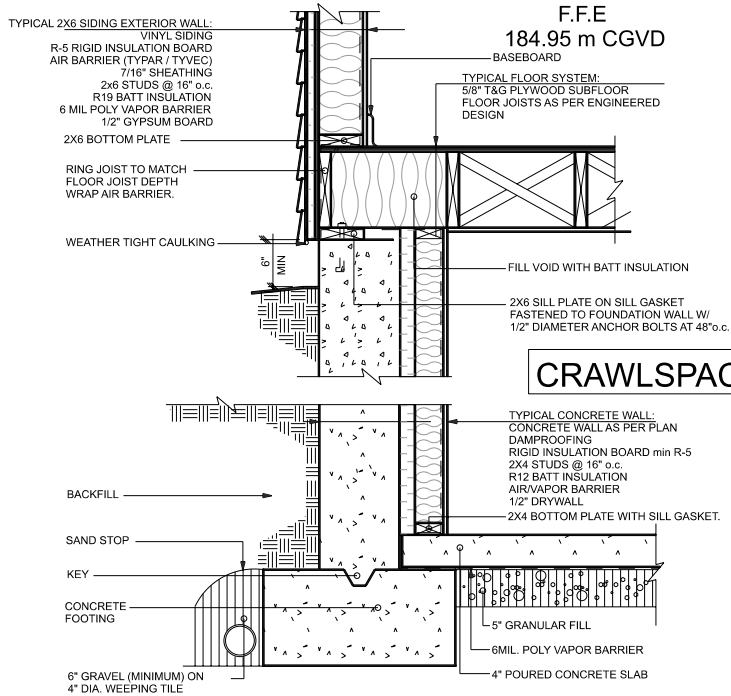
SES DRAFTING & DESIGN

PO BOX 248
STIRLING
ONTARIO
K0K 3E0

PHONE: 613.827.3957
EMAIL: scottstewart@sympatico.ca

SES DRAFTING AND DESIGN

I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THESE DESIGNS UNDER THE REQUIREMENTS OF THE O.B.C. QUALIFIED DESIGNER SCOTT E. STEWART BCIN #33398 FIRM #36714

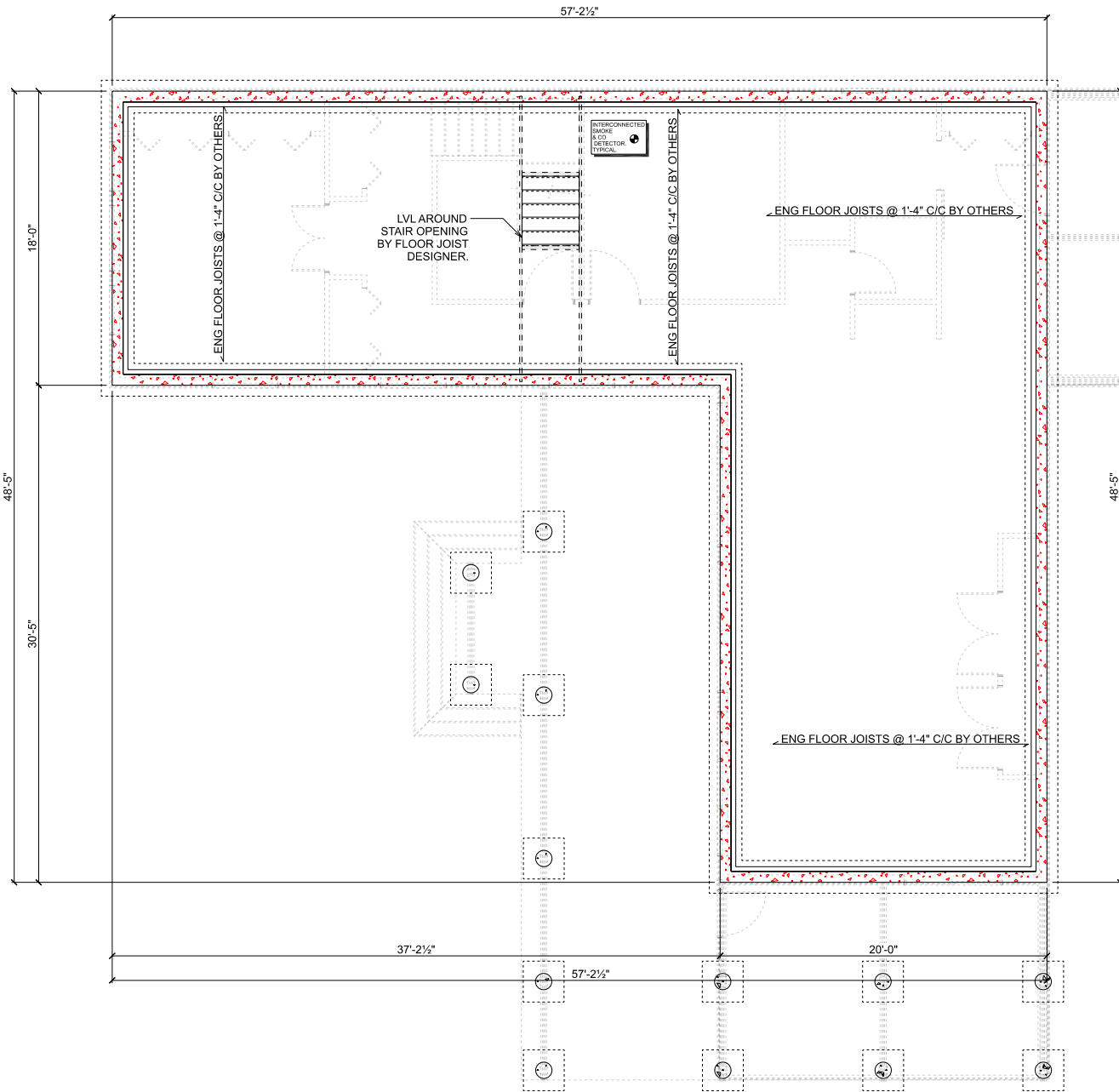


WALL SECTION

SCALE: 1/2" = 1'-0"

F.F.E
184.95 m CGVD

CRAWLSPACE



CRAWLSPACE

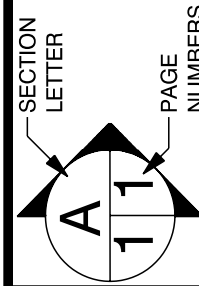
SCALE: 1" = 10'-0"

Jose & Kim Lima

130 Lake Road
Campbellford
ONTARIO

SES DRAFTING & DESIGN

PO BOX 248
STIRLING
ONTARIO
K0K 3E0
PHONE: 613.827.3957
EMAIL: scottstewart@sympatico.ca



SECTION LETTER
PAGE NUMBERS
PAGE: 3/7

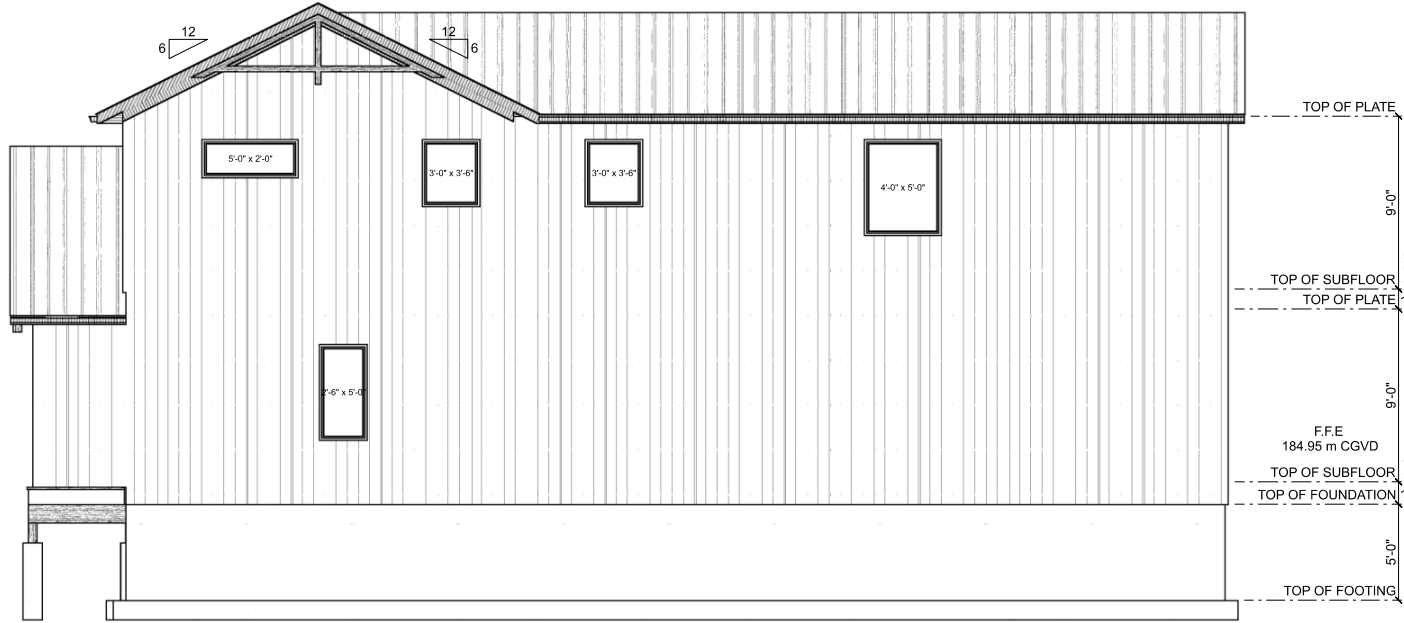
DRAWN BY: SES
SCALE: As Noted
DATE: July 16, 2024





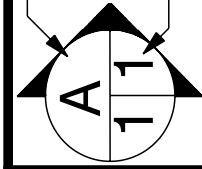
WEST ELEVATION

SCALE: 1" = 10'-0"



NORTH ELEVATION

SCALE: 1" = 10'-0"

SECTION LETTER

 PAGE NUMBERS

PAGE: **6 / 7**

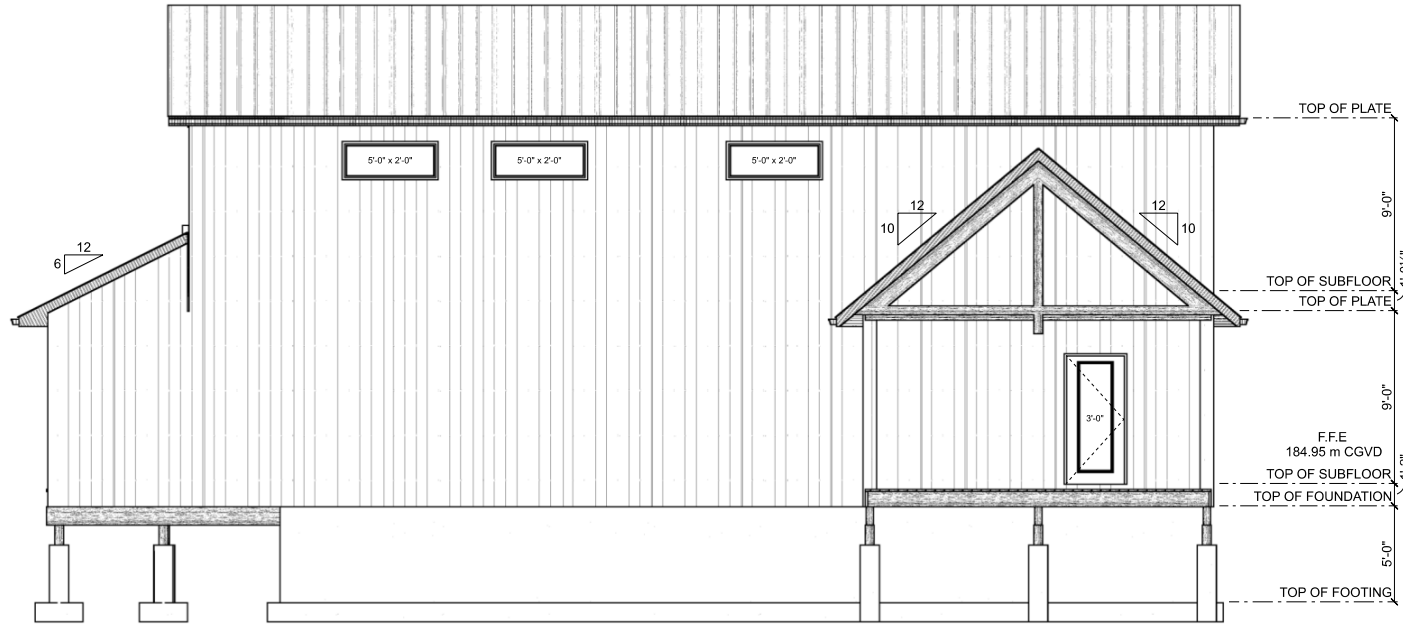
Jose & Kim Lima
 130 Lake Road
 Campbellford
 ONTARIO

PHONE:
 184.95 m CGVD

DRAWN BY: SES
 SCALE: 1" = 10'-0"
 DATE: July 16, 2024

SES DRAFTING & DESIGN
 PO BOX 248
 STIRLING ONTARIO K0K 3E0
 PHONE: 613.827.3957
 EMAIL: scottstewart@sympatico.ca





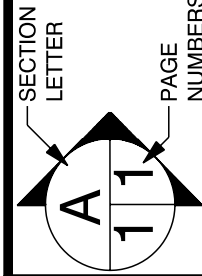
EAST ELEVATION

SCALE: 1" = 10'-0"



SOUTH ELEVATION

SCALE: 1" = 10'-0"



SECTION LETTER: A
PAGE NUMBERS: 11 / 7
PAGE: 7 / 7

Jose & Kim Lima

130 Lake Road
Campbellford
ONTARIO

PHONE: 613.827.3957
EMAIL: scottstewart@sympatico.ca

DRAWN BY: SES

SCALE: 1" = 10'-0"

DATE: July 16, 2024



SES DRAFTING
AND DESIGN



August 12, 2024

Attention: Scott Stewart

**RE: 130 Lake Road, Trent Hills ON
Control of Flooding Letter
Jewell File No. 240-5615**

Mr. Stewart,

We have prepared this opinion letter to provide recommendations regarding potential flood concerns as it relates to the subject property at 130 Lake Road in Marmora, ON. It is understood that the property is adjacent to the Trent River and that the Owner is seeking to submit an application with the intent to place a dwelling and accessory building on the subject property.

The plan is provided in **Appendix A** and was prepared by SES Drafting and Design.

Based on previous correspondence you have had with Lower Trent Region Conservation Authority (LTC) staff, we understand that the primary purpose of Jewell's involvement is to assess the potential impacts to the Trent River floodplain with the addition of the proposed structures.

The following tasks were completed in preparation of this opinion letter:

- A review of the Site Plan by SES Drafting, the site-specific topographic survey by Gifford-Harris, and the 2024 Trent River model supplied by LTC.
- A review of the flood depths along Lake Road to determine whether safe access is available to the subject property.
- A quantification of the potential impact to the water level along the Trent River and in the vicinity of the subject property in the Regulatory Flood.
- A recommendation for the minimum final floor and driveway elevations to ensure consistency with LTC's *Floodproofing Standards*.
- A site visit on July 19, 2024 to observe individual characteristics of the subject property as it relates to floodplain.

BELLEVILLE
(HEAD OFFICE)
1-71 Millenium Pkwy.
Belleville ON K8N 4Z5
Tel: 613-969-1111
info@jewelleng.ca

TOLL FREE
1-800-966-4338

KINGSTON
208-4 Catarqui St.
Kingston ON K7K 1Z7
Tel: 613-389-7250
kingston@jewelleng.ca

MISSISSAUGA
200A-2155 Leanne Blvd.
Mississauga ON L5K 2K8
Tel: 905-855-1592
mississauga@jewelleng.ca

www.jewelleng.ca



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers
of Ontario to offer professional engineering services.



ASSOCIATION OF CONSULTING
ENGINEERING COMPANIES
ONTARIO

Note: Each elevation referenced in this letter corresponds to datum CGVD 2013.

Assessment of Potential Impacts to Storage and Conveyance

Jewell investigated the following two parameters that need to be considered when determining whether a building addition and/or driveway will negatively impact the control of flooding.

- 1) Conveyance
- 2) Storage

Conveyance:

River and drainage systems rely on effective flow areas to convey runoff from upstream to downstream. The *effective flow areas* are defined as areas that contribute to the river's ability to move the water in its naturally desired flow path. *Ineffective flow areas* on other hand, represent areas that are within the floodplain, but are not actively conveying flows. Examples of *ineffective flow areas* would be runoff that is blocked by a bridge approach, or an infill development where there are existing structures on either side of the proposed development location.

The 2016 *HEC-RAS Hydraulic Reference Manual* notes that "*ineffective flow areas are often used to describe portions of a cross section in which water will pond, but the velocity of that water, in the downstream direction, is close to zero. This water is included in the storage calculations and other wetted cross section parameters, but it is not included as part of the active flow area.*"

Based on the above definitions, one can conclude that buildings and driveways (and the fill associated with each) would not adversely affect the conveyance of the river if it occurs within an ineffective flow area.

This leads to the question:

Is the fill associated with the proposed building, garage, and driveway at 130 Lake Road within an ineffective flow area?

The answer is yes, the proposed buildings and associated fill would be located in an ineffective flow area for the following two reasons.

- 1) There are existing buildings upstream and downstream of the subject lot and within the general alignment of the natural upstream to downstream flow direction of the Trent River. In a 'conveyance only' (i.e. 1D) hydraulic model, these existing buildings would be entered as a blocked obstruction when preparing a representative cross section. There are a series of buildings, not perfectly aligned, that would add together make a wider blocked obstruction than the buildings proposed in **Appendix A**. See **Figure 1**.

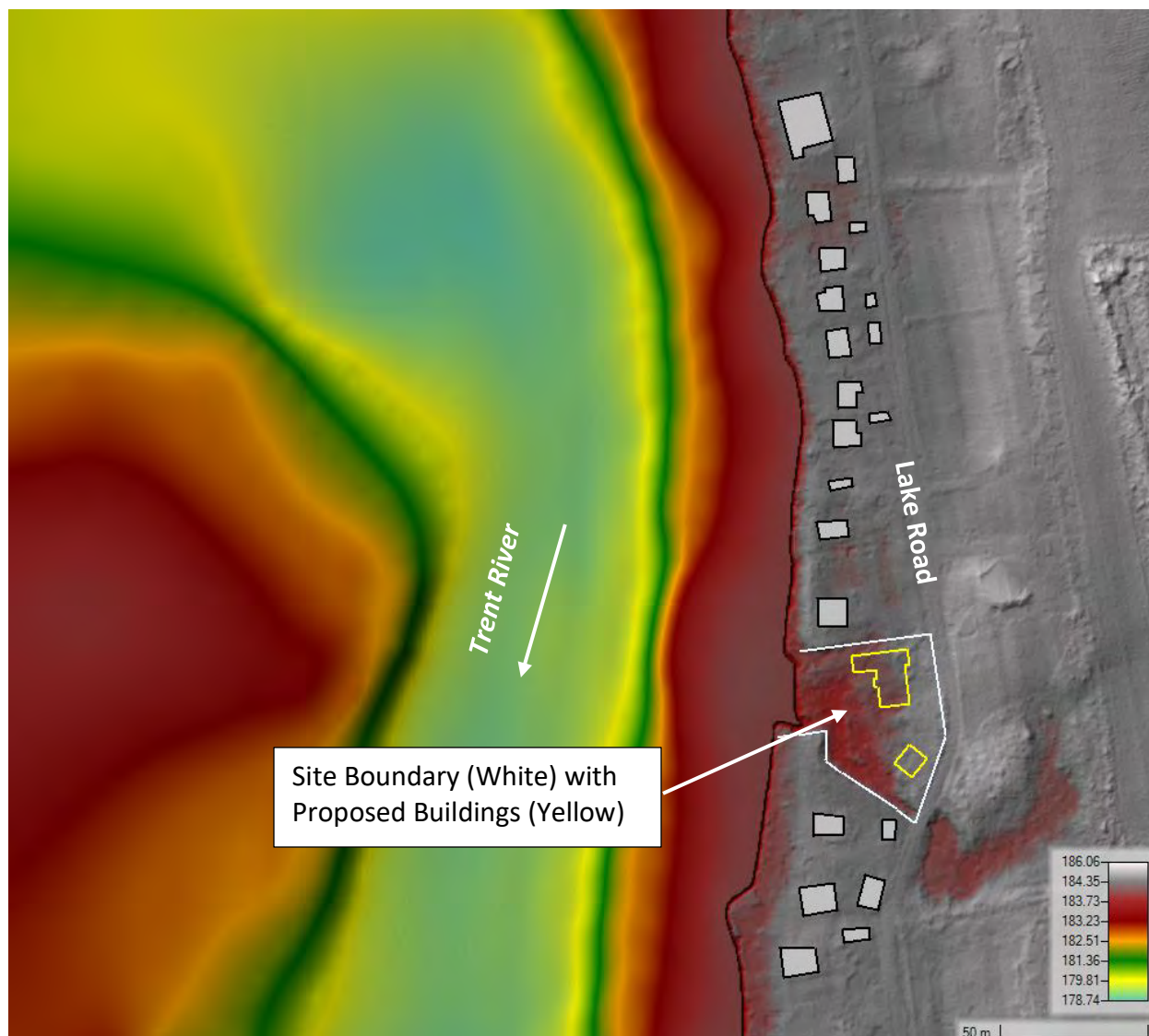


Figure 1: Proposed Buildings Relative to Adjacent Structures with Surrounding Terrain

- 2) Per the Hydraulic Engineering Center manual, when the velocity of the water is near zero, it is an indication of an ineffective flow area. As we see from the 2024 model output provided from LTC, the maximum velocity is near zero at the location of the proposed dwelling and accessory building (0.03 m/s). This confirms the suspicion of an ineffective flow area (see **Figure 2**).

Another component that contributes to the ineffective flow area and relatively low velocities in the Trent River at this location is the presence of the storage area upstream of the Healey Dam. This storage component is discussed in more detail below.

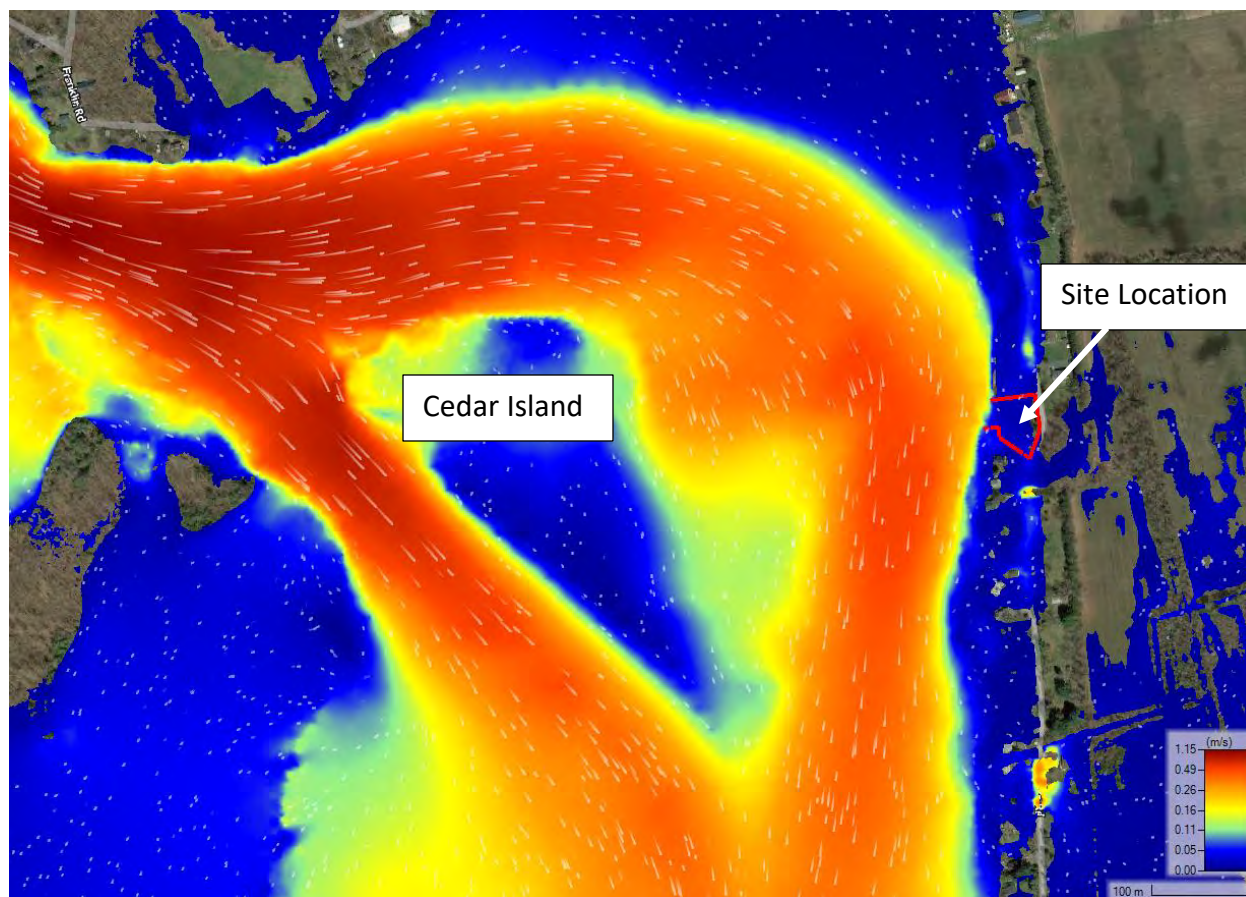


Figure 2: Minimal Velocities (Blue) at Site Location near Maximum Output of 2024 Trent River HEC-RAS Model

Storage

The general concern for instances of fill for buildings within the floodplain is that the loss of flood storage may affect the routing of the drainage system and subsequently increase water levels.

Interestingly, it is not the Healey Dam or the bridge structure that crosses County Road 50 that causes the backwater shown in the 2024 Trent River modeling. Rather, the maximum elevation of the dead storage is 182.0m, caused by the height of bathymetry in the vicinity of the County Road 50 bridge, that imposes the backwater at the subject lot in the regulatory storm (see **Figure 3**).

The active storage within the backwater area was measured using GIS applications from the top of dead storage (182.0m) to the regulatory water level (184.65m).

For the subject application, 113 m³ of fill would be placed within the Regulatory Floodplain. This amount of fill would have no negative impacts to the control of flooding since its impact is

immeasurable due to the massive amount of active storage volume between the subject lot and County Road 50 (4,286,470 m³).

The fill volume represents 26 parts per million (ppm) relative to the Trent River active storage volume. It is atypical to quantify storage volumes in hydrologic calculations as ppm, however it is the unit of measurement required given the minimal relative amount of proposed storage displacement.

As a depth, the maximum amount the proposed fill could *theoretically* raise water levels in this section of Trent River is 0.028mm. This theoretical volume increase is measured by dividing the proposed fill by the surface area of the Trent River floodplain between the subject lot and the height of bathymetry near County Road 50, yielding a depth of 0.000028 m = 0.0028 cm = 0.028 mm = 28 micrometers. Again, it is unusual to quantify water levels in micrometers, but it is the unit of measurement required.

For context, the Trent River regulatory water level is 184.65m; it is rounded to the nearest 1cm. With the maximum theoretically possible raise in water level of 0.0028cm, it can be concluded that the hydraulic model of the subject drainage system for the purpose of assessing the impacts of the proposed fill would show no change in output results as industry modeling tools are simply not designed to focus efforts on this negligible of an impact.

In an exceptionally cautious scenario, one could consider the analysis herein with regard to cumulative impacts.

- At 28 micrometers of depth increase, LTC would need to provide a permit for > 357 applications of equal magnitude to achieve a measurable (i.e. 1cm) increase in water level. This conservatively assumes all homes are built within this same 2.8km stretch of river between the subject lot and County Road 50. The impact would be even less if a model simulation was run because we are taking the maximum *theoretical* increase, meaning we have ignored backwater routing.

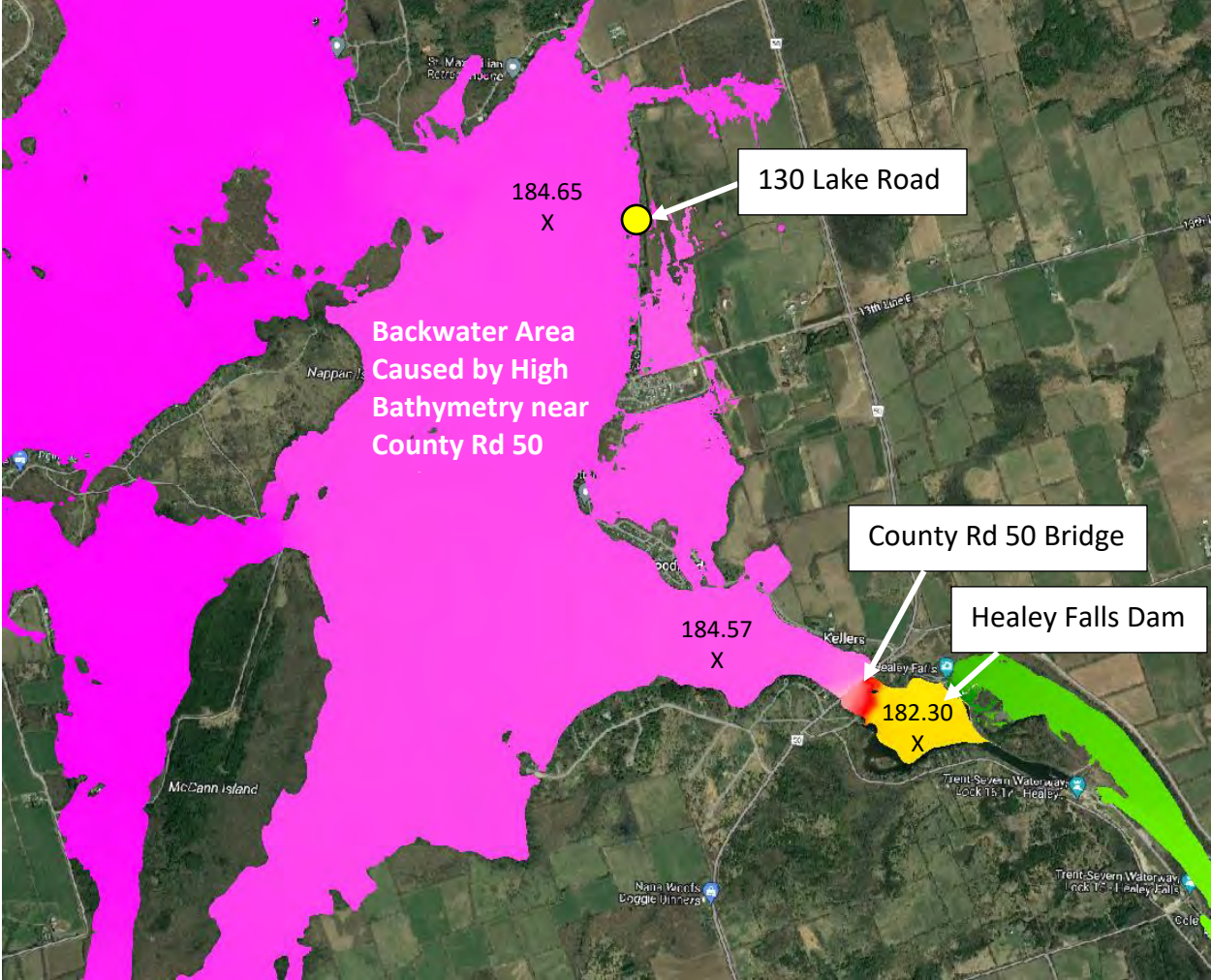


Figure 3: Backwater Area Upstream of County Road 50 Bridge

Safe Access

With the 2024 Trent River floodplain mapping update, we understand the floodplain extents are greater at the subject property than they were in the historical limits.

In the 2024 update, the flood hazard extends across majority of the subject property, crosses Lake Road, and inundates some area east of the roadway. Based on the 2024 update, Jewell investigated the availability of safe access to the dwelling along the public roadway (Lake Road) *in addition to* the proposed driveway.

Lake Road to the north of the subject property has a maximum flood depth of 0.37m until reaching an exit at 14th Line East. A depth of 0.37m is greater than the 0.3m limitation commonly recommended, but would still be navigable by larger family vehicles, emergency vehicles and fire trucks. Smaller family vehicles may have difficulty with the maximum flood depth at the peak of the 100-yr flood.

South of the subject property, Lake Road has a maximum flood depth of 0.20m until reaching the exit at 13th Line East. This depth is acceptable to all standard family vehicles since it is less than 0.3m. Therefore, **safe access is available to the subject property along Lake Road** in the peak of the regulatory storm for the Trent River.

For the proposed driveway, it is recommended to have positive drainage away from the proposed dwelling with a maximum flood depth of 0.3m. Therefore, the lowest point of the proposed driveway should have a grade no less than 184.35m. This should not present a grading concern since the existing terrain, in the location of the driveway, is already above this elevation, and will likely be raised to accommodate the final floor of the proposed dwelling.

The recommended minimum final floor elevation (FFE) for the proposed dwelling and accessory building is 184.95m (Regulatory Flood of 184.65 + 0.3 meters). This minimum elevation is based on *Appendix E – Floodproofing Standards* of the 2024 *Lower Trent Region Conservation Authority Ontario Regulation 41/24 Policy Document*. Per this policy document, it is also recommended to have no habitable space below the Regulatory Flood elevation.

Notes on Floodproofing Measures

Please note that floodproofing measures for the subject lot were outside the scope of this investigation as Jewell was requested to address potential impacts to water levels and adjacent properties along the Trent River.

For the Owner's information, we note that there are dry and/or wet floodproofing measures available that can be detailed by the Owner or hired professionals. LTC's *Floodproofing Standards* are also a useful reference.

Examples of these types of floodproofing measures include:

- Dry floodproofing:
 - Construct structure with waterproof membrane
 - Use sealants
 - Reinforce walls to withstand water pressure

- Wet floodproofing
 - Keep all electrical outlets and wires a minimum of 1 foot above the Regulatory Flood elevation.
 - Store valuables and potential contaminants (oils, solvents, etc.) at least 1 foot above the Regulatory Flood elevation.
 - Construct drains to allow water to drain from structure after floodwaters recede.

If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,



Elliott Fledderus, P. Eng.
Jewell Engineering Inc.

APPENDIX A –Site Plan



130 Lake Road
TH Seymour
Con 13, Lot 14



Legend

O.Reg. 41/24 Screening Area

Parcels

Water

Stream

Virtual Flow Connector

Wetlands (MNRF)

Unevaluated wetland

Evaluated wetland (PSW)

Evaluated wetland (non-PSW)

Field Verified Wetland

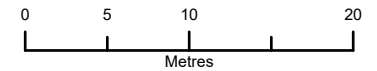
Yes (Present)

No (Not Present)

Potential (Desktop ID)

Flood & Erosion Lines

Floodlines



Map produced by Lower Trent Conservation

Includes material Copyright 2024 Queen's Printer for Ontario

Note: Property lines shown on this map are approximate only and may be an inaccurate representation of the legal property limits. A legal survey is required to define the legal property limits.



LOWER TRENT
CONSERVATION



**Lower Trent Region
Conservation Authority**

**Ontario Regulation 41/24
Policy Document**

**Approved by
Lower Trent Region Conservation Authority
Board of Directors**

June 13, 2024

2 GENERAL POLICIES

Background:

Lower Trent Region Conservation Authority (LTC) will be guided by the following general administrative guidance with respect to the implementation of its regulatory responsibilities:

- Development, interference and/or alteration activities shall not be undertaken in a regulated area without written permission from LTC.
- Where a regulated area pertains to more than one water-related hazard (e.g., lands susceptible to flooding that are part of a wetland), policies will be applied jointly, and where applicable, the more restrictive policies will apply.
- Technical studies and/or assessments, site plans and/or other plans submitted as part of an application for permission to undertake development, interference and/or alteration in a regulated area must be completed by a qualified professional to the satisfaction of LTC in conformity with the most current provincial technical guidelines or guidelines accepted by LTC through a Board Resolution.

Note: Information regarding technical standards and guidelines is contained within the Appendices.

Similar to the MNR recommended 6-metre erosion access allowance (Section 3.4, Technical Guide for River and Stream Systems: Erosion Hazard Limit, MNR), LTC recommends that a 6-metre access allowance is applied to all hazard lands. Note that emergency access is required along the hazard as well as between the buildings and the lot line to allow for heavy equipment access to the hazard area.

The guidelines for development within the 15 metre adjacent lands to a hazard include an access setback. Three main principles support the inclusion of an access setback:

- providing for emergency access to hazard areas;
- providing for construction access for regular maintenance and access to the site in the event of a natural hazard or failure of a structure; and
- providing protection against unforeseen or predicted external conditions which could have an adverse effect on the natural conditions or processes acting on or within a hazard prone area.

Activities in regulated areas that are carried out by other provincial ministries or the federal government do not require a permit. Activities conducted on provincial crown land by third-party proponents in a regulated area may require a permit, unless acting as an agent of the Crown.

Works for which permission is required under the Regulation may also be subject to other legislation, policies and standards that are administered by other agencies and municipalities, such as the *Planning Act*, *Public Lands Act*, *Nutrient Management Act*, *Drainage Act*, *Environmental Assessment Act* (EA Act) or the federal *Fisheries Act*, etc. It is the responsibility of the applicant (or applicant's agent) to ensure that all necessary approvals are obtained prior to undertaking any works for which a permit under this Regulation has been obtained.

LTC Policies – General Policies:

Within areas defined by the regulation (i.e., regulated areas), including Lake Ontario shoreline hazard lands and an allowance, river or stream valleys and an allowance, wetlands or other areas where

development could interfere with the hydrologic function of a wetland (areas of interference), watercourses, or hazardous lands, the following general policies will apply:

- 1) Development, interference and/or alteration will not be permitted within a regulated area, except in accordance with the policies contained in this document.
- 2) Notwithstanding Policy 2 (1), the LTC Board of Directors, sitting as the Hearing Board, may grant permission for development, interference and/or alteration where the applicant provides evidence acceptable to the Board that documents that the development and/or activity will have no adverse effect on the control of flooding, erosion, dynamic beaches and unstable soils and bedrock with respect to Lake Ontario shoreline, river or stream valleys, hazardous land, wetlands, and areas of interference or will not result in an unacceptable interference with a watercourse or wetland.
- 3) In addition to specific conditions outlined through this document, development activities, interference and/or alteration within a regulated area may be permitted only where:
 - a) risk to public safety is not increased;
 - b) there is no increase in habitation in the hazard area with the exception of allowable flood fringes or wave uprush hazard areas;
 - c) susceptibility to natural hazards is not increased nor new hazards created (e.g., there will be no impacts on adjacent properties with respect to natural hazards);
 - d) safe ingress/egress is available for proposed development that increases habitation outside of hazard lands;
 - e) sedimentation and erosion during construction and post construction is minimized using best management practices including site, landscape, infrastructure and/or facility design, construction controls, and appropriate remedial measures;
 - f) access for emergency works and maintenance of flood or erosion control works is available;
 - g) proposed development is constructed, repaired and/or maintained in accordance with accepted engineering principles and approved engineering standards or to the satisfaction of LTC, whichever is applicable based on the structural scale and scope, and purpose of the project;
 - h) there are no adverse hydraulic or fluvial effects on rivers, creeks, streams, or watercourses;
 - i) there are no adverse sedimentation or littoral effects on the Lake Ontario shoreline;
 - j) there are no adverse effects on the hydrologic function of wetlands; and,
 - k) the control of flooding, erosion, dynamic beaches and unstable soils and bedrock is not adversely affected during and post development.

Prohibited Uses:

- 4) Notwithstanding the General Policies referenced above, in accordance with Section 3.1 of the Provincial Policy Statement, development will not be permitted within hazardous lands as defined in the *Conservation Authorities Act*, where the use is:
 - an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing and/or protection works, and/or erosion;
 - an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as result of flooding, failure of flood-proofing measures and/or protection works, and/or erosion; or,
 - uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

5 HAZARDOUS LANDS

5.1 Conservation Authorities Act

The *Conservation Authorities Act* contains the following sections dealing with hazardous lands:

Activities prohibited (Prohibited activities re watercourses, wetlands, etc.)

“28 (1) No person shall carry on the following activities, or permit another person to carry on the following activities, in the area of jurisdiction of an authority: ...

2. Development activities in areas that are within the authority’s area of jurisdiction and are,
 - i. hazardous lands, ...

Permits

28.1 (1) An Authority may issue a permit to a person to engage in an activity specified in the permit that would otherwise be prohibited by s. 28, if, in the opinion of the authority,

- a) the activity is not likely to affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock; and
- b) the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property; ...

The permit shall be given in writing, with or without conditions.

5.2 Ontario Regulation 41/24

The following section indicates the extent of hazardous lands for the purpose of administering the Regulations. The Authority may grant a permit for development activity in or on Hazardous Lands subject to the tests or criteria in the *Conservation Authorities Act*. The Regulation contains the following definition for hazardous lands.

“**hazardous land**” means land that could be unsafe for development because of naturally occurring processes associated with flooding, erosion, dynamic beaches or unstable soil or bedrock.

Therefore, the following policies have been developed to deal with flooding, erosion, unstable soil and unstable bedrock. The dynamic beach hazards were identified in the Great Lakes section along with the flooding and erosion hazards for Great Lakes and Large Inland Lakes.

5.3 Policy Standards

The following sections outline the policy standards for LTC’s implementation of the *Conservation Authorities Act* and O. Reg. 41/24 with respect to hazardous lands including flood hazard lands, erosion hazard lands, unstable soil, and unstable bedrock. LTC, in their role through the planning process, should review planning applications to ensure that, in general, all development occurs outside the unstable soil and bedrock boundaries.

LTC may require technical studies be undertaken to demonstrate the suitability of development proposals. Technical studies should be carried out by a qualified professional, with recognized expertise in the appropriate discipline, and should be prepared using established procedures and recognized methodologies to the satisfaction of LTC.

5.3.1 Development within Flood Hazard Lands

5.3.1.1 *Development within One-Zone Regulatory Floodplain of River or Stream Valleys (including inland lakes)*

Background

The following policies are focused on development within the One-Zone Regulatory floodplain. These policies do not apply to development within the allowance adjacent to the One-Zone Regulatory floodplain and the reader should refer to Section 4.2.2 for policies that apply to these areas.

LTC Policies

- 1) Development within the Regulatory floodplain shall not be permitted.
- 2) Placement of fill, flood hazard protection and/or bank stabilization works to allow for future/proposed development or an increase in development envelope within the Regulatory floodplain shall not be permitted.
- 3) Development associated with new and/or the expansion of existing trailer parks / campgrounds in the Regulatory floodplain shall not be permitted.
- 4) *Major development* within the Regulatory floodplain shall not be permitted.
- 5) Redevelopment of derelict and abandoned buildings within the Regulatory floodplain shall not be permitted.
- 6) Stormwater management facilities within the 100-year floodplain shall not be permitted.
- 7) Basements within the Regulatory floodplain shall not be permitted.
- 8) Underground parking within the Regulatory floodplain shall not be permitted.
- 9) Cut and fill operations will not be permitted within the One-Zone Regulatory floodplain.
- 10) Notwithstanding Section 5.3.1.1 1), public infrastructure (e.g. roads, sewers, flood and erosion control works) and various utilities (e.g. pipelines) may be permitted within the Regulatory floodplain subject to the activity being approved through a satisfactory Environmental Assessment process and/or if it has been demonstrated to the satisfaction of LTC that the control of flooding, erosion, dynamic beaches or unstable soil or bedrock will not be affected.
- 11) Notwithstanding Section 5.3.1.1 1), development associated with public parks (e.g. passive or low intensity outdoor recreation, education, or trail systems) may be permitted within the Regulatory floodplain if it has been demonstrated to the satisfaction of LTC that the control of flooding, erosion, dynamic beaches or unstable soil or bedrock will not be affected.

- 12) Notwithstanding Section 5.3.1.1 1), stream bank slope and valley stabilization to protect existing development and conservation or restoration projects may be permitted within the Regulatory floodplain subject to the activity being approved through a satisfactory Environmental Assessment process and/or if it has been demonstrated to the satisfaction of LTC that the control of flooding, erosion, dynamic beaches or unstable soil or bedrock will not be affected.
- 13) Notwithstanding Section 5.3.1.1 1), *moderate development and* structural repairs may be permitted within the Regulatory floodplain if it has been demonstrated to the satisfaction of LTC that the control of flooding, erosion, dynamic beaches or unstable soil or bedrock will not be affected. The submitted plans must demonstrate that:
- a) there is no feasible alternative site outside of the Regulatory floodplain for the proposed development or in the event that there is no feasible alternative site, that the proposed development is located in an area of least (and acceptable) risk;
 - b) the proposed works do not create new hazards or aggravate flooding on adjacent or other properties and there are no negative upstream and downstream hydraulic impacts;
 - c) the development is protected from the flood hazard in accordance with established floodproofing and protection techniques. Habitable development must be dry floodproofed to 0.3 metres above the Regulatory flood elevation and non-habitable development must be floodproofed to the Regulatory flood elevation;
 - d) the proposed development will not prevent access for emergency works, maintenance, and evacuation;
 - e) the potential for surficial erosion has been addressed through the submission of proper drainage, erosion and sediment control and site stabilization/restoration plans;
 - f) the control of flooding, erosion and dynamic beach hazards, and unstable soil and bedrock have been adequately addressed; and,
 - g) for any building where the depth of flooding exceeds 0.8 metres (2.5 ft) an engineering assessment and design carried out by a qualified professional with recognized expertise in the appropriate discipline must be prepared using established procedures and recognized methodologies to the satisfaction of LTC.
- 14) Notwithstanding Section 5.3.1.1 4), detached non-habitable accessory structures greater than 46 m² (500 ft²) may be permitted within the Regulatory floodplain if it has been demonstrated to the satisfaction of LTC that the control of flooding, erosion, dynamic beaches or unstable soil or bedrock will not be affected. The submitted plans must demonstrate that:
- a) there is no feasible alternative site outside of the Regulatory floodplain for the proposed development or in the event that there is no feasible alternative site, that the proposed development is located in an area of least (and acceptable) risk;

- b) the proposed works do not create new hazards or aggravate flooding on adjacent or other properties and there are no negative upstream and downstream hydraulic impacts;
 - c) the development is protected from the flood hazard in accordance with established floodproofing and protection techniques;
 - d) the proposed development will not prevent access for emergency works, maintenance, and evacuation;
 - e) the potential for surficial erosion has been addressed through the submission of proper drainage, erosion and sediment control and site stabilization/restoration plans;
 - f) the control of flooding, erosion and dynamic beach hazards, and unstable soil and bedrock have been adequately addressed; and,
 - g) an engineering assessment and design carried out by a qualified professional with recognized expertise in the appropriate discipline must be prepared using established procedures and recognized methodologies to the satisfaction of LTC.
- 15) Notwithstanding Section 5.3.1.1 4), construction of a second storey addition to a habitable building greater than 46 m² (500 ft²) may be permitted within the Regulatory floodplain if it has been demonstrated to the satisfaction of LTC that the control of flooding, erosion, dynamic beaches or unstable soil or bedrock will not be affected. Subsequent moderate development proposals as in Section 5.2.1.1 13) which increase the footprint of the structure would not be supported. The submitted plans must demonstrate that:
- a) The original footprint of the building is not increased;
 - b) Habitation is not increased for the entire building;
 - c) the entire building is protected from the flood hazard in accordance with established floodproofing and protection techniques with dry floodproofing to 0.3 metres above the Regulatory flood elevation;
 - d) the potential for surficial erosion has been addressed through the submission of proper drainage, erosion and sediment control and site stabilization/restoration plans;
 - e) for any building where the depth of flooding exceeds 0.8 metres (2.5 ft) an engineering assessment and design carried out by a qualified professional with recognized expertise in the appropriate discipline must be prepared using established procedures and recognized methodologies to the satisfaction of LTC.
- 16) Notwithstanding Section 5.3.1.1 1), development associated with existing uses located within the Regulatory floodplain such as marine facilities, in-ground (at existing grade) pools, *minor development*, landscaping retaining walls, grading, etc., may be permitted if it has been demonstrated to the satisfaction of LTC that the control of flooding, erosion, dynamic beaches or unstable soil or bedrock will not be affected.
- 17) Notwithstanding Section 5.3.1.1 1), development may be permitted for the reconstruction or relocation of a building within the Regulatory floodplain, provided that it has not been damaged or destroyed by flooding and if it has been demonstrated to the satisfaction of LTC

9 GLOSSARY

100 Year Flood Event Standard: That flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

Alteration to a Waterway: the act whereby the channel of a watercourse is altered in some manner. Examples of an alteration include, but are not limited to, the following: channelization, full or partial diversions, retaining walls, revetments, bridges, culverts, pipeline crossings erosion protection measures, construction of storm sewer outlets and agricultural tile drain outlets.

Apparent (confined) river and stream valley: Ones in which the physical presence of a valley corridor containing a river or stream channel, which may or may not contain flowing water, is visibly discernible (i.e., valley walls are clearly definable) from the surrounding landscape by either field investigations, aerial photography and/or map interpretation. The location of the river or stream channel may be located at the base of the valley slope, in close proximity to the toe of the valley slope (i.e., within 15 metres), or removed from the toe of the valley slope (i.e., greater than 15 metres)."

Area of interference: Those lands where development could interfere with the hydrologic function of a wetland.

Armour: Artificial surfacing of bed, banks, shores, or embankments to resist scour or erosion.

Authority: The Lower Trent Region Conservation Authority, a corporate body established under the *Conservation Authorities Act* (RSO 1990).

Basement: One or more storeys of a building located below the first storey (Building Code).

Breakwall/Breakwater: An object (especially a groyne or pier) resisting force of waves.

Boathouse: Structure meant for storage of water craft and associated boating equipment located on or within 6 metres of a navigable waterway. The boathouse must be anchored and is to be constructed as a single storey with no habitable space. The boathouse is considered a detached accessory structure and it must be wet floodproofed with openings on two sides to allow the flow of water through and no electrical services to be located less than 0.3 metres above the flood elevation.

Channel: The area of a watercourse carrying normal flows within the banks.

Crawl Space: A Crawl space must be:

(a) less than 1500 mm high between the lowest part of the floor assembly and the ground or other surface below, and

(b) not used for any occupancy.

Development activity: a) the construction, reconstruction, erection or placing of a building or structure of any kind, b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure, c) site grading, or d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

Diversion: The process whereby streamflow is directed from the original channel of the watercourse and returned to the original channel at another point on the watercourse. Diversions may be full or partial re-direction of the streamflow. A diversion may also be the redirecting of flow from the channel of one watercourse to the channel of another watercourse.

Dwelling unit: One or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupants.

Dyke (dike): An embankment or wall, usually along a watercourse or floodplain, to prevent overflow on to adjacent land.

Dynamic Beach: That portion of the shoreline where accumulated unconsolidated sediment continuously moves as a result of naturally occurring processes associated with wind and water and changes in the rate of sediment supply.

Dynamic Beach Hazard: Areas of inherently unstable accumulations of shoreline sediments along the Great Lakes – St. Lawrence River System and large inland lakes, as identified by provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance.

Erosion: Continual loss of earth material (i.e., soil or sediment) over time as a result of the influence of water or wind.

Erosion Hazard: The loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one-hundred-year time span) and an allowance for slope stability and an erosion/erosion access allowance.

Fill: Earth, sand, gravel, topsoil, building materials, rubble, rubbish, garbage, or any other material whether similar to or different from any of the aforementioned materials, whether originating on the site or elsewhere, used or capable of being used to raise, lower or in any way affect or alter the contours of the ground.

Flooding Hazard: The inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one-hundred-year flood level plus an allowance for wave uprush and other water related hazards;
- b) along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
 - a. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 - b. the one-hundred-year flood; and

- c. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;

except where the use of the one-hundred-year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Flood Line: An engineered line delineating the potential extent of flooding.

Floodplain: The area, usually low lands, adjoining a watercourse which has been or may be covered by water.

Floodproofing: A combination of structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures, or properties subject to flooding so as to reduce or eliminate flood damages.

Floodway: The channel of a watercourse and the inner portion of the floodplain where flood depths and velocities are generally higher than those experienced in the flood fringe. The floodway represents that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage.

Groyne: A structure extending from the shore to prevent erosion and arrest sand movement along a shoreline.

Habitable: Suitable to live in or on; that can be inhabited. Inhabit means to dwell in, occupy.

Habitation: is measured by the number of bedrooms within a dwelling unit.

Hazardous Land: Property or lands that could be unsafe for development due to naturally occurring processes associated with flooding, erosion dynamic beaches or unstable soil or bedrock.

Hydric Soil: Soil that, in its undrained condition, is saturated, flooded, or ponded long enough during the growing season to develop an anaerobic condition that supports the growth and regeneration of hydrophytic vegetation.

Hydrologic Function: The functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Inert Fill: Earth or rock fill, or material of a similar nature that contains no putrescible materials or soluble or decomposable chemical substances.

Ingress/egress: The ability to access a property or residence by land.

Interference in any way (CO Interpretation): Any anthropogenic act or instance which hinders, disrupts, degrades, or impedes in any way the natural features or hydrologic and ecologic functions of a wetland or watercourse.

Jetty: A structure that projects from the land out into water.

Large Inland Lakes: Waterbody that has a surface area equal to or greater than 100 square kilometers where there is no measurable or predictable response to a single runoff event.

Major Development: New structures, additions, or restorations greater than 46 square metres (500 square feet).

Major Stabilization Work: stabilization works that have been approved through a satisfactory Environmental Assessment process and/or if it has been demonstrated to the satisfaction of LTC through a detailed engineering design that the control of flooding, erosion, dynamic beaches or unstable soil or bedrock will not be affected.

Minor Addition: An addition to an existing structure that does not exceed 46 square metres (500 square feet) and shall not result in an increase in the number of dwelling units. Attached covered structures including decks and garages will be considered habitable space. All new floor space shall be considered when determining the additional floor space including all storeys.

Minor Alteration: Alteration of a watercourse not exceeding 20 square metres (215 square feet).

Minor Development: A small addition to an existing building or accessory building that does not exceed 15 square metres (160 square feet) and does not increase number of dwelling units in a hazard land. Uncovered decks less than 23 square metres (250 square feet) are also considered minor development.

Minor Fill: A volumetric amount of fill not exceeding 20 cubic metres (26 cubic yards).

Moderate Development: *Minor additions*, detached accessory buildings and above ground pools that do not exceed 46 square metres (500 square feet). Uncovered decks larger than 23 square metres (250 square feet) are also considered moderate development. All moderate development (excluding uncovered decks) will be considered cumulative and will not exceed the 46 square metres (500 square feet). If cumulative moderate development exceeds 46 square metres (500 square feet) *major development* definitions apply.

Moderate Stabilization Work: stabilization works for banks/bluffs two metres or less in height and placement of appropriately sized stone a volumetric amount equivalent of up to one cubic metre per one linear metre of shoreline or stream bank if it has been demonstrated to the satisfaction of LTC that the control of flooding, erosion, dynamic beaches or unstable soil or bedrock will not be affected.

Non-Habitable: Detached structure not intended for dwelling in (i.e. garage, uncovered deck, picnic shelter, sun shelter, gazebo, pergola, boathouse)

Not Apparent (unconfined) river and stream valleys: Valleys in which a river or stream is present but there is no discernible valley slope or bank that can be detected from the surrounding landscape. For the most part, unconfined systems are found in fairly flat or gently rolling landscapes and may be located within the headwater areas of drainage basins. The river or stream channels contain either perennial (i.e., year round) or ephemeral (i.e., seasonal or intermittent) flow and range in channel configuration from seepage and natural channels to detectable channels.

Offsetting: Measures that are undertaken to counterbalance unavoidable impacts to the ecosystem. Offsetting should be identified through an Environmental Impact Study and considered only when all other options have been deemed not feasible.

One Zone Concept: An approach whereby the entire floodplain, as defined by the regulatory flood, is treated as one unit, and all development is prohibited or restricted.

Regulated Lands: The area within which development, interference and alteration activities are regulated by the Conservation Authority.

Regulatory floodplain: See definition of flooding hazard

Retaining Wall: A vertical structure designed to resist the lateral pressure of soil and water behind it.

Revetment: A vertical or inclined facing of rip-rap or other material protecting a soil surface from erosion.

Rip-rap: A layer of stone to prevent the erosion of soil.

Routine permit applications: are activities that are documented through another approval process (DART Protocol) or are determined to have limited impacts on the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock (i.e. non-habitable buildings and structures that are less than 10 m² in size).

Rubble: Waste fragments of stone, brick etc. from old houses; pieces of undressed stone used especially as backfill for walls; loose angular stones; water worn stones.

Scour: Local lowering of a streambed by the erosive action of flowing water.

Sedimentation: The deposition of detached soil particles.

Sewage Disposal System: A system which contains the entire sewage envelope, including both primary and secondary beds, mantle, septic tanks, and reserve areas, as per the requirements of the Ontario *Building Code Act* or the Ministry of the Environment and Climate Change.

Significant Wetland: An area identified as provincially significant by the Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time.

Static water level: The 100 year peak or flood level with a one chance in one hundred of occurring in any given year, without the influences of wave uprush, seiche, ship-generated waves, ice-piling, or other water-related hazards

Storey: The portion of a building;

- a) that is situated between the top of any floor and the top of the floor next above it, or
- a) that is situated between the top of the floor and the ceiling above the floor, if there is no floor above it.

Surficial erosion: The physical removal, detachment, and movement of soil at the ground surface due to water or wind.

Structure: Any material, object or work erected either as a unit or constructed or assembled of connected or dependant parts or elements, whether located under, on, and/or above the surface of the ground.

Top-of-bank: The point at which the slope of a valley or shoreline meets the horizontal plain of the adjacent table-land.

Two Zone Floodway-Flood Fringe Concept: An approach whereby certain areas of the floodplain are considered to be less hazardous than others such that development potentially could occur. The flood fringe defines that portion of the floodplain where development may be permitted, subject to appropriate floodproofing. The floodway defines that portion of the floodplain wherein development is limited. This concept is only implemented after a comprehensive study to evaluate implications has been completed.

Watercourse: means a defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs.

Watershed: An area that is drained by a river and its tributaries.

Wetland: Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Note: Additional definitions may be found in the MNRF Technical Guidelines, Natural Heritage Guidelines and the Provincial Policy Statement under the Planning Act.



714 Murray Street, R.R. 1, Trenton, Ontario K8V 0N1

■ Tel: 613-394-4829 ■ Fax: 613-394-5226 ■ Website: www.ltc.on.ca ■ Email: information@ltc.on.ca

Registered Charitable Organization No. 107646598RR0001

September 24, 2024

LTC File: **RP-24-200**

Property Owner: Kim & Jose Lima

Email to: [REDACTED]

Agent: Scott Stewart

SES Drafting & Design

Email to: sesdraftingdesign@gmail.com

Re: 130 Lake Road, Municipality of Trent Hills, Northumberland County
Concession 13, Lot 14, Geographic Township of Seymour

Application for permission to undertake development pursuant to Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits

LTC Staff Cannot Grant Approval

Dear Applicants,

Lower Trent Region Conservation Authority (LTRCA) received the above noted application to undergo site preparation and the construction of a single-family dwelling, detached accessory building and septic system on the subject lands within an area that is regulated by LTRCA under Ontario Regulation 41/24 and Part VI of the *Conservation Authorities Act*. Staff have reviewed the applications and the property information available on record including, but not limited to provincial mapping, aerial and satellite imagery and supplementary documents provided as part of the permit submission (i.e., engineering report completed by Jewell Engineering, dated August 12, 2024).

In 2024, LTRCA updated the Regulation Policy Document with respect to Ontario Regulation 41/24. The entire Ontario Regulation 41/24 Policy Document, with all appendices, can be viewed on the LTRCA website at this link:

<https://ltc.on.ca/planning-permits/policies-guidelines/>. Please note that Sections 5.3.1 *Development within Flood Hazards* is the applicable section of the Policy Document for the proposed development on this property.

According to our review of the development proposal with consideration for the policies contained within the applicable sections noted above, we can confirm that the proposed development is in direct conflict with the following policies:

5.3.1 Development within Flood Hazard Lands

5.3.1.1 Development within One-Zone Regulatory Floodplain of River or Stream Valleys (including inland lakes)

- 1) Development within the Regulatory floodplain shall not be permitted.
- 2) Placement of fill, flood hazard protection and/or bank stabilization works to allow for future/proposed development or an increase in development envelope within the Regulatory floodplain shall not be permitted.

Working with Local Communities to Protect our Natural Environment



Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

4) Major development within the Regulatory floodplain shall not be permitted.

The policies contained in the document represent thresholds and guidelines that have been approved by the LTRCA Board of Directors to enable designated staff to approve permit applications. It is our opinion that the proposed development does not comply with the above noted policies and therefore, staff approval cannot be granted.

Based on the above noted information, there are two options available for you to proceed with your application:

- You may review the information above and withdraw your application for permission under Ontario Regulation 41/24; or,
- You may request a Hearing before the Board as you have a right to a hearing where staff are recommending refusal of the application.

If you intend to proceed with the third bulleted option above the next available date for a Hearing is **October 10, 2024** as our Board Meetings are held on the second Thursday of the month. Please confirm **in writing** by **September 27, 2024** which of the above-noted options you would prefer so that the necessary arrangements can be made. Please note that the LTC Hearing Guidelines have been attached with this letter for your information.

We look forward to hearing back from you on your chosen option. If you require further assistance, please do not hesitate to contact me at 613-394-3915 ext. 224.

Sincerely,



Gage Comeau, M. Sc. Provincial Offences Officer
Manager, Watershed Management, Planning and Regulations
Lower Trent Conservation

Encl: Appendix F – Hearing Guidelines



LOWER TRENT CONSERVATION

714 Murray Street, R.R. 1, Trenton, Ontario K8V 0N1

■ Tel: 613-394-4829 ■ Fax: 613-394-5226 ■ Website: www.ltc.on.ca ■ Email: information@ltc.on.ca

Registered Charitable Organization No. 107646598RR0001

September 25, 2024

LTC File No.: **RP-24-200**

Property Owner: Kim & Jose Lima
Email to: [REDACTED]

Agent: Scott Stewart, SES Drafting & Design
Email to: sesdraftingdesign@gmail.com

NOTICE OF HEARING

IN THE MATTER OF

The Conservation Authorities Act, R.S.O. 1990, Chapter 27

AND IN THE MATTER OF an application by **SES DRAFTING & DESIGN** for **LIMA**

FOR THE PERMISSION OF THE CONSERVATION AUTHORITY

Pursuant to Regulations made under Section 28.1, Subsection 5 of the said Act

TAKE NOTICE THAT a Hearing before the Full Board of the Lower Trent Region Conservation Authority will be held under Section 28.1, Subsection 5 of the Conservation Authorities Act at the offices of the said Authority located at 714 Murray Street, RR #1 Trenton, Ontario K8V 0N1 at the hour of **1:00 p.m., on the 10th day of October, 2024** with respect to the application by **SES DRAFTING & DESIGN** for **LIMA** to permit development activities within an area regulated by the Authority in order to ensure there are no adverse effects on ***the control of flooding as a result of development in the Trent River floodplain***. Specifically, this hearing is to request permission to undergo site preparation and the construction of a single-family dwelling, detached accessory building and septic system in the Municipality of Trent Hills, Northumberland County, Geographic Township of Seymour, Part of Lot 14, Concession 13, on the property known as 130 Lake Road.

TAKE NOTICE THAT you are invited to make a delegation and submit supporting written material to the Hearing Board for the meeting of **October 10, 2024**. If you intend to appear, please contact Gage Comeau, Manager, Watershed Management, Planning and Regulations with notice and confirmation. Written material will be required by **October 1, 2024**, to enable the Hearing Board members to review the material prior to the meeting.

TAKE NOTICE THAT this hearing is governed by the provisions of the *Statutory Powers Procedure Act*. Under the Act, a witness is automatically afforded a protection that is similar to the protection of the Ontario Evidence Act. This means that the evidence that a witness gives may not be used in subsequent civil proceedings or in prosecutions against the witness under a Provincial Statute. It does not relieve the witness of the obligation of this oath since matters of perjury are not affected by the automatic affording of the protection. The significance is that the legislation is Provincial and cannot affect Federal matters. If a witness requires the protection of the Canada Evidence Act that protection must be obtained in the usual manner. The Ontario Statute requires the tribunal to draw this matter to the attention of the witness, as this tribunal has no knowledge of the effect of

Working with Local Communities to Protect our Natural Environment



Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

any evidence that a witness may give.

AND FURTHER TAKE NOTICE that if you do not attend at this Hearing, the Hearing Board of the Conservation Authority may proceed in your absence, and you will not be entitled to any further notice in the proceedings.

DATED the 25 day of September, 2024.

The Board of Directors of the Lower Trent Region Conservation Authority

Per: Chitra Gowda

Manager, Corporate Services (Signing Authority):

Chitra Gowda





LOWER TRENT
CONSERVATION

APPENDIX F

HEARING GUIDELINES

May 31, 2024

TABLE OF CONTENTS

F-1. PURPOSE OF HEARING GUIDELINES:	1
F-1.1 Hearing Guideline Updates	1
F-1.2 Additional Hearing Considerations – 2021	1
F-2. PRE-HEARING PROCEDURES	2
F-2.1 Role of the Hearing Board.....	2
F-2.2 Application	2
F-2.3 Notice of Hearing	3
F-2.4 Pre-submission of Reports	3
F-2.5 Hearing Information.....	4
F-3. HEARING.....	4
F-3.1 Public Hearing	4
F-3.2 Hearing Participants.....	4
F-3.3 Attendance of Hearing Board Members.....	4
F-3.4 Adjournments	4
F-3.5 Orders and Directions	4
F-3.6 Information Presented at Hearings.....	4
F-3.7 Conduct of Hearing	5
F-3.7.1 Record of Attending Hearing Board Members	5
F-3.7.2 Opening Remarks.....	5
F-3.7.3 Presentation of Authority Staff Information.....	5
F-3.7.4 Presentation of Applicant Information	6
F-3.7.5 Questions	6
F-3.7.6 Deliberation	6
F-4. DECISION	6
F-4.1 Notice of Decision	7
F-4.2 Adoption	7
F-5. RECORD	7
F-6. HEARINGS UNDER SECTION 28.1.2 CAA.....	7

Appendices:

Appendix F-1: Notice of Hearing – Section 28.1 (5)

Appendix F-2: Hearing Procedures

Appendix F-3: Chair’s Remarks When Dealing with Hearing with respect to Part VI of the Conservation Authorities Act and Ontario Regulation 41/24.

Appendix F-4: Notice of Decision – Hearing Pursuant to Section 28.1 (7))

Appendix F-5: Notice of Decision – Hearing Pursuant to Section 28.1 (7)) (with permit)

Appendix F-6: Notice of Hearing - Section 28.1.2 (7)

Appendix F-7: Chair’s Remarks When Dealing with Section 28.1.2 (7)

Revision Notes:

May 12, 2016 – Original Hearing Guidelines – Approved by Board (Resolution G67/16)

Revision 1: April 13, 2017 – Clarifications and Consistency Updates (Resolution G44/17)

Revision 2: November 16, 2018 – Admin Updates

Revision 3: March 26, 2021 – Include Electronic Hearings (Resolution G51/21)

Revision 4: February 10, 2022 – MZO Hearings and OLT Reference (Resolution G20/22)

Revision 5: May 31, 2024 Update to reflect changes to the Act and addition of Ontario Regulation 41/24

F-1. PURPOSE OF HEARING GUIDELINES:

The Conservation Authorities Act requires that the applicant be provided with an opportunity for a hearing by the local Conservation Authority Board, or Executive Committee (sitting as a Hearing Board) as the case may be, for an application to be refused or approved with contentious conditions. Further, a permit may be refused if, in the opinion of the Authority, the proposal adversely affects the control of flooding, erosion, dynamic beaches, unstable soils or bedrock. The Hearing Board is empowered by law to make a decision, governed by the *Statutory Powers Procedures Act (SPPA)*.

The Hearing Rules are adopted under the authority of Section 25.1 of the *Statutory Powers Procedures Act (SPPA)*. The SPPA applies to the exercise of a statutory power of decision where there is a requirement to hold or to afford the parties to the proceeding an opportunity for a hearing before making a decision. The SPPA sets out minimum procedural requirements governing such hearings and provides rule-making authority for to establish rules to govern such proceedings.

The Hearing Board shall hear and decide whether the application will be approved with or without conditions or refused. In the case of hearings related to applications submitted pursuant to Section 28.1.2, the Hearing Board shall determine what conditions, if any, will be attached to the permission. See Section F-6 for further details.

These guidelines have been prepared as an update to previous hearing guidelines and are intended to provide a step-by-step process to conducting hearings required under Section 28.1 (5), (7) of the Conservation Authorities Act. It is expected that hearings meet the legal requirements of the *Statutory Powers Procedures Act* without being unduly legalistic or intimidating to the participants. Additional considerations have been included related to hearings under Section 28.1.2 (7) in Section F-6 of this document.

F-1.1 Hearing Guideline Updates

Note that these Guidelines have been revised based on changes in legislation to incorporate various considerations as noted below:

- Revised in May 2018 - Housekeeping amendments made reflecting changes to appeal process as a result of the *Building Better Communities and Conserving Watersheds Act, 2017* and subsequent *Order in Council*. Note: changes to appeal process are no longer valid.
- Revised in March 2021 - Amendments made to incorporate the use of electronic hearings.
- Revised in February 2022 - Amendments made to incorporate hearings under 28.0.1 (now changed to 28.1.2 as of April 1, 2024) and update references to the Ontario Land Tribunal (OLT).
- Revised in May 2024 – Amendments made to incorporate changes to the Conservation Authorities Act, removal of O.Reg. 163/06 and implementation of O.Reg. 41/24

F-1.2 Additional Hearing Considerations – 2021

With the passage of *Bill 229, Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020*, a new section of the Conservation Authorities Act came into force. Section 28.0.1 (Permission for development, zoning order) applies to applications for permission submitted to an Authority where a zoning order has been made by the Minister of Municipal Affairs and Housing authorizing the proposed

development project. While the Act outlines that the Authority must issue these permissions, an Authority has the ability to attach conditions to the permission. In the case of these applications for permission, applicants must be given the opportunity for a hearing before the Authority, prior to conditions being attached. As noted above, Section 28.0.1 has been changed to 28.1.2 within the updated Conservation Authorities Act as of April 1, 2024.

As such, hearings under section 28.1.2 of the Act differ from those under section 28, in that the intent of the hearing is not to determine whether or not to issue a permission, but rather, to finalize the conditions of a permission. The purpose of the interim update to the Hearing Guidelines is to incorporate direction for hearings under section 28.1.2 of the Conservation Authorities Act in Section G-6 of this document.

Further, with the passage of Bill 245, Accelerating Access to Justice Act, 2021, on June 1st, 2021 the Local Planning Appeal Tribunal, Environmental Review Tribunal, Board of Negotiation, Conservation Review Board and Mining and Lands Tribunal were merged into a new single tribunal called the Ontario Land Tribunal (OLT). Amendments have been throughout the Hearing Guidelines to update references to the Mining and Lands Tribunal to now reference the Ontario Land Tribunal.

F-2. PRE-HEARING PROCEDURES

F-2.1 Role of the Hearing Board

In considering the application, the Hearing Board is acting as a decision-making tribunal. The tribunal is to act fairly. Under general principles of administrative law relating to the duty of fairness, the tribunal is obliged not only to avoid any bias but also to avoid the appearance or reasonable apprehension of bias. The following are three examples of steps to be taken to avoid apprehension of bias where it is likely to arise.

- a) No member of the Authority taking part in the hearing should have prior involvement with the application that could lead to a reasonable apprehension of bias on the part of that member. Where a member has a personal interest, the test is whether a reasonable well-informed person would consider that the interest might have an influence on the exercise of the official's public duty. Where a member is a municipal councillor, the *Municipal Conflict of Interest Act* applies. In the case of preciously expressed opinion, the test is that of an open mind, i.e. is the member capable of persuasion in participating in the decision making.
- b) If material relating to the merits of an application that is the subject of a Hearing is distributed to Board members before the Hearing, the material should be distributed to the applicant. The applicant may be afforded an opportunity to distribute similar pre-hearing material. These materials can be distributed to the applicable parties electronically.
- c) The applicant will be given an opportunity to attend the Hearing before a decision is made; however, the applicant does not have to be present for a decision to be made.

F-2.2 Application

An applicant has the right to a hearing when:

- staff are recommending refusal of a permit application because it doesn't comply with the

- approved policies;
- or
- the applicant objects to the conditions of approval.

The applicant is entitled to reasonable notice of the hearing pursuant to the *Statutory Powers Procedures Act*.

F-2.3 Notice of Hearing

The Notice of Hearing shall be sent to the applicant within sufficient time to allow the applicant to prepare for the hearing. To ensure that reasonable notice is given, it is recommended that prior to sending the Notice of Hearing, the applicant be consulted to determine an agreeable date and time based on the local Conservation Authority's regular meeting schedule.

The Notice of Hearing must contain the following:

- a) Reference to the applicable legislation under which the hearing is to be held (i.e., the Conservation Authorities Act)
- b) The date, time, place and the purpose of the hearing, or for electronic hearings: the time, purpose of the hearing, and details about the manner in which the hearing will be held. Note: for electronic hearings the Notice must also contain a statement that the applicant should notify the Authority if they believe holding the hearing electronically is likely to cause them significant prejudice. The Authority shall assume the applicant has no objection to the electronic hearing if no such notification is received.
- c) Particulars to identify the applicant, property and the nature of the application which are the subject of the hearing. Note: If the applicant is not the landowner but the prospective owner, the applicant must have written authorization from the registered landowner.
- d) The reasons for the proposed refusal or conditions of approval shall be specifically stated. This should contain sufficient detail to enable the applicant to understand the issues so they can be adequately prepared for the hearing. It is sufficient to reference in the Notice of Hearing that the recommendation for refusal or conditions of approval is based on the reasons outlined in previous correspondence or a hearing report that will follow.
- e) A statement notifying the applicant that the hearing may proceed in the applicant's absence and that the applicant will not be entitled to any further notice of the proceedings. Except in extreme circumstances, it is recommended that the hearing not proceed in the absence of the applicant.
- f) Reminder that the applicant is entitled to be represented at the hearing by a representative such as legal counsel, if desired. The Conservation Authority may be represented at the Hearing by counsel and/or staff.
- g) A copy of the Authority's Hearing Guidelines.

It is recommended that the Notice of Hearing be directed to the applicant and/or landowner by registered mail or other method where confirmation of delivery can be verified.

Refer to **Appendix F-1** for an example **Notice of Hearing**.

F-2.4 Pre-submission of Reports

It is the practice of the Lower Trent Region Conservation Authority to submit reports to the Board

members in advance of the hearing (i.e., inclusion on an Authority Agenda) and the applicant will be provided with the same opportunity. The applicant will be given reasonable time to prepare a report once the reasons for the staff recommendations have been received. Subsequently, this may affect the timing and scheduling of the staff hearing reports. The applicant will be required to provide sufficient copies of this report for inclusion in the Agenda.

F-2.5 Hearing Information

Prior to the hearing, the applicant should be advised of the local Conservation Authority's hearing procedures. (a copy of this document should be provided with the staff report).

F-3. HEARING

F-3.1 Public Hearing

Pursuant to the *Statutory Powers Procedure Act*, hearings, including electronic hearings, are required to be held in public. For electronic hearings, public attendance should be synchronous with the hearing. The exception is in very rare cases where public interest in public hearings is outweighed by the fact that intimate financial, personal or other matters would be disclosed at hearings.

F-3.2 Hearing Participants

The Conservation Authorities Act does not provide for third party status at the Hearing. The Hearing however is open to the public. Any information provided by third parties should be incorporated within the presentation of information by, or on behalf of, the applicant or Authority staff as appropriate.

F-3.3 Attendance of Hearing Board Members

In accordance with case law relating to the conduct of hearings, those members of the Authority who will decide whether to grant or refuse the application must be present during the full course of the hearing. If it is necessary for a member to leave, the remaining members can continue with the Hearing and render a decision.

F-3.4 Adjournments

The Board may adjourn a hearing on its own motion or that of the applicant or Authority staff where it is satisfied that an adjournment is necessary for an adequate hearing to be held. Any adjournments form part of the hearing record.

F-3.5 Orders and Directions

The Authority is entitled to make orders or directions to maintain order and prevent the abuse of its hearing processes. A hearing procedures example has been included as **Appendix F-2**.

F-3.6 Information Presented at Hearings

a) The *Statutory Powers Procedure Act* requires that a witness be informed of their right to object

pursuant to the *Canada Evidence Act*. The *Canada Evidence Act* indicates that a witness shall not be excused from answering questions on the basis that the answer may be incriminating. Further, answers provided during the hearing are not admissible against the witness in any criminal trial or proceeding. This information should be provided to the applicant as part of the Notice of Hearing.

- b) It is the decision of the hearing members as to whether information is presented under oath or affirmation. It is not a legal requirement. The applicant must be informed of the above, prior to or at the start of the hearing.
- c) The Board may authorize receiving a copy rather than the original document. However, the Board can request certified copies of the document if required.
- d) Privileged information, such as solicitor/client correspondence, cannot be heard.
- e) Information that is not directly within the knowledge of the speaker (hearsay), if relevant to the issues of the hearing, can be heard.
- f) The Board may take into account matters of common knowledge such as geographic or historic facts, times measures, weights, etc. or generally recognized scientific or technical facts, information or opinions within its specialized knowledge without hearing specific information to establish their truth.

F-3.7 Conduct of Hearing

F-3.7.1 Record of Attending Hearing Board Members

A record should be made of the members of the Hearing Board.

F-3.7.2 Opening Remarks

The Hearing Board Chair should convene the hearing with opening remarks which; identify the applicant, the nature of the application, and the property location; outline the hearing procedures; and advise on requirements of the *Canada Evidence Act*. Please reference **Appendix G-3** for the Opening Remarks Template. In an electronic hearing, all the parties and members of the Hearing Board must be able to clearly hear one another and any witnesses throughout the hearing.

F-3.7.3 Presentation of Authority Staff Information

Staff of the Authority presents the reasons supporting the recommendation for the refusal or conditions of approval of the application. Any reports, documents or plans that form part of the presentation should be properly indexed and received.

Staff of the Authority should not submit new technical information at the Hearing as the applicant will not have had time to review and provide a professional opinion to the Hearing Board.

Consideration should be given to the designation of one staff member or legal counsel who coordinates the presentation of information on behalf of Authority staff and who asks questions on behalf of Authority staff.

F-3.7.4 Presentation of Applicant Information

The applicant has the opportunity to present information at the conclusion of the Authority staff presentation. Any reports, documents or plans which form part of the submission should be properly indexed and received.

The applicant shall present information as it applies to the permit application in question. For instance, does the requested activity affect the control of flooding, erosion, dynamic beaches, unstable soils or bedrock? The hearing does not address the merits of the activity or appropriateness of such a use in terms of planning.

- The applicant may be represented by legal counsel or agent, if desired.
- The applicant may present information to the Board and/or have invited advisors to present information to the Board.
- The applicant's presentation may include technical witnesses, such as an engineer, ecologist, hydro-geologist etc.

The applicant should not submit new technical information at the hearing as the Staff of the Authority will not have had time to review and provide a professional opinion to the Hearing Board.

F-3.7.5 Questions

Members of the Hearing Board may direct questions to each speaker as the information is being heard. The applicant and/or agent can make any comments or questions on the staff report. Staff will be given an opportunity to respond to questions posed by either the Board or the applicant. Staff may also rebut comments or pose questions to the applicant at this time.

Pursuant to the *Statutory Powers Procedure Act*, the Board can limit questioning where it is satisfied that there has been full and fair disclosure of the facts presented. Please note that the courts have been particularly sensitive to the issue of limiting questions and there is a tendency to allow limiting of questions only where it has clearly gone beyond reasonable or proper bounds.

F-3.7.6 Deliberation

After all the information is presented, the Board may adjourn the hearing and retire in private to confer. The Board may reconvene on the same date or at some later date to advise the applicant of the Board's decision. The Board members should not discuss the hearing with others prior to the decision of the Board being finalized.

F-4. DECISION

The applicant must receive written notice of the decision. The applicant should be informed of the right to appeal the decision within 15 days to the Minister and/or 90 days upon receipt of the written decision to the Ontario Land Tribunal.

It is important that the hearing participants have a clear understanding of why the application was

refused or approved. The Board should itemize and record information of particular significance which led to their decision.

F-4.1 Notice of Decision

The decision notice should include the following information:

- a) The identification of the applicant, property and the nature of the application that was the subject of the hearing.
- b) The decision to refuse or approve the application. A copy of the Hearing Board resolution should be attached.

It is recommended that the written Notice of Decision be forwarded to the applicant by registered mail or other method where confirmation of delivery can be verified.

A sample Notice of Decision and cover letter has been included as **Appendix F-4**. Note that if the decision of the Board is to approve the application, the written notice of decision can be included as part of the Permit Cover Letter. An example of Permission Granted through Hearing has been included as **Appendix F-5**.

F-4.2 Adoption

A resolution advising of the Board's decision and particulars of the decision should be adopted.

F-5. RECORD

The Authority shall compile a record of the hearing. In the event of an appeal, a copy of the record should be forwarded to the Ontario Land Tribunal. The record must include the following:

- a) The application for the permit.
- b) The Notice of Hearing.
- c) Any orders made by the Board (e.g. for adjournments).
- d) All information received by the Board.
- e) Attendance of Hearing Board members.
- f) The transcript/minutes, if one exists, of the oral presentations made at the hearing.
- g) The decision and reasons for decision of the Board.
- h) The Notice of Decision sent to the applicant.

F-6. HEARINGS UNDER SECTION 28.0.1 CAA

Section 28.1.2 of the Conservation Authorities Act came into force with the Royal Assent of *Bill 229, Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020*. This section applies to any application submitted to an authority under a regulation made under Section 28 of the Act for permission to carry out all or part of a development project associated with an approved Minister's Zoning Order (MZO). For such applications, an Authority must grant permission to the applicant to carry out the activity, provided an MZO has been made by the Minister of Municipal Affairs and Housing, and provided that the authority's regulated area in which the development activity is proposed to take place

APPENDIX F – HEARING GUIDELINES

is not located in the Greenbelt Area designated under section 2 of the Greenbelt Act. A permission which is granted under s.28.1.2 may be subject to conditions as prescribed by the issuing Authority.

Understanding that an Authority must grant permission for applications submitted pursuant to an approved MZO (pending the above-noted conditions are met), hearings for these applications differ from those under Section 28(12) of the Act, in that a hearing cannot be held to determine if a permission should be refused. The Authority may refuse to grant a permit only if i) a zoning order has not been made to authorize the development project, ii) the project is proposed to be carried out in the Greenbelt Area, and iii) if all other prescribed requirements have not been satisfied. Per s.28.1.2 (7) of the Act, the applicant for a permission will be given the opportunity to be heard by the Authority prior to any conditions being attached to the granted permission.

The following table is intended to provide a step-by-step process to conducting hearings required under Section 28.1.2 (7) of the Conservation Authorities Act. It is recognized that much of the guidance provided in the body of the Section 28 Hearing Guidelines will be applicable to the s. 28.1.2 (7) hearing process. Where processes differ, the table outlines the necessary considerations for the s. 28.1.2(7) processes. Where the processes are the same, the table refers to the appropriate sections of the Section 28(5) hearing guidelines.

Sections of the <i>Section 28 Conservation Authorities Act Hearing Guidelines</i>	Specific Guidance and/or Processes for S. 28.1.2 (7) Hearings
1.0 Purpose of Hearing Guidelines	<p>The <i>Conservation Authorities Act</i> requires that the applicant be provided with an opportunity for a hearing by the local Conservation Authority Board, or Executive Committee (sitting as a Hearing Board) as the case may be, for an application to be refused or approved with contentious conditions. In the case of hearings related to applications submitted pursuant to s. 28.1.2 of the <i>Conservation Authorities Act</i>, the Authority must grant permission to the applicant, provided the requirements set out under this section are met. In this scenario, a hearing will only be held to determine conditions which will be attached to a permission.</p> <p>Further, a permit may be refused if in the opinion of the Authority the proposal adversely affects the control of flooding, unstable soils or bedrock, and additional erosion and dynamic beaches. In the case of applications submitted pursuant to s. 28.1.2 of the <i>Conservation Authorities Act</i>, the Authority may refuse to grant a permit only if i) a zoning order has not been made to authorize the development project, ii) the project is proposed to be carried out in the Greenbelt Area, and iii) if all other prescribed requirements have not been satisfied. The Hearing Board is empowered by law to make a decision, governed by the <i>Statutory Powers Procedures Act</i>.</p>

APPENDIX F – HEARING GUIDELINES

	<p>The Hearing Rules are adopted under the authority of Section 25.1 of the <i>Statutory Powers Procedures Act</i> (SPPA). The SPPA applies to the exercise of a statutory power of decision where there is a requirement to hold or to afford the parties to the proceeding an opportunity for a hearing before making a decision. The SPPA sets out minimum procedural requirements governing such hearings and provides rule-making authority for to establish rules to govern such proceedings.</p> <p>The Hearing Board shall hear and decide whether the application will be approved with or without conditions or refused. In the case of hearings related to applications submitted purposed to Section 28.1.2, the Hearing Board shall determine what conditions, if any, will be attached to the permission. See Section G-6 for further details.</p> <p>These guidelines have been prepared as an update to the October 1992 hearing guidelines and are intended to provide a step-by-step process to conducting hearings required under Section 28.1 (5), (7) of the <i>Conservation Authorities Act</i>. It is hoped that the guidelines will ensure that hearings meet the legal requirements of the <i>Statutory Powers Procedures Act</i> without being unduly legalistic or intimidating to the participants. Additional considerations have been included related to hearings under Section 28.1.2 (7) in Section G-6</p>
2.0 Prehearing Procedures	Not applicable to S.28.1.2(7) hearings
2.1 Role of the Hearing Board	<p>In considering the application, the Hearing Board is acting as a decision-making tribunal. The tribunal is to act fairly. Under general principles of administrative law relating to the duty of fairness, the tribunal is obliged not only to avoid any bias but also to avoid the appearance or reasonable apprehension of bias.</p> <p>The following are three examples of steps to be taken to avoid apprehension of bias where it is likely to arise.</p> <p>(a) No member of the Authority taking part in the hearing should have prior involvement with the application that could lead to a reasonable apprehension of bias on the part of that member. Where a member has a personal interest, the test is whether a reasonably well-informed person would consider that the interest might have an influence on the exercise of the official's public duty. Where a member is a municipal councillor, the <i>Municipal Conflict of Interest Act</i> applies. In the case of a previously expressed opinion, the test is that of an</p>

APPENDIX F – HEARING GUIDELINES

	<p>open mind, i.e. is the member capable of persuasion in participating in the decision making</p> <p>(b) If material relating to the merits of an application that is the subject of a hearing is distributed to Board members before the hearing, the material shall be distributed to the applicant at the same time. The applicant may be afforded an opportunity to distribute similar pre-hearing material. These materials can be distributed electronically.</p> <p>(c) The applicant will be given an opportunity to attend the hearing before a decision is made; however, the applicant does not have to be present for a decision to be made.</p> <p>(d) Where a hearing is required for applications submitted pursuant to s. 28.1.2 of the <i>Conservation Authorities Act</i> (e.g., to determine the conditions of the permission), final decisions on the conditions shall not be made until such a time as the applicant has been given the opportunity to attend a hearing.</p>
2.2 Application	The right to a hearing arises where staff is recommending refusal of an application or is recommending conditions to the approval of an application. Additionally, in the case of applications submitted pursuant to s. 28.1.2 of the CA Act, the authority shall not attach conditions to a permission unless the applicant has been given an opportunity to be heard by the authority. The applicant is entitled to reasonable notice of the hearing pursuant to the <i>Statutory Powers Procedures Act</i> .
2.3 Notice of Hearing	<i>Refer to Section 2.3</i>
2.4 Presubmission of Reports	<i>Refer to Section 2.4</i>
3.0 Hearing	Not applicable to S.28.1.2(7) hearings
3.1 Public Hearing	<i>Refer to Section 3.1</i>
3.2 Hearing participants	<i>Refer to Section 3.2</i>
3.3 Attendance of Hearing Board Members	<i>Refer to Section 3.3</i>
3.4 Adjournments	<i>Refer to Section 3.4</i>
3.5 Orders and Directions	<i>Refer to Section 3.5</i>
3.6 Information Presented at Hearings	<i>Refer to Section 3.6</i>
3.7 Conduct of Hearing	N/A
3.7.1 Record of Attending Hearing Board Members	<i>Refer to Section 3.7.1</i>
3.7.2 Opening Remarks	<i>Refer to Section 3.7.2</i>
3.7.3 Presentation of Authority Staff Information	<i>Refer to Section 3.7.3</i>
3.7.4 Presentation of Applicant Information	<i>Refer to Section 3.7.4</i>
3.7.5 Questions	<i>Refer to Section 3.7.5</i>

APPENDIX F – HEARING GUIDELINES

3.7.6 Deliberation	<i>Refer to Section 3.7.6</i>
4.0 Decision	<i>Refer to Section 4.0</i>
4.1 Notice of Decision	<p>The decision notice should include the following information:</p> <p>(a) The identification of the applicant, property and the nature of the application that was the subject of the hearing.</p> <p>(b) The decision to refuse or approve the application, and in the case of applications under s. 28.1.2 of the CA Act, the decision to approve the application with or without conditions. A copy of the Hearing Board resolution should be attached.</p> <p>It is recommended that the written Notice of Decision be forwarded to the applicant by registered mail. A sample Notice of Decision and cover letter has been included as Appendix F-4.</p>
4.2 Adoption	<i>Refer to section 4.2</i>
5.0 Record	<i>Refer to Section 5.0</i>
Appendix G-6	A new Appendix F-6 has been prepared which provides an example “Notice of Hearing” for hearings under Section 28.1.2 (7) of the <i>Conservation Authorities Act</i>
Appendix G-7	A new Appendix F-7 has been prepared which provides an example “Notice of Decision” for hearings under Section 28.1.2 (7) of the <i>Conservation Authorities Act</i>

Appendix F-1

NOTICE OF HEARING

IN THE MATTER OF

The Conservation Authorities Act, R.S.O. 1990, Chapter 27

AND IN THE MATTER OF an application by XXXXXX

FOR THE PERMISSION OF THE CONSERVATION AUTHORITY

Pursuant to Regulations made under Section 28.1, Subsection 5 of the said Act

TAKE NOTICE THAT a Hearing before the Full Board of the Lower Trent Region Conservation Authority will be held under Section 28.1, Subsection 5 of the Conservation Authorities Act at the offices of the said Authority located at 714 Murray Street, RR #1 Trenton, Ontario K8V 0N1 at the hour of , **on the day of , 20__**, [for electronic hearings, include details about the manner in which the hearing will be held] with respect to the application by **(NAME)** to permit development within an area regulated by the Authority in order to ensure no adverse effect on **(the control of flooding, erosion, dynamic beaches or unstable soils or bedrock/alter or interfere with a watercourse or wetland)** on Lot , Plan/Lot , Concession, **(Street)** in the City of , Regional Municipality of , River Watershed.

TAKE NOTICE THAT you are invited to make a delegation and submit supporting written material to the Hearing Board for the meeting of **(meeting number)**. If you intend to appear, [for electronic hearings: or if you believe holding the hearing is likely to cause significant prejudice], please contact **(name)**. Written material will be required by **(date)**, to enable the Hearing Board members to review the material prior to the meeting.

TAKE NOTICE THAT this hearing is governed by the provisions of the *Statutory Powers Procedure Act*. Under the Act, a witness is automatically afforded a protection that is similar to the protection of the Ontario Evidence Act. This means that the evidence that a witness gives may not be used in subsequent civil proceedings or in prosecutions against the witness under a Provincial Statute. It does not relieve the witness of the obligation of this oath since matters of perjury are not affected by the automatic affording of the protection. The significance is that the legislation is Provincial and cannot affect Federal matters. If a witness requires the protection of the Canada Evidence Act that protection must be obtained in the usual manner. The Ontario Statute requires the tribunal to draw this matter to the attention of the witness, as this tribunal has no knowledge of the effect of any evidence that a witness may give.

AND FURTHER TAKE NOTICE that if you do not attend at this Hearing, the Hearing Board of the Conservation Authority may proceed in your absence, and you will not be entitled to any further notice in the proceedings.

DATED the ___ day of , _____ 20__.

APPENDIX F – HEARING GUIDELINES

The Board of Directors of the Lower Trent Region Conservation Authority

Per:

Staff Member, Title: _____

Chief Administration Officer/ Secretary Treasurer: _____

Appendix F-2

HEARING PROCEDURES

1. Motion to sit as Hearing Board.
2. Roll Call followed by the Chair's opening remarks. For electronic hearings, the Chair shall ensure that all parties and the Hearing Board are able to clearly hear one another and any witnesses throughout the hearing.
3. Staff will introduce to the Hearing Board the applicant/owner, his agent and others wishing to speak.
4. Staff will indicate the nature and location of the subject application and the conclusions.
5. Staff will present the staff report included in the Authority agenda.
6. The applicant and/or his agent will speak and also make any comments on the staff report, if he so desires.
7. The Hearing Board will allow others to speak, and, if necessary, the applicant in rebuttal.
8. The Hearing Board will question, if necessary, both the staff and the applicant/agent.
9. The Hearing Board will move into camera. For electronic hearings, the Hearing Board will separate from the other participants.
10. Members of the Hearing Board will move and second a motion.
11. A motion will be carried which will culminate in the decision.
12. The Hearing Board will move out of camera. For electronic meeting, the Hearing Board will reconvene with other participants.
13. The Chair or Acting Chair will advise the owner/applicant of the Hearing Board decision.
14. If decision is "to refuse" or "approve with conditions", the Chair or Acting Chair shall notify the owner/applicant of his/her right to appeal the decision to the Minister within 15-days of receiving the decision and/or the Ontario Land Tribunal within 90 days of receipt of the reasons for the decision.
15. Motion to move out of Hearing Board and sit as the Board of Directors.

Appendix F-3

CHAIR'S REMARKS WHEN DEALING WITH HEARINGS WITH RESPECT TO Part VI of the Conservation Authorities Act and ONTARIO REGULATION 41/24.

Date: Month XX, XXXX
O.Reg. 41/24: Permit Application # RP-XX-XXX
Applicant: Name

We are now going to conduct a hearing under Section 28.1 of the Conservation Authorities Act in respect of an application by _____: , for permission to: _____

The Authority has adopted regulations under section 28.1 of the Conservation Authorities Act which requires the permission of the Authority for development within an area regulated by the Authority in order to ensure no adverse effect on the control of flooding, erosion, dynamic beaches, unstable soils or bedrock, or to permit alteration to a shoreline or watercourse or interference with a wetland. This Hearing is about granting permission to develop under the Authority regulations; a separate matter from approvals under the *Planning Act*.

The Staff has reviewed this proposed work and a copy of the staff report has been given to the applicant.

The Conservation Authorities Act (Section 28.1 [5]) provides that:

“(5) An authority shall not refuse an application for a permit or attach conditions to a permit unless the applicant for the permit has been given an opportunity to be heard by the authority.”

While holding this hearing, the Hearing Board is to determine whether or not a permit is to be issued, with or without conditions. In doing so, we can only consider the application in the form that is before us, the staff report, such evidence as may be given and the submissions to be made on behalf of the applicant. Only information disclosed prior to the hearing is to be presented at the hearing. It is not our place to suggest alternative development methods.

It is to be noted that if the Hearing Board decision is “to refuse” or not support the proposed work within the permit submission, the Chair or Acting Chair shall notify the owner/applicant of his/her right to appeal the decision to the Ontario Land Tribunals.

The proceedings will be conducted according to the *Statutory Powers Procedure Act*. Under Section 5 of the Canada Evidence Act, a witness may refuse to answer any question. The procedure in general shall be informal without the evidence before it being given under oath or affirmation.

If the applicant has any questions to ask of the Hearing Board or of the Authority representative, they must be directed to the Chair of the Board.

At this time, if any member of this Board has intervened on behalf of the Applicant with regards to this matter, they should recuse themselves so there is no apprehension of bias and that a fair and impartial Hearing may be conducted.

Appendix F-4

(Date) BY REGISTERED MAIL/ EMAIL

(name) , (address)

Dear:

RE: NOTICE OF DECISION

Hearing Pursuant to Section 28.1(5) of the Conservation Authorities Act

Proposed Residential Development

Lot , Plan ; ?? Drive, City of

(Application #)

In accordance with the requirements of the Conservation Authorities Act, the Lower Trent Region Conservation Authority provides the following Notice of Decision:

On **(meeting date and number)**, the Hearing Board of the Lower Trent Region Conservation Authority refused/approved your application/approved your application with conditions. A copy the Board's Resolution # _____ has been attached for your records. Please note that this decision is based on the following reasons: **(the proposed development/alteration to a watercourse adversely affects the control of flooding, erosion, dynamic beaches, unstable soils or bedrock.)**

In accordance with Section 28.1 (7) of the Conservation Authorities Act, an applicant who has been refused permission or who objects to conditions imposed on a permission may, within 15 days of receiving the reasons under subsection (7), appeal to the Minister who may refuse the permission; or grant permission, with or without conditions. Additionally, if a decision is not made by the Minister within 30-days after receiving the request, an applicant may appeal the decision to the Ontario Land Tribunal Through Order in Council 332/2018 the responsibility for hearing the appeal has been transferred to the Ontario Land Tribunal. For your information, should you wish to exercise your right to appeal the decision, a letter by you or your agent/counsel setting out your appeal must be sent within 90 days of receiving this decision addressed to:

Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario M5G 2K4

A carbon copy of this letter should also be sent to Lower Trent Region Conservation Authority. Should you require any further information, please do not hesitate to contact **(staff contact)** or the undersigned.

Yours truly,

Chief Administration Officer/ Secretary Treasurer

Enclosure

Appendix F-5

Date

FILE #: RP-XX-XXX

PERMIT#: P-XX-XXX

Name of Applicant

Address of Applicant

ATTENTION: It is important that you read and understand the contents of this letter and ensure that all necessary parties (i.e., landowner(s) and anyone conducting site works) are aware of any special mitigation requirements contained herein.

RE: Location where Permission Applies

Application for permission to (development, interference and/or alteration) pursuant to Part VI of the Conservation Authorities Act and Ontario Regulation 41/24 – *Prohibited Activities, Exemptions and Permits*

As you are aware, your application to allow for (Proposed development/interference/alteration) on the property noted above was heard and approved by the Lower Trent Region Conservation Authority's (LTC) Hearing Board on Hearing Date. The following resolution was passed (draft resolution for final approval at the upcoming LTC's Board of Directors' meeting – Next Meeting Date):

RES: HC2/17 Moved by: Board Member Seconded by: Board Member
THAT the permit application RP-XX-XXX by Applicant for permission (development/interference/alteration) in the (Regulated Area) be approved.
Carried

Please accept this letter as formal notice of the decision of the Hearing Board.

The proposed (development/alteration/interference) is situated within regulated areas associated with (Regulated Area). Attached you will find a copy of Permit No. P-XX-XXX issued for the works noted above in accordance with Ontario Regulation 41/24. The permit has been issued based on the information, plans and specifications submitted with the application as well as your acceptance of the general conditions of approval detailed in the application. The plans and specifications are attached as part of the approved documentation.

The following mitigation measures are expected to be implemented as part of the approval from LTC:

- 1) *Listed Conditions of Permission;*

Should you require any further information, please do not hesitate to contact (**staff contact**) or the undersigned.

Appendix F-6

NOTICE OF HEARING

(Subsection 28.1.2 (7) of the Conservation Authorities Act)

IN THE MATTER OF

The Conservation Authorities Act, R.S.O. 1990, Chapter 27

AND IN THE MATTER OF an application by

FOR THE PERMISSION OF THE CONSERVATION AUTHORITY

Pursuant to Regulations made under Section 28.1.2, Subsection 7 of the said Act

TAKE NOTICE THAT a Hearing before the Hearing Board of the Conservation Authority will be held under Section 28.1.2, Subsection 7 of the Conservation Authorities Act at the offices of the said Authority (located at 714 Murray Street, RR #1 Trenton, Ontario K8V 0N1), at the hour of XX:XX, on the XX day of XXX, 20XX, [for electronic hearings, include details about the manner in which the hearing will be held] with respect to the application by (NAME) to permit development within an area regulated by the Authority in association with a Minister's Zoning Order (REGULATION NUMBER) on Lot, Plan/Lot, Concession, (Street) in the City of, Regional Municipality of, River Watershed.

TAKE NOTICE THAT you are invited to make a delegation and submit supporting written material to the Hearing Board for the meeting of (meeting date). If you intend to appear [For electronic hearings: or if you believe that holding the hearing electronically is likely to cause significant prejudice], please contact (name). Written material will be required by (date), to enable the Committee members to review the material prior to the meeting.

TAKE NOTICE THAT pursuant to Section 28.1.2 of the Conservation Authorities Act, a conservation authority is required to grant the permission applied for and may only impose conditions to the permission. The Hearing will therefore focus on the conditions to be imposed to the granting of the permission.

TAKE NOTICE THAT this hearing is governed by the provisions of the *Statutory Powers Procedure Act*. Under the Act, a witness is automatically afforded a protection that is similar to the protection of the *Ontario Evidence Act*. This means that the evidence that a witness gives may not be used in subsequent civil proceedings or in prosecutions against the witness under a Provincial Statute. It does not relieve the witness of the obligation of this oath since matters of perjury are not affected by the automatic affording of the protection. The significance is that the legislation is Provincial and cannot affect Federal matters. If a witness requires the protection of the Canada Evidence Act that protection must be obtained in the usual manner. The Ontario Statute requires the tribunal to draw this matter to the attention of the witness, as this tribunal has no knowledge of the affect of any evidence that a witness may give.

AND FURTHER TAKE NOTICE that if you do not attend at this Hearing, the Hearing Board of the Conservation Authority may proceed in your absence, and you will not be entitled to any further

notice in the proceedings.

DATED the ___ day of , _____202X

The Hearing Board of the Conservation Authority

Per:

Chief Administrative Officer/Secretary-Treasurer

Appendix F-7

HEARING BOARD CHAIR'S REMARKS WHEN DEALING WITH HEARINGS

(Section 28.1.2, Subsection 7 of the Conservation Authorities Act)

WITH RESPECT TO Part VI of the Conservation Authorities Act and ONTARIO REGULATION 41/24

We are now going to conduct a hearing under section 28.1.2 of the Conservation Authorities Act in respect of an application by _____: , for permission to: _____

Under Section 28.1.2 of the Conservation Authorities Act, an Authority is required to grant permission for any application submitted under a regulation made under subsection 28.1.2 (1) for permission to carry out all or part of a development project, in an area regulated by the Authority, associated with a Minister's Zoning Order, provided the criteria listed under subsection 28.1.2 (1) are met. A permission is subject to any conditions as may be prescribed by the Authority.

The Staff has reviewed this proposed work and prepared a staff report, including the proposed conditions of approval for the proposed work, which has been given to the applicant and the Board. The applicant was invited to file material in response to the staff report, a copy of which has also been provided to the Board.

Under Section 28.1.2 (7) of the Conservation Authorities Act, the person requesting permission has the right to a hearing before the Authority/ Hearing Board.

In holding this hearing, the Authority Board/ Hearing Board is to determine the prescribed conditions to be attached to the approved permission. In doing so, we can only consider the application in the form that is before us, the staff report, such evidence as may be given and the submissions to be made on behalf of the applicant. Only Information disclosed prior to the hearing is to be presented at the hearing.

The proceedings will be conducted according to the *Statutory Powers Procedure Act*. Under Section 5 of the *Canada Evidence Act*, a witness may refuse to answer any question on the ground that the answer may tend to incriminate the person, or may tend to establish his/her liability to a civil proceeding at the instance of the Crown or of any person.

The procedure in general shall be informal without the evidence before it being given under oath or affirmation unless decided by the hearing members.

If the applicant has any questions to ask of the Hearing Board or of the Authority representative, they must be directed to the Chair of the board.



LOWER TRENT
CONSERVATION

HEARING

Ontario Regulation 41/24 Permit Application: RP-24-200

Property Owner: Kim & Jose Lima
Agent: SES Drafting & Design – Scott Stewart

130 Lake Road
TH, Seymour Con 13, Lot 14

Presented to: Lower Trent Region Conservation Authority Hearing Board
Presented by: Gage Comeau, Manager, Watershed Management, Planning & Regulations

Date: October 10, 2024

Contents

- File Timelines
- Subject Property
- Floodplain Mapping
- Development Proposal
- O.Reg. 41/24 LTC Policies
- Staff Conclusion

Permit Application: RP-24-200

- Pre-consultation meeting: May 16, 2024
- Permit Application received: September 12, 2024
- Complete Application: September 24, 2024
- Permit Status Letter: September 24, 2024
- Request for Hearing: September 24, 2024
- Notice of Hearing: August 25, 2024
- Hearing Date: October 10, 2024

Subject lands

- Property located to the West of Lake Road
- Waterfront on the Trent River
- Entirety of the property located within the Trent River floodplain
 - Floodplain delineated by KGS Engineering and approved by the Board in March 2024



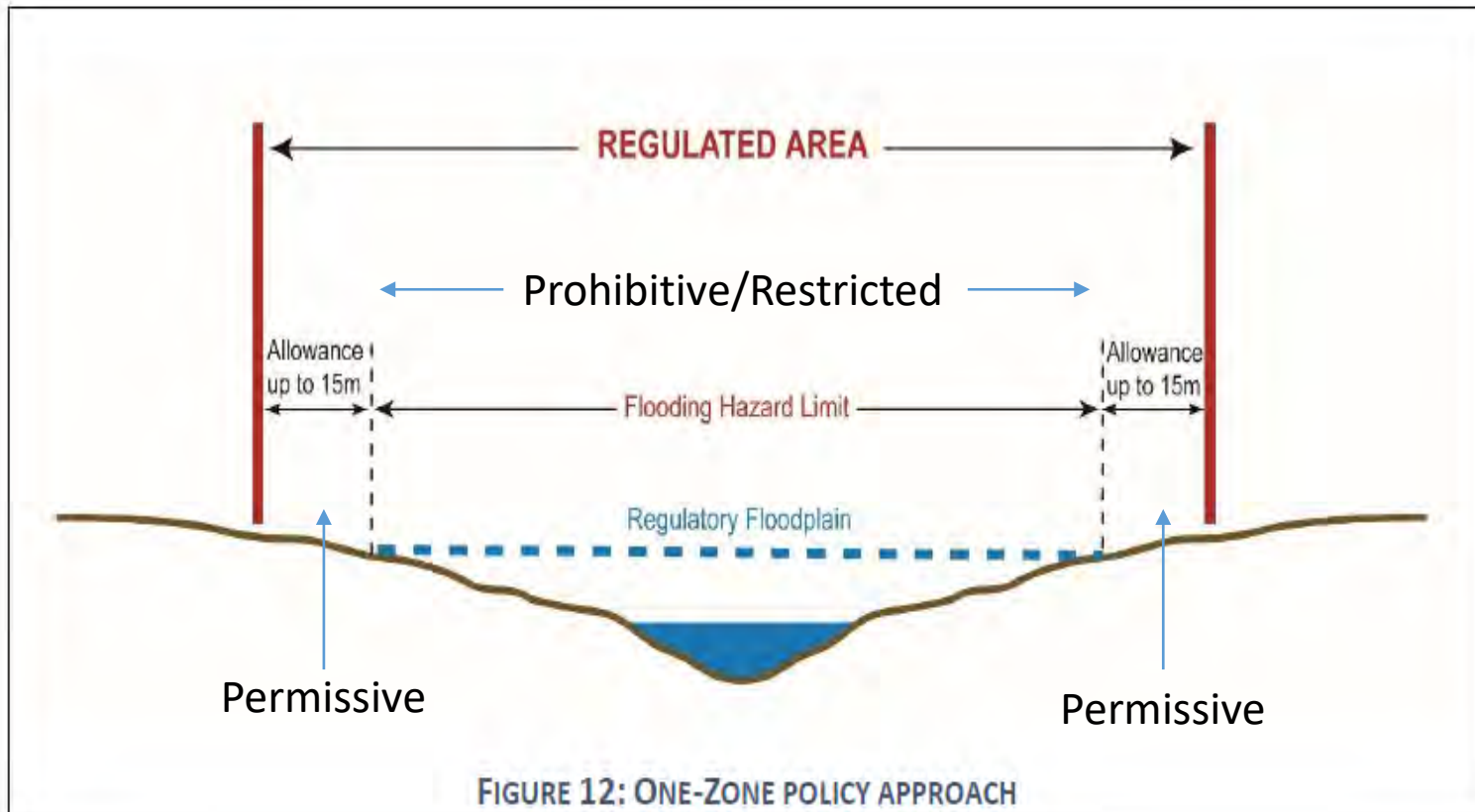
Subject Property



Floodplain Mapping

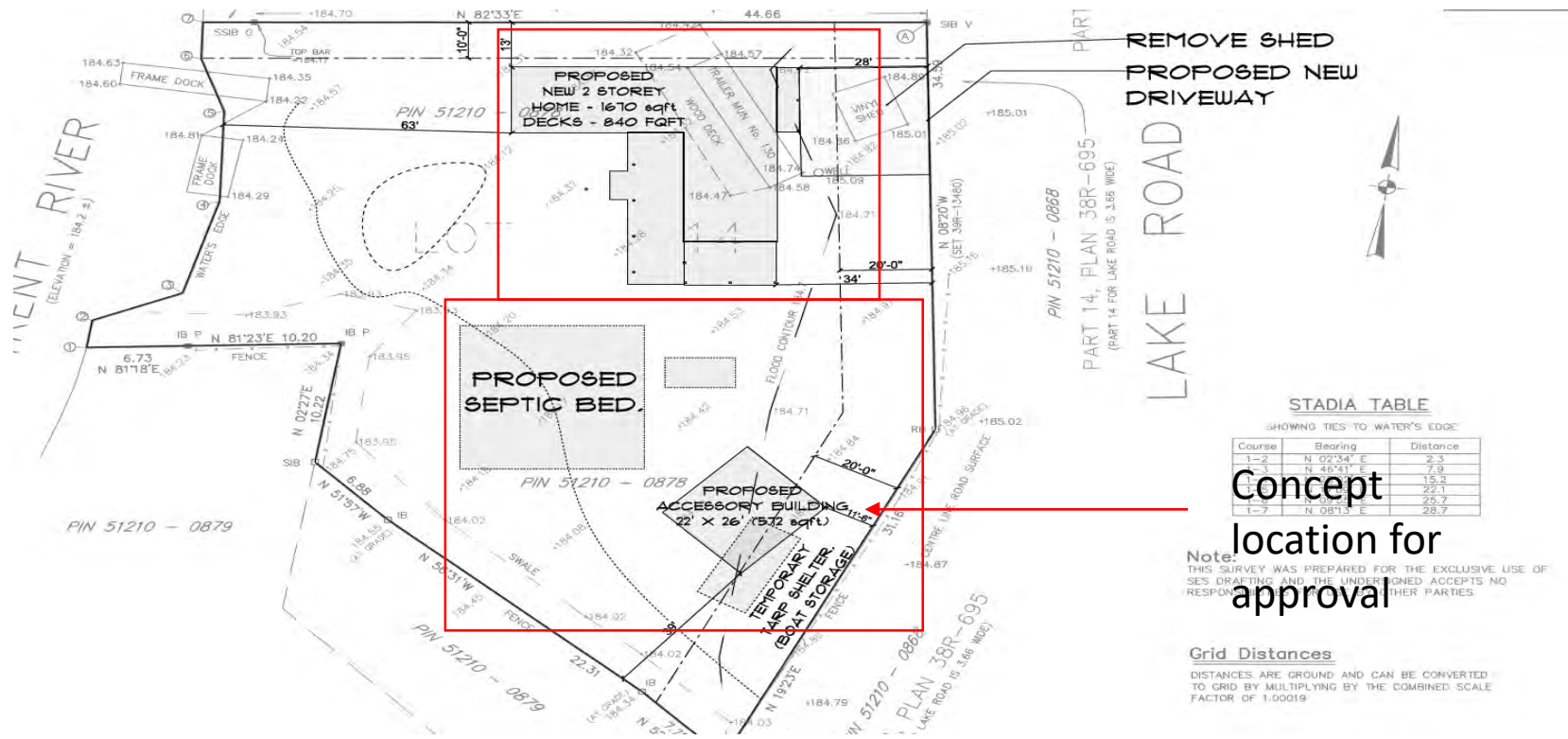


One-Zone Concept

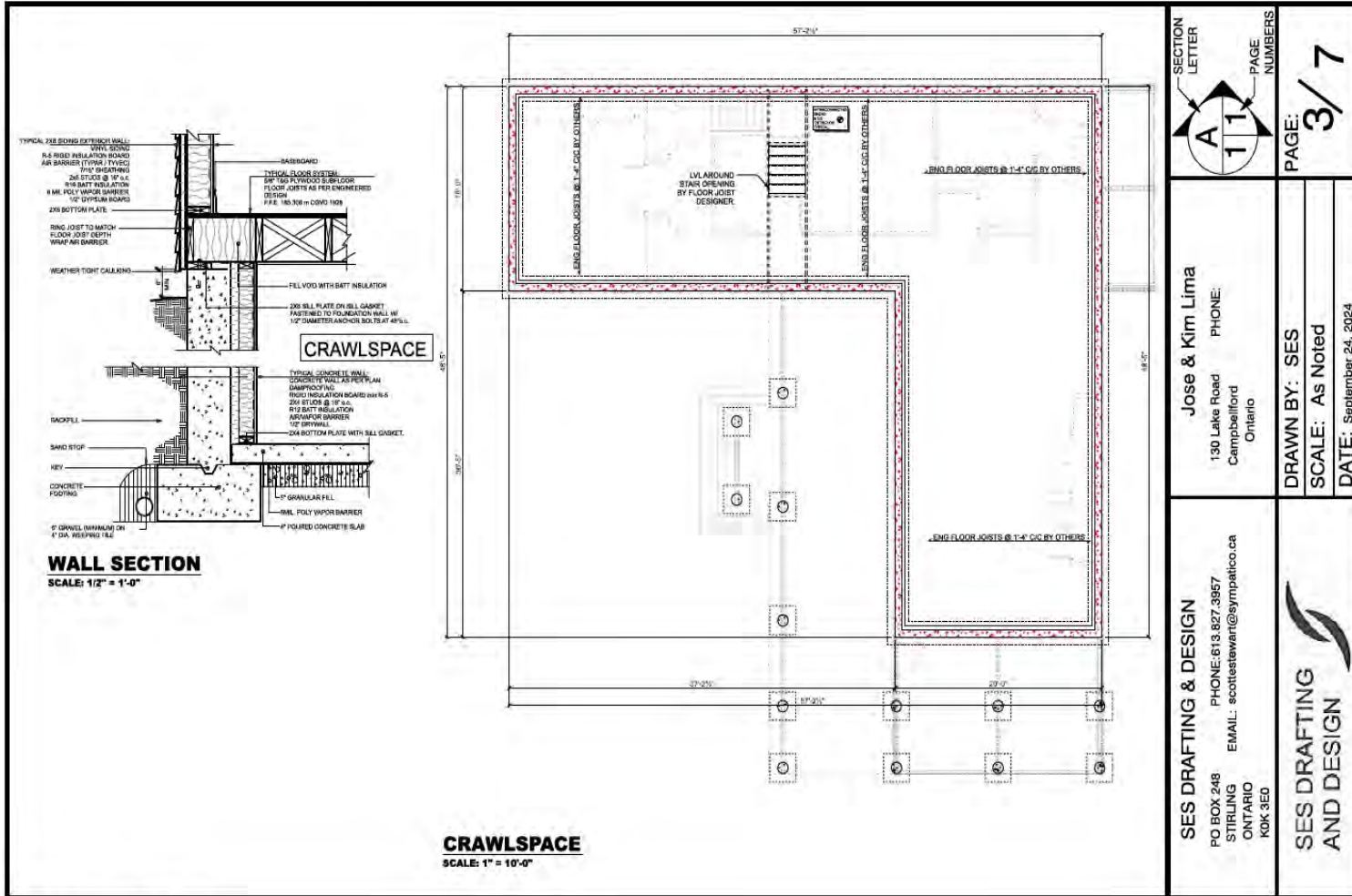


Development Proposal

- Permit Application received: September 12, 2024
- Undergo the construction of a single-family dwelling structure, future detached accessory structure, septic system and the placement of fill material (113 m³).

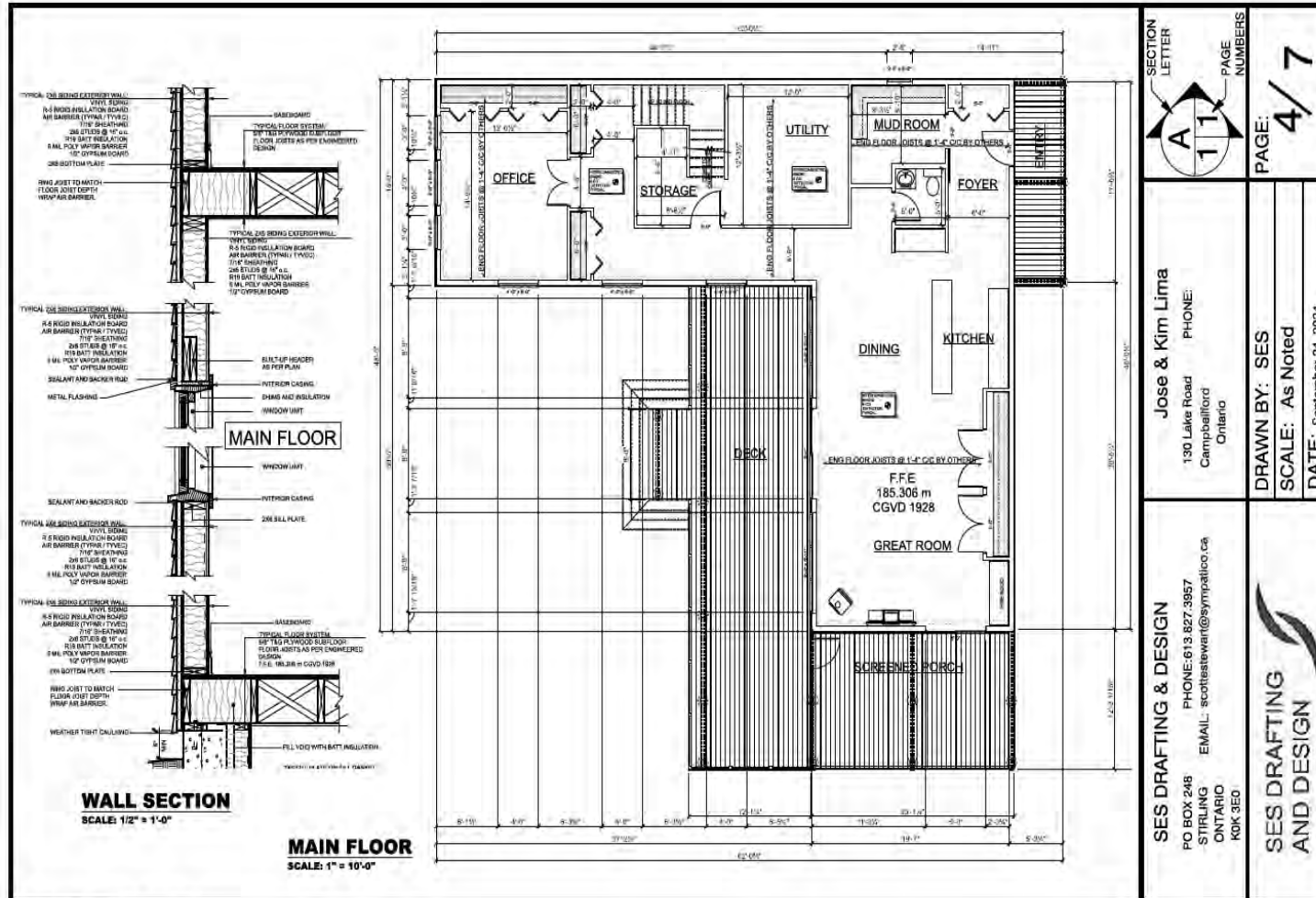


Concept location for approval

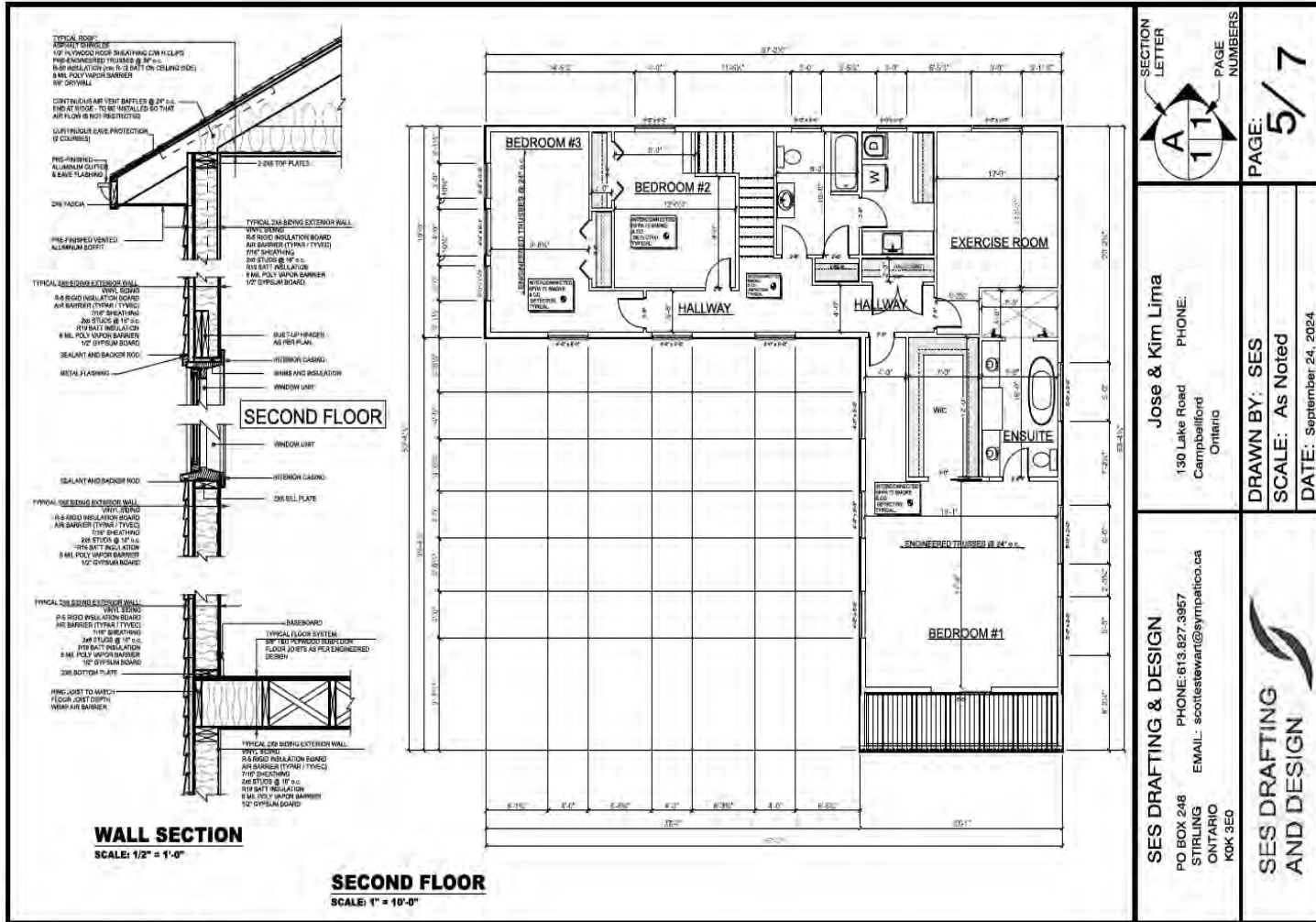


PLOT SIZE : 8.5"X14"

<p>SECTION LETTER</p> <p>A</p> <p>PAGE NUMBERS</p> <p>11</p>	<p>PAGE</p> <p>3</p> <p>7</p>	<p>Jose & Kim Lima</p> <p>PHONE:</p> <p>130 Lake Road</p> <p>Campbellford</p> <p>Ontario</p>	<p>SES DRAFTING & DESIGN</p> <p>PO BOX 248</p> <p>STIRLING</p> <p>ONTARIO</p> <p>K0K 3E0</p>
		<p>DRAWN BY: SES</p> <p>SCALE: As Noted</p> <p>DATE: September 24, 2024</p>	<p>SES DRAFTING AND DESIGN</p> <p>PHONE: 613 827 3957</p> <p>EMAIL: scottstewart@sympatico.ca</p>
<p>I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THESE DESIGNS UNDER THE REQUIREMENTS OF THE O.B.C. QUALIFIED DESIGNER SCOTT E. STEWART BCIN #33398 FIRN #36114.</p>			



PLOT SIZE : 8.5"x14"



PLOT SIZE : 8.5"x14"



WEST ELEVATION
SCALE: 1" = 10'-0"

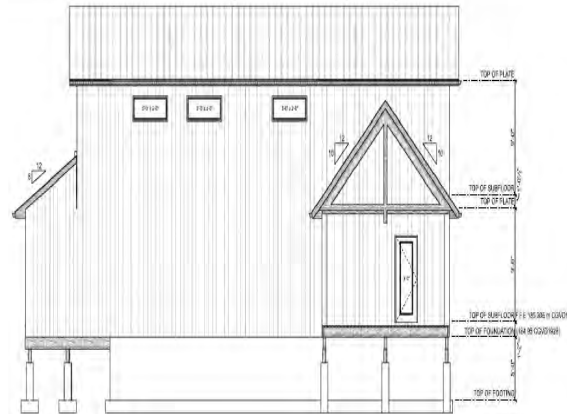


NORTH ELEVATION
SCALE: 1" = 10'-0"

<p>SES DRAFTING & DESIGN PO BOX 248 STIRLING ONTARIO N3K 3E3</p> <p>PHONE: 813.827.3957 EMAIL: scottstewart@sympatico.ca</p>	<p>Jose & Kim Lima 130 Lake Road Campbellford Ontario</p> <p>PHONE:</p>	<p>SECTION LETTER A</p> <p>PAGE NUMBERS 11</p>
<p>SES DRAFTING AND DESIGN</p>	<p>DRAWN BY: SES SCALE: 1" = 10'-0" DATE: September 24, 2024</p>	<p>PAGE: 6 / 7</p>

I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THESE DESIGNS UNDER THE REQUIREMENTS OF THE O.B.C.
QUALIFIED DESIGNER SCOTT E. STEWART BCIN #33336 PINT# 136174

PLOT SIZE : 8.5'X14"



EAST ELEVATION
SCALE: 1" = 10'-0"



SOUTH ELEVATION
SCALE: 1" = 10'-0"

<p>SES DRAFTING & DESIGN PO BOX 248 STIRLING ONTARIO N3K 3E3</p> <p>PHONE: 813.827.3957 EMAIL: scottstewart@sympatico.ca</p>	<p>Jose & Kim Lima 130 Lake Road Campbellford Ontario</p> <p>PHONE:</p>	<p>SECTION LETTER A</p> <p>PAGE NUMBERS 11</p>
<p>SES DRAFTING AND DESIGN</p>	<p>DRAWN BY: SES SCALE: 1" = 10'-0" DATE: September 24, 2024</p>	<p>PAGE: 7 / 7</p>

I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THESE DESIGNS UNDER THE REQUIREMENTS OF THE O.B.C.
QUALIFIED DESIGNER SCOTT E. STEWART BCIN #33336 PINT# 136174

PLOT SIZE : 8.5'X14"

Ontario Regulation 41/24 Policy Document

- **General Policies**

- a) risk to public safety is not increased.
- c) susceptibility to natural hazards is not increased nor new hazards created (e.g., there will be no impacts on adjacent properties with respect to natural hazards).
- f) safe ingress/egress is available for proposed development.
- k) the control of flooding, erosion, dynamic beaches, unstable soils or bedrock is not adversely affected during and post development.

- **5.3.1.1 Development within One-Zone Regulatory Floodplain of River or Stream Valleys**

1. Development within the Regulatory floodplain shall not be permitted.
2. Placement of fill, flood hazard protection and/or bank stabilization works to allow for future/proposed development or an increase in development envelope within the Regulatory floodplain shall not be permitted.
4. Major development within the Regulatory floodplain shall not be permitted.

Staff Conclusion

Based on a review of the relevant policies that are applicable to this proposal, staff are not in a position to support the application as it does not conform with the policies.

130 Lake Road

Trent Hills, ON

ENGINEERING OPINION: CONTROL OF FLOODING

PERMIT APPLICATION HEARING

October 10, 2024



Cedar Island

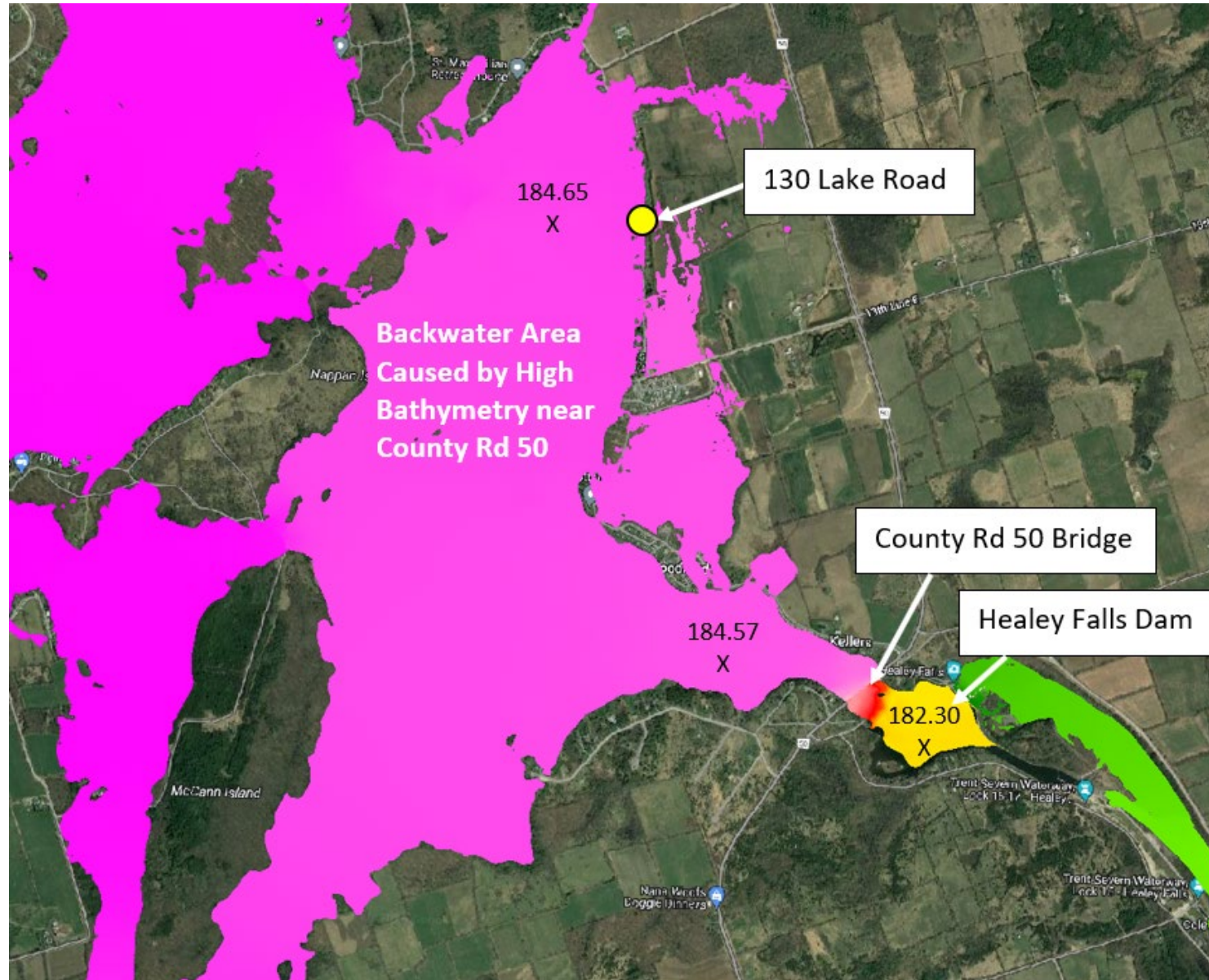
Trent River

14th Line East

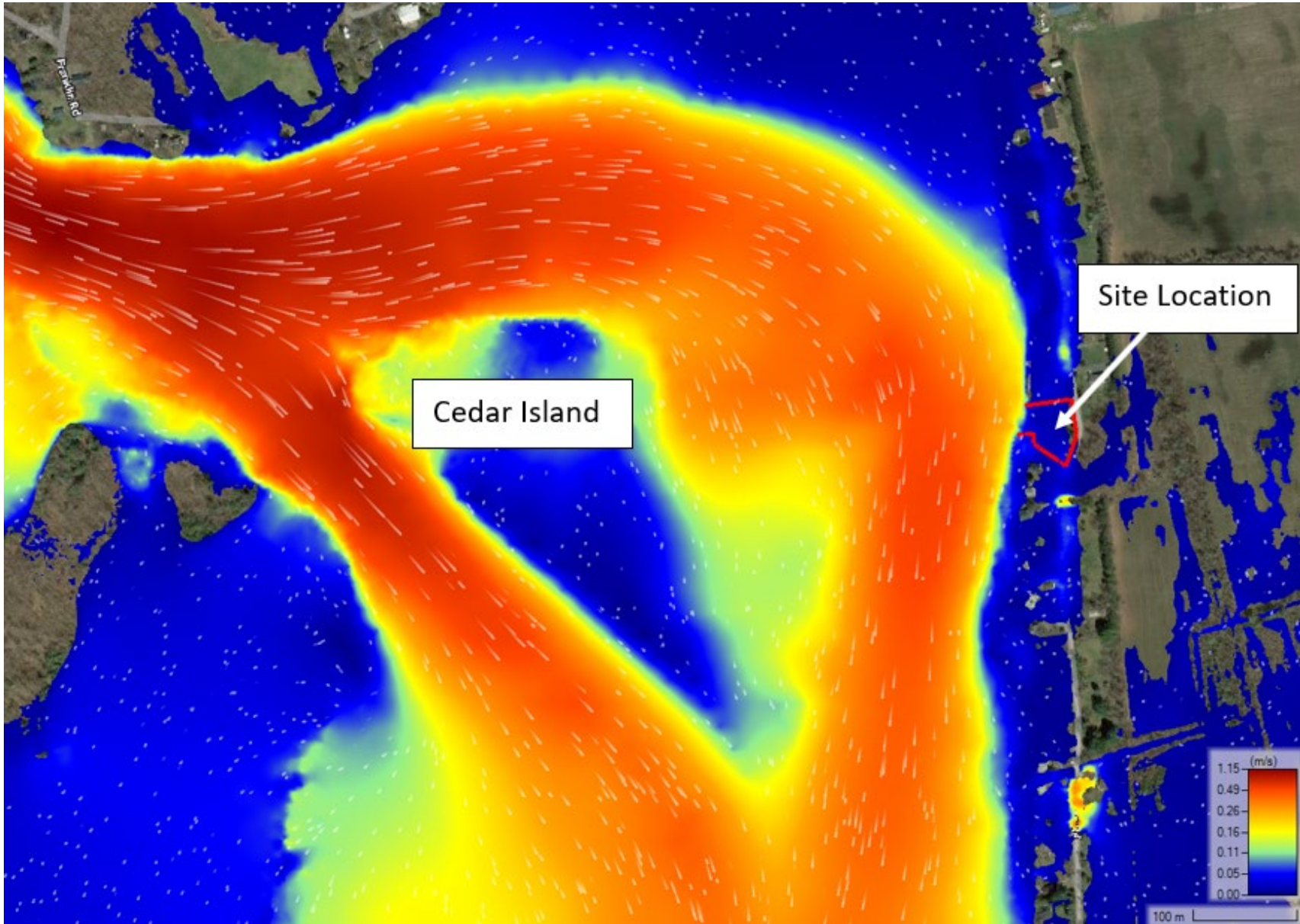
Site Location:
130 Lake Road

13th Line East

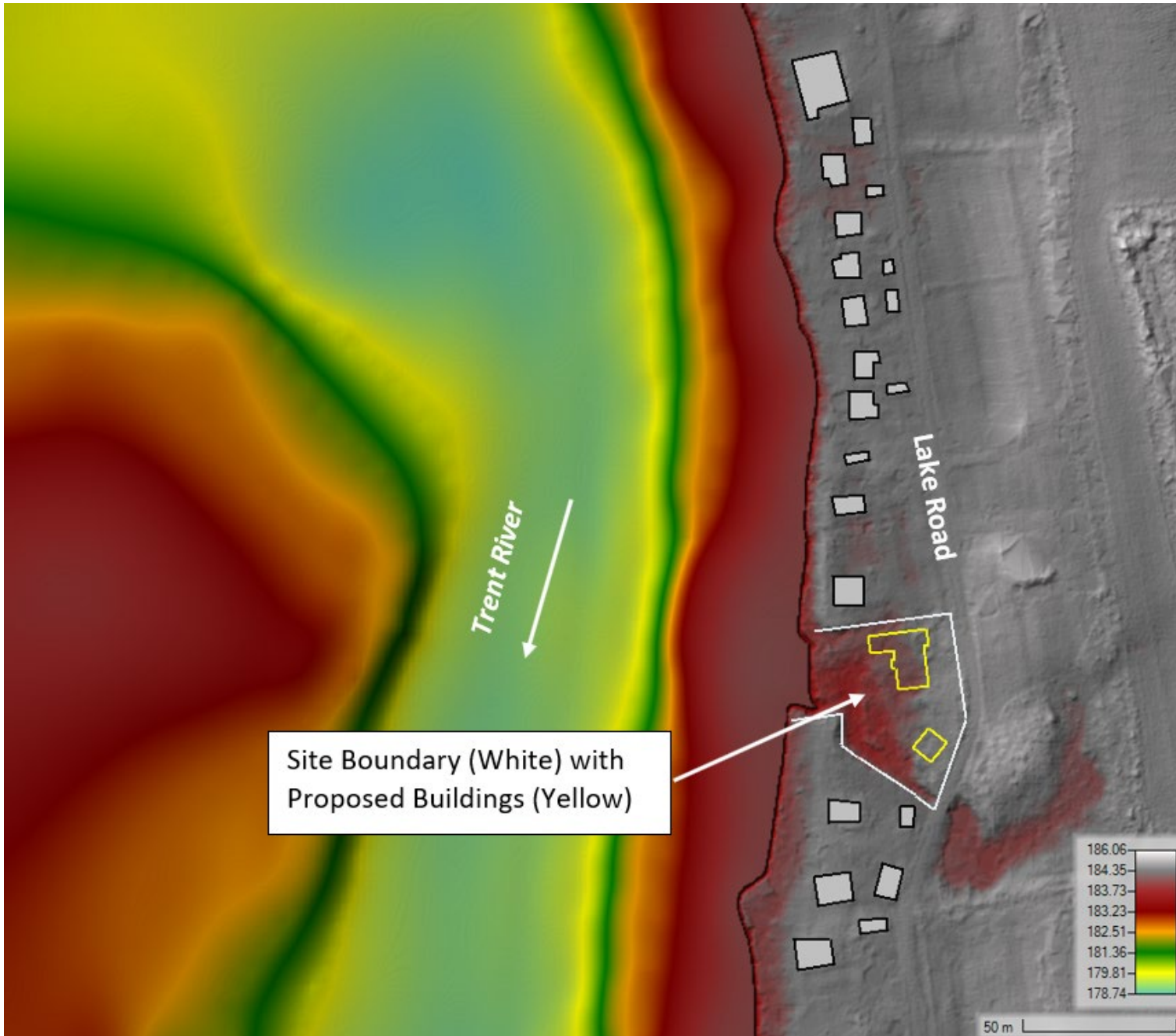
Backwater Area Upstream of County Road 50 Bridge:



Minimal velocities of 0.03 m/s at site location near maximum output of 2024 Trent River model:




Velocity Legend



Site Boundary (White) with
Proposed Buildings (Yellow)

*No fill to be placed outside
of yellow highlighted areas
to ensure no blockage of
existing drainage on
opposite side of Lake Road.

Ground Elevation
Legend

$$\textit{Volume Loss} = \frac{\textit{Fill Volume}}{\textit{Storage Vol.}}$$


$$\textit{Volume Loss} = \frac{113 \text{ m}^3}{4,286,000 \text{ m}^3}$$



Fill Volume



Active Storage
Volume

$$\textit{Volume Loss} = 0.000026 \text{ m}^3 / \text{m}^3$$

$$\textit{Volume Loss} = 0.0026\%$$

$$\textit{Volume Loss} = 26 \text{ parts per million}$$

$$\Delta Depth = \frac{113 m^3}{4,035,000 m^2}$$

← Fill Volume

← Trent River
Backwater Area

$$\Delta Depth = 0.000028 m$$

$$\Delta \textit{Depth} = 0.000028 \textit{ m}$$

$$\Delta \textit{Depth} = 0.028 \textit{ mm}$$

$$\Delta \textit{Depth} = 28 \textit{ micrometers}$$

- *Average thickness of 1 strand of human hair equals 0.03mm or 30 micrometers.*
- *Floodplain maps commonly round water levels to the nearest 1cm or 10cm.*
- *1cm = 10,000 micrometers.*

184.65m

Trent River Regulatory Water Level

184.65003

+1 House

184.65006

+2 Houses

184.65030

x10 Houses

184.65300

x100 Houses

184.66000

x357 Houses

*We conservatively did not include channel or reservoir routing. With model routing, the cumulative number of houses required would be even greater.

PLAN OF SURVEY OF PART OF
LOT 14, CONCESSION 13
 GEOGRAPHIC TOWNSHIP OF SEYMOUR
 MUNICIPALITY OF TRENT HILLS
 COUNTY OF NORTHUMBERLAND
 SCALE 1:250
 GRAPHIC SCALE
 GIFFORD, HARRIS SURVEYING Ltd.
 ONTARIO LAND SURVEYORS

PART 2
 THIS PLAN SHOULD BE READ IN CONJUNCTION WITH
 A SURVEY REPORT DATED FEBRUARY 8, 2023

OBSERVED CONTROL POINTS (ORPs)		
UTM ZONE 18, NAD83 (CGRS) (1997.0)		
COORDINATES TO BURNAL ACCURACY PER SEC. 14 (2) OF O.REG. 216/70		
STATION	CO-ORDINATES	
	NORTH	EAST
(A)	N: 4919393.1	E: 276734.3
(B)	N: 4919317.8	E: 276724.9

COORDINATES CANNOT, IN THEMSELVES
 BE USED TO RE-ESTABLISH CORNERS OR
 BOUNDARIES SHOWN ON THIS PLAN

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

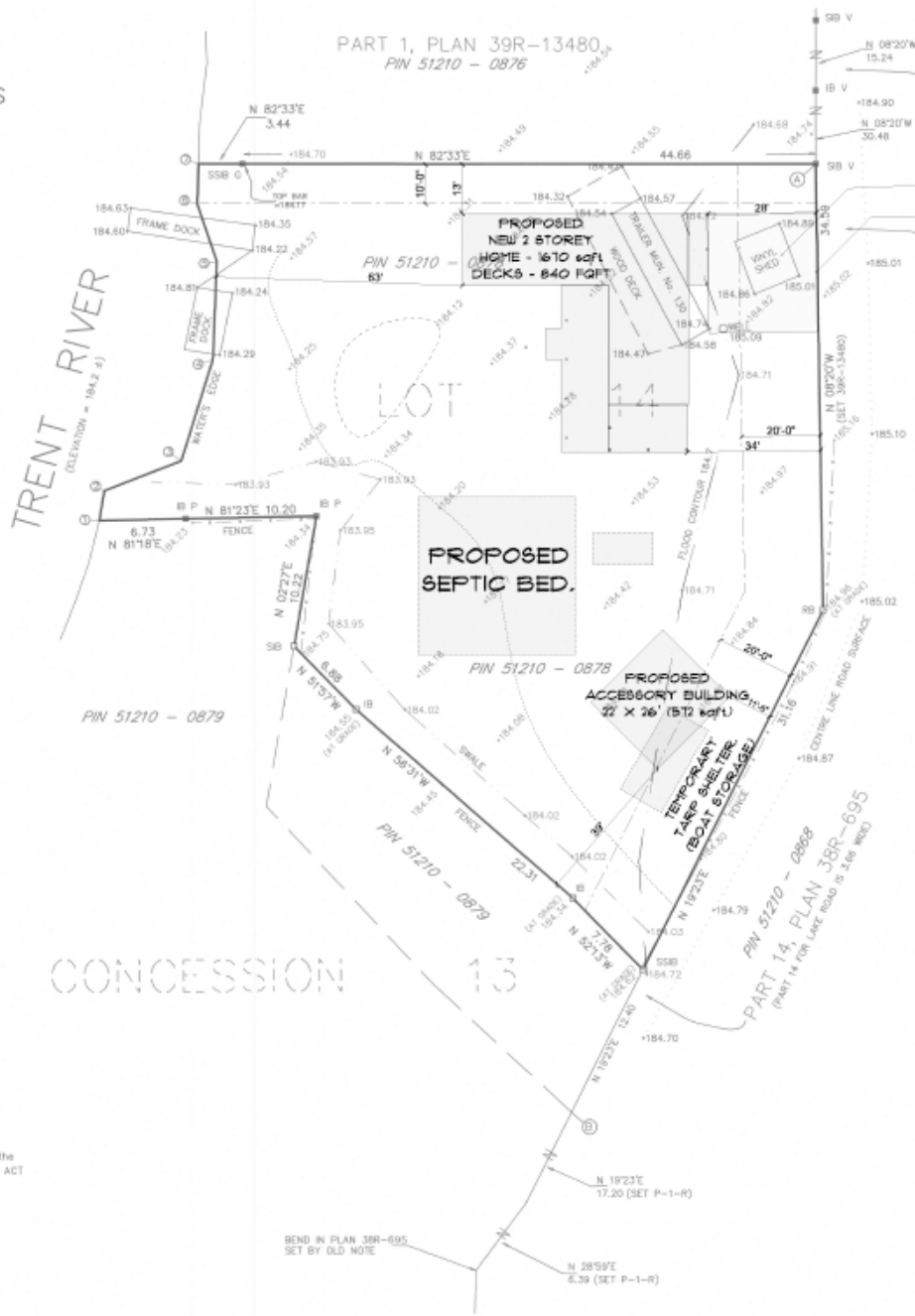
- Legend**
- SSB denotes Short Standard Iron Bar
 - SB - Standard Iron Bar
 - IB - Iron Bar
 - O- - Survey monument pointed
 - - Survey monument found
 - Meco. - Measured
 - (NV) - Keat & Verhoef O.L.S.
 - C - Gifford, Harris Surveying O.L.S.
 - V - Verhoef O.L.S.
 - P - Pines & Pines O.L.S.
 - (P-1-R) - Plan 388-695 Rotated

Surveyor's Certificate

- I certify that:
- This survey and plan are correct and in accordance with the SURVEYS ACT, the SURVEYORS ACT and the LAND TITLES ACT and the regulations made under them.
 - The survey was completed on February 2nd, 2023.

FEB 8 2023
 Date

 Robert K. Harris
 Ontario Land Surveyor



REMOVE SHED
PROPOSED NEW DRIVEWAY

LAKE ROAD
 PART 14 FOR LAKE ROAD IS 3.66 METERS

STADIA TABLE
 SHOWING TIES TO WATER'S EDGE

Course	Bearing	Distance
1-2	N 70°54' E	37.5
1-3	N 46°41' E	7.8
1-4	N 28°02' E	15.3
1-5	N 17°09' E	22.1
1-6	N 09°49' E	31.7
1-7	N 05°13' E	38.7

Note:
 THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF
 SES DRAFTING AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITIES FOR USE BY OTHER PARTIES

Grid Distances
 DISTANCES ARE GROUND AND CAN BE CONVERTED
 TO GRID BY MULTIPLYING BY THE COMBINED SCALE
 FACTOR OF 1.00019

Grid Bearings
 BEARINGS ARE UTM GRID DERIVED FROM OBSERVED
 REFERENCE POINTS A AND B BY REAL TIME NETWORK
 (RTN) OBSERVATIONS, UTM ZONE 18, NAD83 (CGRS).

GIFFORD, HARRIS SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 HEAD OFFICE: UNIT 1, RIVERVIEW BUSINESS CENTRE, 255 GLEN MILLER ROAD
 TRENTON, ONT. K8V 5P8
 PHONE: (613) 392-2177 & (613) 394-6646
 CAMPBELLFORD CALL (705) 653-2111 TOLL FREE 1-877-394-6646

CLIENT: SES DRAFTING	DRAWN BY: R.K.H.	FIELD CREW: S.D.A./J.F.	FILE NO: 8-1787
----------------------	------------------	-------------------------	-----------------

MEMBER ASSOCIATION OF ONTARIO LAND SURVEYORS
 Z:\8-1787\8-1787.dwg Plotted 2023/02/08
 COPYRIGHT © GIFFORD, HARRIS SURVEYING LTD. 2023
 No person may copy, reproduce, distribute or alter this plan in whole or in part without the written permission of Gifford, Harris Surveying Ltd. O.L.S.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2205227



THIS PLAN IS NOT VALID
 UNLESS IT IS AN ENDORSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with Regulation 108, Section 10(2)