



Full Authority Agenda

December 20, 2023

KCCA Admin Centre

10:30 a.m.

**** The Meeting will begin at 10:30 a.m. following a training session for board members. ****

This meeting will be a hybrid meeting. The recording and draft minutes will be posted to KCCA’s web site on December 21, 2023. The meeting will be streamed live at the following link:

Facebook Page - <https://www.facebook.com/KettleCreekCA/>

Audio/Video Recording Notice

“Board members, staff, guests and members of the public are reminded that the Full Authority Board/Committee meeting is being recorded, and will be posted to the Authority’s web site along with the official written minutes. As such, comments and opinions expressed may be published and any comments expressed by individual Board members, guests and the general public are their own, and do not, represent the opinions or comments of the Full Authority and/or the KCCA Board of Directors.

The recorded video of the Full Authority meeting is not considered the official record of that meeting. The official record of the Full Authority meeting shall consist solely of the Minutes approved by the Full Authority.”

Introductions and Declarations of Pecuniary Interest

Hearing Board

- a) H23-001 3289 Old Dexter Line 3

Minutes of Meetings

- a) November 15, 2023 Full Authority Meeting 53
Recommendation: That the minutes of the November 15, 2023 Full Authority meeting be approved.

Matters Arising

- a) Media Report (Marianne) 60
- b) Project Tracking (Elizabeth) 63
- c) Watershed Conditions (Jennifer) 66
- d) Apportionment Vote Reminder (Elizabeth) Verbal
Recommendation: That Matters Arising a) through c) be received.

Correspondence

- a) From Prince Edward County Re: Support for the Province to stop MECP proposal to expand permit-by-rule to waste management systems November 17, 2023..... 68
- b) From Tom Bruce Re: KCCA Rates, New rate timeline email December 12, 2023 70
- c) From Honourable Graydon Smith, MNR Re: Transition Extension December 13, 2023..... 71
- d) From Honourable Graydon Smith, MNR Re: Extension of Minister’s Direction for CAs 72
Recommendation: That the correspondence be received.



Full Authority Agenda

December 20, 2023

KCCA Admin Centre

10:30 a.m.

Statement of Revenue and Expenses

New Business

- a) Year End Reserve Report (Elizabeth)81
Recommendation: That transfers to and from reserves be conducted as outlined in the 2023 approved budget and the 2023 Year End Reserve Report.
- a) Conservation Authorities Act Update84
Recommendation: That the staff report on the Conservation Authorities Act Update be received; and further
That the Inventory of Programs and Services and the Cost Apportioning Agreements be circulated and posted as required.
- b) City of St. Thomas Water Pollution Control Plan Wastewater Management Master Plan97
Recommendation: That comments on the Master Plan for the City of St. Thomas Water Pollution Control Plant be submitted as presented.
- d)December Planning and Regulations Activity Report (Joe).....104
Recommendation: That December Planning and Regulations Activity Report be received.

Closed Session

- a) Closed Session Minutes November 15, 2023
- b) Legal Matter – Potential Acquisition
- c) Legal Matter – Potential Acquisition
- d) Legal Matter - Possible Violation
- e) Personnel Matter – 2024 Salary Proposal

Up Coming Meetings

KCCA Full Authority Meeting (Election/Levy Apportionment
January 17, 2023 Hybrid 10:00 a.m.

DATE: December 20, 2023

TO: KCCA Hearing Board

FROM: Joe Gordon, Manager of Planning and Development
Elizabeth VanHooren, General Manager/Secretary Treasurer

RE: Application for Development
3289 Old Dexter Line, Municipality of Central Elgin
Applicant: Ron Kingswood



PURPOSE:

In accordance with Section 2.2 of KCCA's Section 28 Hearing Procedures Guideline the Regulations Approval Officer deems that the Application for Development of 3289 Old Dexter Line, Municipality of Central Elgin warrants a review by the Authority for technical, policy or information purposes.

SUMMARY:

- The primary objective for natural hazards policies in Ontario is to direct new development away from hazardous lands where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.
- The applicant is proposing to demolish an existing dwelling located upon the property before it is destroyed by erosion and replace it with a new dwelling further away from the hazard. However, the new dwelling will remain within an erosion hazard limit. The application includes a minor addition to the size of the existing dwelling and a new accessory building.
- The existing dwelling is located approximately 18m away from a steep bluff slope along the Lake Erie shoreline that experiences severe rates of erosion.
- The location for the new replacement dwelling is proposed to remain within the 100-year predicted erosion hazard limit but will be setback 124m (415') providing an approximate 40+ year erosion allowance based on provincial standards and definitions;
- In 2019, the KCCA Board of Directors approved the use of the Provincial Technical Guide: Great Lakes – St. Lawrence River Shorelines (MNRF, 2001a) for consideration of issuance of permits for existing development within the shoreline erosion hazard limit;
- Staff previously advised the applicant that in accordance with the technical guide the only option available to the applicant is to relocate the existing structure to a new location further away from the hazard. There is no opportunity to construct a new dwelling outside of the hazard designation or satisfy the requirements for "redevelopment".
- The applicant subsequently submitted an engineer's inspection letter of the existing dwelling which concludes that "*the house cottage is not deemed suitable to move it*".
- The proposed activity described in the application would be considered "*Redevelopment – existing structure removed and new structure erected*" under the Technical Guide. However, the application submission does not meet all of the requirements recommended by the Technical Guide for "redevelopment";
- As a result, staff has referred the application to the Hearing Board to determine whether the engineering inspection letter is justification to consider the proposed development under other listed development activities, specifically "Replacement of dwelling destroyed by forces other than flood or erosion". The Hearing Board may issue a permit with or without conditions, or deny the application with reasons;

- For consideration of the Hearing Board, staff have summarized the details of the submitted application and the relevant legislative, policy and technical framework.

THE APPLICATION:

The applicant is requesting permission to develop within an area regulated by the Authority. Specifically, the applicant proposes to demolish an existing dwelling and two accessory buildings before they are destroyed by erosion and construct a new dwelling further away from the shoreline bluff. The application also includes construction of a new accessory building located within proximity of the new dwelling. Although the location of the new structures are further away from imminent risk they will remain within the shoreline erosion hazard limit as there is no opportunity upon the property to locate a new structure outside of the hazard.

The application dated July 3, 2023 proposes to “remove cottage and construct modular home”. The application was deemed complete by staff on November 15, 2023. The applicant provided the following documentation to support the proposal:

1. KCCA Application form and payment of applicable fees;
2. Applicant Written Description of proposed works dated July 7 2023;
3. Stephen Self Engineering letter of May 15, 2023, revised November 3, 2023;
4. Existing Buildings Layout, prepared by the applicant (Building #1, #2 & #3);
5. Site Plan and revised Construction drawings and details prepared by Wall-to-Wall Construction, dated October 2023 (DWG’s A0-A8);
6. Foundation Pile Layout and Design prepared by Almita Piling dated October 19, 2023 (P.Eng. RA Schmidtt)

Please refer to Appendix #1 – Application Submission.

The entire subject property is located within or upon hazardous lands of the Lake Erie shoreline that is impacted by erosion hazards. The abutting shoreline bluff is approximately 40m in height and experiences severe rates of erosion based on provincial standards. According to KCCA’s shoreline management plans, the average annual recession rate for the reach of shoreline in the vicinity of the subject property is 1.7m to 2.0m.

The current lifespan of the existing dwelling and accessory buildings cannot reasonably be predicted due to the dynamic nature of the high buff reaches of Lake Erie.

However, the Elgin County Shoreline Management Plan suggests that no development is safe within the stable slope allowance, particularly those within 10m of the bluff crest. At any time in the future, the land within this zone and any assets could be completely lost in the next bluff failure.

SITE INFORMATION:

The subject property is known municipally as 3289 Old Dexter Line and is located on the south side of Old Dexter Line in the Municipality of Central Elgin along the Lake Erie shoreline. At the time of application submission, the property consists of a residential dwelling, two accessory buildings and a septic system.

The current location of the existing buildings are located within the stable slope allowance (3h:1v) of the abutting shoreline slope and the dwelling is approximately 18m (60') from the current top of bluff at its closest point.

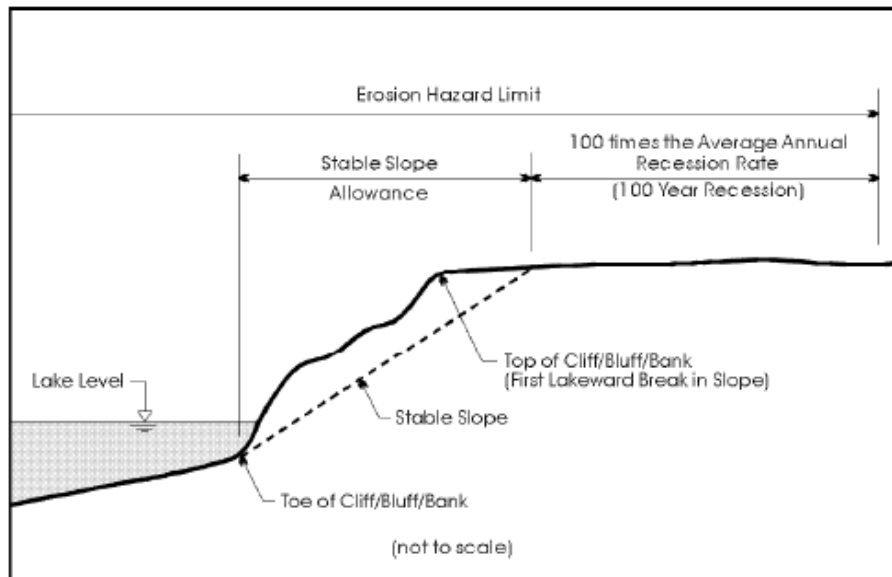
Please refer to Appendix #2 – Aerial Imagery

HAZARDOUS LANDS – Shoreline Erosion:

The Province of Ontario through development of technical guides for consideration of provincial natural hazard policies defines the erosion hazard limit along the Great Lakes – St. Lawrence River shorelines as the combination of a stable slope allowance (3:1 slope or determined by a valid study) plus the average annual recession rate multiplied over a 100-year period.



Figure 4.15 Erosion Hazard: Stable Slope Allowance plus 100 times the Average Annual Recession Rate



Please refer to Appendix #3 – Erosion Hazards for site specific hazard delineations for 3289 Old Dexter Line based on the provincial standards described above.

LEGISLATIVE AND POLICY FRAMEWORK:

KCCA staff relies upon the following legislation and policy framework to review and assess applications submitted under Section 28 of the *Conservation Authorities Act*:

Ontario Regulation 181/06:

Ontario Regulation 181/06 prohibits development within or upon lands of its jurisdiction unless in the opinion of the Authority, the control of flooding, erosion, dynamic beach, pollution or the conservation of land will not be affected by the development.

Board Approved Policies:

KCCA's Policies and Procedures for the Administration of Section 28 Regulations (*Board approved September, 2006; Section 8: Administrative Procedures amended August, 2011*), provides guidance for KCCA staff when administering and reviewing applications submitted for permission.

The specific policy references pertaining to development upon shoreline hazard lands are:

s.5.3 (1) Development shall generally be directed to areas outside of hazardous lands adjacent to shorelines which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards. Subject to the provisions of the Provincial Policy Statement, development and site alteration within areas designated as hazard areas may be permitted where the effects and risk to public safety are minor as to be managed or mitigated in accordance with provincial standards as determined by the provisions of section 3.1.6 of the Provincial Policy Statement.

s.5.3 (5) No new development is permitted along the shoreline within the 100-year erosion setback allowance as identified and delineated within the Shoreline Management Plan prepared by Phillpott Associates Limited, December 1989;

s.5.3 (7) Permitted development and site alterations are subject to the recommendations and adherence to the KCCA's Shoreline Protection Plan, Shoreline Management Plan and the Port Stanley Beach Management Study.

Kettle Creek Shoreline Management Plan (Philpott Associates, 1989):

The 1989 Shoreline Management Plan (SMP) confirms that the average annual recession rate for the high bluff reach in the immediate vicinity of the subject property is 1.7m.

The SMP's recommended approach to shoreline management is avoidance through relocation and abandonment of existing structures at risk to erosion. The specific recommendations of the SMP pertaining to the proposed development of 3289 Old Dexter Line are:

5.1.2 Preferred Shoreline Management Concepts (pg.5-3)

3. Restrict land uses and associated development within the regulatory shoreland zone to agriculture and passive recreation, or any other uses as may be approved by the municipality and the conservation authority;

4. Encourage landowners of dwellings at risk of damage through erosion of the bluffs to relocate their dwellings to a location outside the regulatory shoreland zone;

Elgin County Shoreline Management Plan (Baird and Associates, 2015):

The 2015 Shoreline Management Plan (ECSMP) recommends that the average annual recession rate (AARR) for the high bluff reach between the Elgin Pumping Station to Port Bruce is 2.0m which includes the addition of a standard deviation.

The ECSMP's recommended approach to shoreline management along the high bluff reaches of Lake Erie is "Managed Retreat" which includes relocating structures and critical infrastructure, such as roads, when the erosion hazard reaches a critical threshold.

The specific recommendations of the ECSMP pertaining to the proposed redevelopment of 3289 Old Dexter Line are:

6.2 KCCA High Bluffs - West and East of Port Stanley

- *Future development should be directed to areas outside of the shoreline hazard, as defined by the erosion hazard limit.*
- *Existing buildings that are threatened by slope stability or erosion should be relocated away from these natural hazards.*
- *No development is safe within the 3:1 stable slope setback. A new policy could be developed in keeping with the Elgin County Emergency Response Plan and local zoning bylaws that prohibit occupation of such dwellings, particularly those within 10m of the bluff crest. At any time in the future, the land within this zone and any assets could be completely lost in the next bluff failure. Due to the severity of these hazards, it is advised that all activities be directed to a location further inland.*

There are many natural factors that can trigger a large bluff failure. However, pinpointing the actual time of a future failure cannot reasonably be predicted. Based on site observations and geotechnical review, the ECSMP identifies the tablelands located within in a 10m buffer from the existing top of bank as a "Zone of Pending Failure". The ECSMP states that *"For this narrow strip of land located along the top of bank, it is not a question of "will" the land be lost due to slope failure and erosion, it is just a question of "when"."*

Technical Guide: Great Lakes St. Lawrence River System and Large Inland Lakes

The Ministry of Natural Resources and Forestry (OMNRF) has provided detailed technical criteria for the delineation of Hazard Setbacks and development evaluations considering existing development upon hazardous lands within a technical document entitled *"Great Lakes – St. Lawrence River System and Large Inland Lakes: Technical Guide for flooding, erosion and dynamic beaches"*.

The technical guide states that the presence of existing development should not be used as justification for increasing or intensifying the development upon hazardous lands. The first and primary premise of provincial natural hazard policies is to direct development and site alteration to locations outside of hazardous lands. Standards and procedures to guide possible development in existing built-up shoreline areas should not be applied all along the shoreline but limited to select areas. Where infilling or redevelopment, or additions/alterations to existing development is being considered within the hazardous lands, the development and site alteration must adhere to applicable policies and fulfil all of the requirements. Where the requirements cannot be fulfilled the development and site alteration is to be directed to a location outside of the hazardous lands.

Appendix A7.2:

In 2019, the KCCA Board of Directors approved the “Appendix A7.2: Existing Development within the Hazardous Lands” of the Technical Guide for Great Lakes – St. Lawrence River Shorelines (MNR, 2001a) as interim policy for KCCA staff consideration of associated Section 28 Applications. **FA82/2019**

Appendix A7.2 of the Technical Guide provides recommendations and minimum guidelines for critical assessments of specific development activities if being considered upon hazardous lands.

Staff Review of Proposal:

The following table provides the recommended requirements within Appendix A7.2 applicable to the proposed development and identifies any non-compliant items based on staff review of the application submissions:

(Note: **Red** = non-compliance, **Blue** = compliant,).

ACTIVITY	STABLE SLOPE ALLOWANCE	EROSION ALLOWANCE	PROPOSED
<i>Redevelopment – existing structure removed and new structure erected</i>	<i>See New Dwelling (infilling)</i>	<i>See New Dwelling (infilling)</i>	<i>See New Dwelling (infilling)</i>
New dwellings (infilling) ...	Not permitted	Permitted provided more than 50% of existing lots/parcels in the residential or cottage area are developed and: 1) the proponent demonstrates that it meets requirements of PWS and AS to the maximum extent possible and that “best effort” has been made to provide the maximum erosion allowance that is functional and aesthetically tolerable; and 2) it utilizes maximum lot depth and width; and 3) as a minimum, uses the greater of a) an erosion allowance based on planning horizon of not less than 60 years or b) minimum setback from stable slope allowance of 15m; and 4) proper maintenance access is provided to any existing protection works.	<p>More than 50% of existing lots/parcels are developed.</p> <p>There are no existing Protection Works Standards (PWS).</p> <p>Access Standards (AS) are maintained.</p> <p>Proposes maximum lot depth and width permissible by applicable zoning.</p> <p>Proposes an erosion allowance of approximately 40+ years which is less than the minimum requirement of 60-years.</p> <p>Maintenance access to shoreline is maintained.</p>

Non-Compliance:

The proposed development does not satisfy all of the requirements for consideration of “redevelopment”. Specifically, there are no existing *protection work standards* and there is no opportunity upon the property to construct a new dwelling outside of an *erosion hazard allowance based on a planning horizon of not less than 60 years*.

As a result, KCCA staff do not have the authority to issue a permit based on the application submission.

CONSIDERATIONS:

Consistent with KCCA’s shoreline management plans, staff support and advocate for “Managed Retreat” of existing structures located within the shoreline erosion hazard limit which involves relocation of structures to an area further away from the hazard before it becomes at risk to erosion. Past communication with the applicant advised that relocation of the existing dwelling upon the property would be the only option that could be supported by staff in consideration of natural hazard policies and the Great Lakes Technical Guide. (Appendix #4 – KCCA Letters of Jan.18/23 & June 7/23)

In response to staff’s comments, the applicant subsequently submitted a letter from Stephen Self Engineering outlining the results of an inspection of the existing dwelling for consideration of relocating the structure. The engineering inspection letter is brief and lacks evidence to support its statements but does conclude that “the cottage house is not deemed suitable to move it.”

See Appendix #5 – Engineer Letter of May 15 2023, Revised November 3, 2023.

If the Board of Directors accepts the conclusions of the Engineering letter and recognizes that the existing dwelling is not suitable for relocation - thereby considering the structure to be destroyed if it was attempted to be relocated - KCCA may rely upon the engineering letter as justification to consider the technical guide requirements for “Replacement of dwelling destroyed by forces other than flood or erosion”.

Staff Review of Proposal:

The following provides additional recommended requirements from the Appendix A7.2 of the Great Lakes Technical Guide for the proposed development in consideration of acceptance of the engineering inspection letter, and identifies any non-compliant items based on staff review of the application submissions: (Note: Red = non-compliance, Blue = compliant,).

ACTIVITY	STABLE SLOPE ALLOWANCE	EROSION ALLOWANCE	PROPOSED
<p>Replacement of dwelling destroyed by forces other than flood or erosion</p>	<p>Advise of slope stability hazards but permitted if same size or smaller and utilizes maximum lot depth for setback. Provide same or better ingress/egress as previous structure. Incorporate appropriate slope stabilization measures. Consider relocation or acquisition.</p>	<p>Advise of erosion hazards but permitted if same size or smaller and utilizes maximum lot depth for setback and if structure readily moveable. Provide same or better ingress/egress as previous structure. Consider relocation or acquisition (willing buyer/willing seller arrangement)</p>	<p>Dwelling (1,818 sq.ft.):</p> <p>Increased dwelling size by approximately 17.5%. However, the proposed new location would allow for a 30% minor addition.</p> <p>Maximum lot depth permitted by applicable zoning.</p> <p>Structure is designed to be readily moveable and certified by a professional engineer.</p> <p>Ingress/egress maintained.</p> <p>Relocated to location further away from hazard.</p>

<p>Minor Additions – construction that is less than or equal to 30% for erosion hazards...</p>	<p>Not Permitted</p>	<p>Permitted provided: 1) it has a setback of the greater of a) not at risk to erosion hazards for 25 years or b) a minimum setback of 7.5m from the stable slope crest; and 2) it does not increase occupancy of existing structures; and 3) maintenance access to existing protection works is not diminished.</p>	<p>17.5% minor addition. Not at risk to erosion hazards greater than 25 yrs (ie. 40yr min. provided) Does not increase occupancy (ie. maintains a 2 bedroom dwelling). Maintenance access maintained.</p>
<p>Septic Systems</p>	<p>Not permitted</p>	<p>Permitted provided it is landward of primary dwelling and conforms to setbacks as required under EOA Section VII. Do not reduce existing ingress/egress.</p>	<p>Septic landward of primary dwelling and conforms to setbacks. Existing ingress/egress maintained.</p>
<p>Major Structures – non-habitable building that do not qualify as minor structures, does not include shoreline protection works. (Minor -non-habitable, moveable structure with no utilities and maximum size of 14m2 – does not include shoreline protection works.)</p>	<p>Not permitted</p>	<p>With no protection works, the building shall be readily moveable by design with no permanent foundations and temporary foundations to be removed when structure moved, relocation plan submitted and greater of 1) minimum setback of 30 times AARR from stable slope allowance or 2) not less than 15m from stable slope allowance.</p>	<p>Art Studio (992.25 sq.ft.) – no protection works. Structure is designed to be readily moveable and certified by a professional engineer. Minimum setback greater than 30 times the AARR. (ie. approx. 40 times provided)</p>

Compliance – if considered:

Staff have reviewed the submission materials and can confirm that in their opinion the application materials demonstrates consistency with the requirements of Appendix A7.2 for: 1) Dwellings destroyed by forces other than flooding and erosion; 2) Minor Additions; 3) Major Structures; and 4) Septic Systems.

See Appendix 6 – Existing Development within the Hazardous Lands – Appendix A7.2 Technical Guide

SUMMARY:

The application materials do not satisfy all of the requirements for “redevelopment” outlined within the Provincial Technical Guidance document for the Great Lakes Shoreline.

The applicant has submitted an engineer’s inspection letter on the condition of the existing dwelling concluding that the “cottage house is not deemed suitable to move it.” If the Board of Directors accepts the conclusions of the Engineering letter and recognizes that the existing dwelling is not suitable for relocation - thereby considering the structure to be destroyed if it was attempted to be relocated - KCCA

may rely upon the engineering letter as justification to consider the technical guide requirements for “Replacement of dwelling destroyed by forces other than flood or erosion”.

The application materials demonstrate consistency with the requirements of Appendix A7.2 for: 1) *Dwellings destroyed by forces other than flooding and erosion*; 2) *Minor Additions*; 3) *Major Structures*; and 4) *Septic Systems* when considering existing development located upon hazardous lands along the Great lakes Shorelines.

OPTIONS:

Deny Application:

(ie. If the Board considers the application as “redevelopment” and does not accept the engineering inspection letter as justification to consider “dwelling destroyed by forces other than flooding or erosion”)

The Hearing Board may consider denying the application as its submission materials have not fully satisfied the requirements for *Redevelopment* as recommended within the Provincial Technical Guide for the Great Lakes and St. Lawrence River Shorelines, and therefore it is the opinion of KCCA that the development will have an effect upon the control of erosion and that there is an unacceptable risk to public health or safety or of property damage.

Grant Permission:

(ie. If the Board accepts the engineering inspection letter as justification to consider “dwelling destroyed by forces other than flooding or erosion”)

The Hearing Board may consider granting permission of the application based on its supporting submissions as it is of the opinion that the application has satisfied the requirements for “Dwelling destroyed by forces other than flooding and erosion”, “Minor Additions”, “Major Structures” and “Septic Systems”, as recommended within the Provincial Technical Guide for the Great Lakes and St. Lawrence River Shorelines, and therefore it is the opinion of KCCA that the development will not have an effect upon the control of erosion.

Grant Permission with Conditions:

The Hearing Board may consider imposing conditions with granted approval.

Staff recommend that if the Board of Directors is of the opinion to grant permission based on the above that the following condition(s) be included:

1. That a covenant restriction or agreement be developed and executed between the KCCA and the applicant to recognize the hazardous lands associated with the property and to provide a release and indemnity of the Conservation Authority in relation to issuing a permit for development.
2. That all existing buildings or structures and ancillary items upon the property located within the stable slope allowance (based on a 3:1 stable slope) of the abutting shoreline bluff be removed from the property prior to occupancy of the new dwelling.

The Board may also wish to consider any other relevant conditions that they feel are warranted.

APPENDICES:

Appendix #1 – Application Submission.

Appendix #2 – SWOOP Imagery (2020)

Appendix #3 – Erosion Hazards

Appendix #4 – KCCA Letters Jan.18 & June 7/23

Appendix #5 – Engineer Letter of Nov 3, 2023

Appendix 6 – Existing Development within the Hazardous Lands – Appendix A7.2 Technical Guide

Ron & Linda Kingswood
3289 Old Dexter Line
Sparta, ON N0L 2H0
July 7, 2023

Kettle Creek Conservation Area
44015 Ferguson Line
St. Thomas, ON N5P 3T3

Subject: Request for Approval to Build a New House - Safety Concerns

Dear Mr. Gordon,

I hope this letter finds you well. I am writing to request your favourable consideration and approval of my application to build a new house. The purpose of this request is to address the critical safety concerns associated with my current residence, which is perilously close to the cliff.

First and foremost, as a naturalist I would like to express my deep appreciation for the efforts and initiatives undertaken by the Kettle Creek Conservation Area to preserve our natural heritage.

The primary motive behind my application is the safety and well-being of my family and myself. The existing house, due to its proximity to the cliff, presents an imminent danger that cannot be ignored. Over time, erosion and potential landslides have posed significant risks to the structural integrity of the dwelling. I have personally witnessed signs of damage, including erosion on the cliffs, which indicate a compromised stability.

To ensure the utmost safety of my family and comply with building regulations, it is imperative that we relocate to a safer location. Building a new house at a suitable distance from the cliff will not only address the present safety concerns but also prevent any future incidents that may arise from unstable geological conditions. By doing so, we can effectively mitigate the risks associated with the existing house and safeguard human lives.

I assure you that the new house will be constructed with the utmost consideration for the natural surroundings and the conservation area's guidelines.

In conclusion, I kindly request the Kettle Creek Conservation Area's approval to build a new house in a safer location. The safety concerns associated with the existing house's proximity to the cliff are paramount, and I firmly believe that this relocation is the most responsible course of action.

It has been confirmed via email by the KCCA on July 5, 2023, what has been submitted (please see email)

I will be seeking the expertise of the engineer to satisfy condition 4 of the KCCA email dated July 5, 2023, which will be submitted as soon as possible.

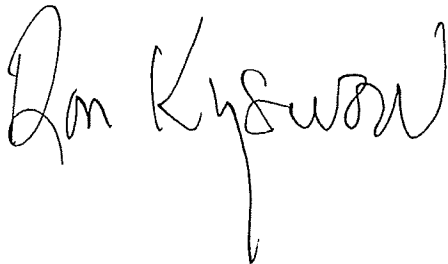
My submission materials are in accordance with municipal and provincial guidelines.

I realize that my property is within the regulation limit and the shoreline erosion hazard, and we have resided on this property since 1993.

I am asking to be approved as my development will not be in contradiction and will fully comply to "Section 28 of the Conservation Authorities Act, development is prohibited within or upon an area of its jurisdiction, unless in the opinion of the Authority, the control of flooding, erosion, dynamic beach, pollution or the conservation of land will not be affected by the development."

Thank you for your time and consideration. I remain at your disposal should you require any additional information or clarification. I eagerly await a positive response to my application, which will contribute to the well-being of my family.

Sincerely,
Ron & Linda Kingswood

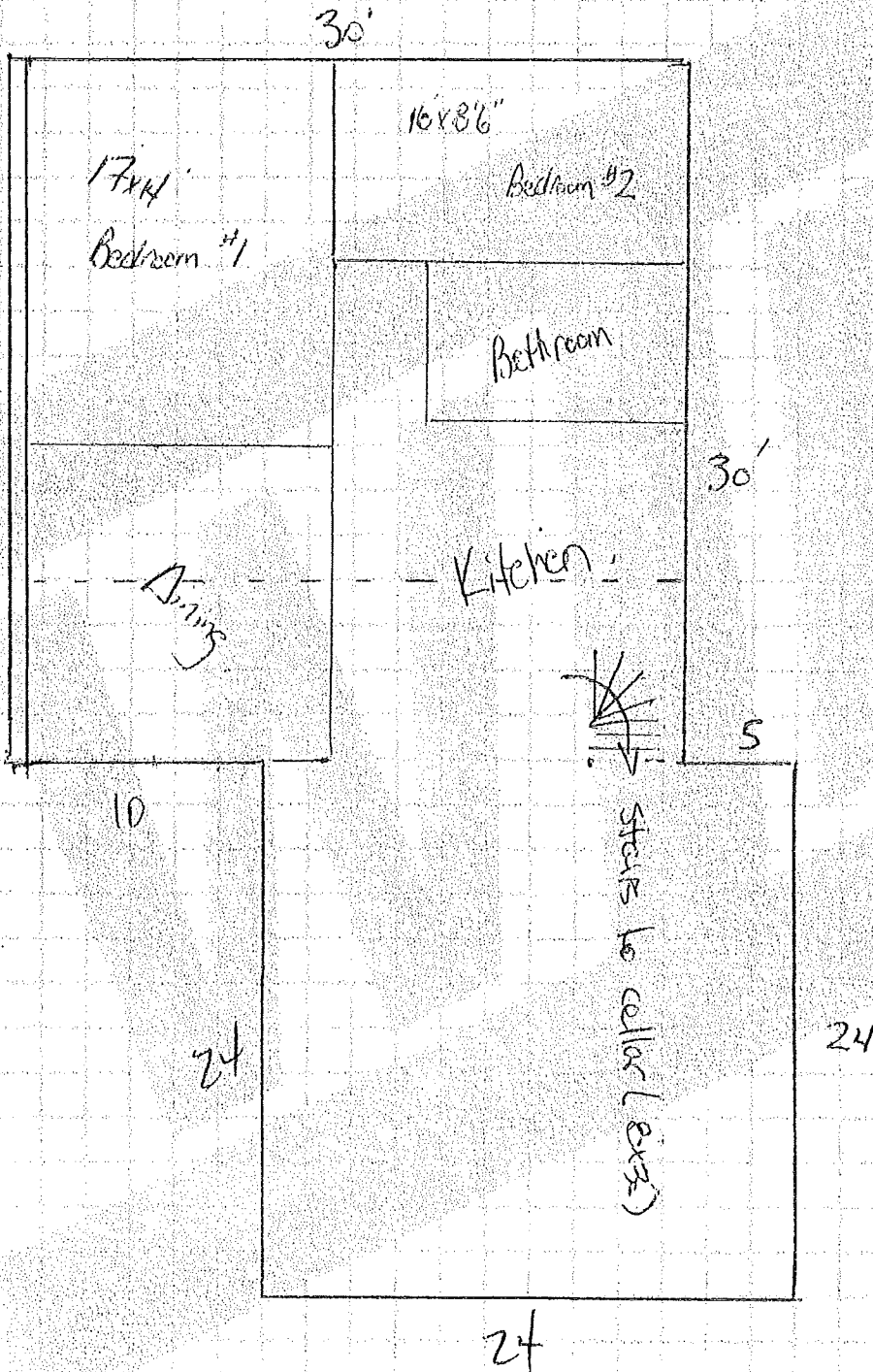
A handwritten signature in black ink that reads "Ron Kingswood". The signature is written in a cursive style with a large, prominent initial "R".

LONDON
Wrought Iron Products
LIMITED
STEEL FABRICATORS

PHONE: (519) 451-1610 • FAX: (519) 451-3948
124 Clarke Road, London, Ontario N5W 5E1

Building # 1
(existing home)

scale 1/8" = 1 ft.



LONDON

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STEEL FABRICATORS

PHONE: (519) 451-1610 • FAX: (519) 451-3948

124 Clarke Road, London, Ontario N5W 5E1



Building # 2.
(existing garage)

24'

Scale 1/8" per foot

Existing laneway

10 ft
↑
↓
roll up door

Garage
16' x 24'

Studio Storage

24' x 12'

5'

36" door

Artist Studio

24' x 24'

3 ft
↑
↓
man door



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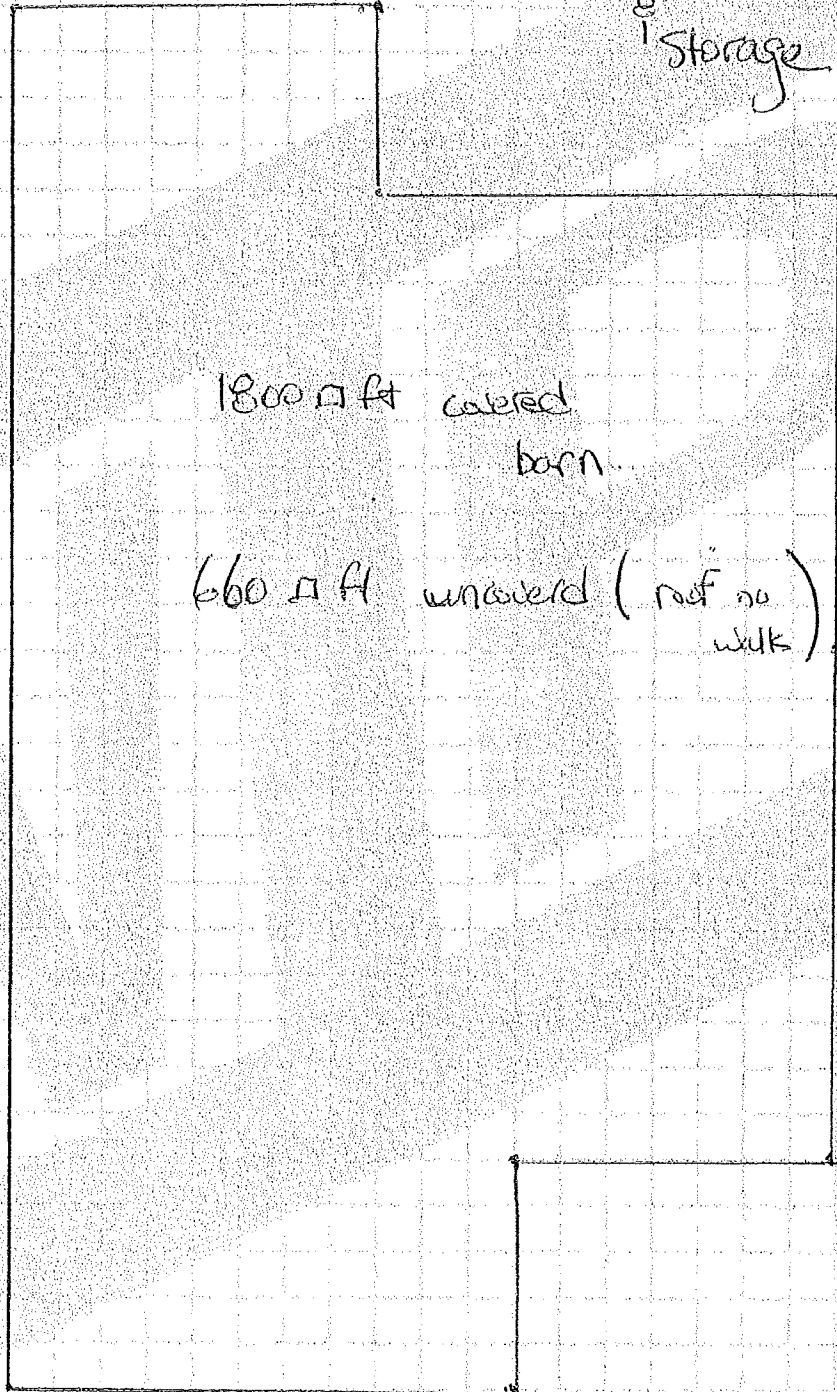
STEEL FABRICATORS

PHONE: (519) 451-1610 • FAX: (519) 451-3948
124 Clarke Road, London, Ontario N5W 5E1

Building # 3

Horse Barn (existing)
Storage

$\frac{1}{8}'' = 1 \text{ Foot}$



November 3, 2023

Joe Gordan
Kettle Creek Conservation Authority
6716 Sawmill Rd.
Belmont, ON

Hi Joe,

On May 5, 2023, I made a site visit 3289 Old Dexter Line, Sparta to inspect the 1 story Cottage/House of Ron Kingwood. The purpose was to assess whether the house is deemed suitable for moving. The original house was built in 1934 and then bricked in 1954. After a period, it was insulated and sided with vinyl siding in the 90's.

The house is located approximately 45 to 65 feet from the cliff's edge. The shoreline is eroding at a rate of erosion of 3 to 8 feet of erosion per year. The owner, Ron Kingwood indicated the house may have 5 to 10 years at best to stay due to advancing erosion. The owner wants to build a new house on his property that has a larger footprint of approximately 1700 sf, and porches of 1170 sf and studio of 1024 sf. The existing house is approximately 1549 sf.

The east section of the house (formerly garage) is now turned into a living room with 8-foot ceilings. It is built on a concrete pad and would be very difficult and expensive to move to this section house. This part of the house is not deemed suitable for moving. There is a hydro pole with a transformer 18 feet from the edge and would have to relocate, which is expensive.

The west section where the bedroom with 7-foot-high ceilings has a kitchen, a bathroom, 2 bedrooms and living room on the main floor. The bathroom has a leak in the roof/ceiling. Structurally there are issues of a sagging roof (east side) and sagging soft floor in SW corner of Master bedroom (west side). Both items will need repairs.

The Partial basement consists of a laundry room. Adjacent to the laundry room is an access room to see the floor joists in crawl space. The 2x8 rough floor joists look in reasonable shape with proper spans. They are supported by a 12" diameter log beam down the center of the house (west section)

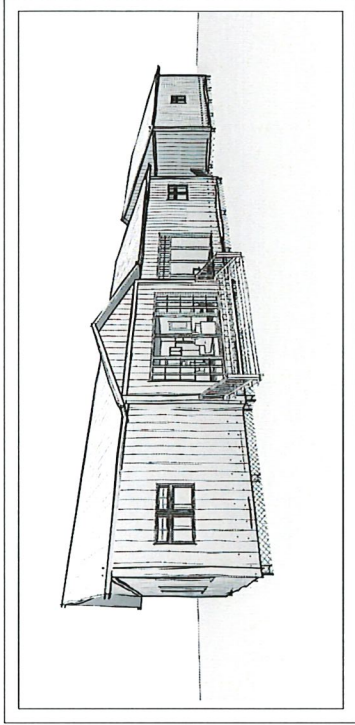
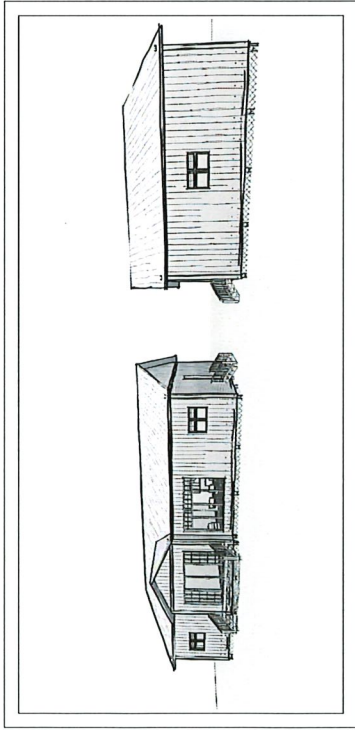
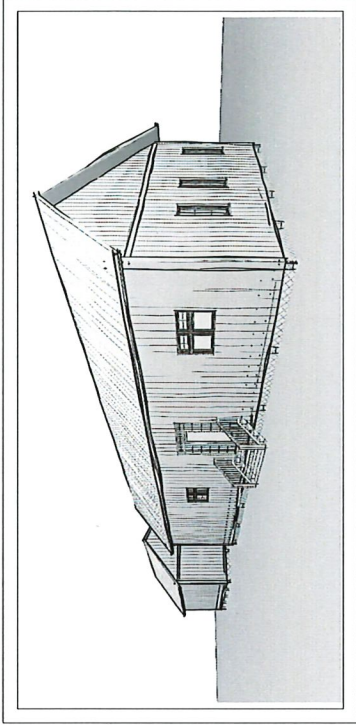
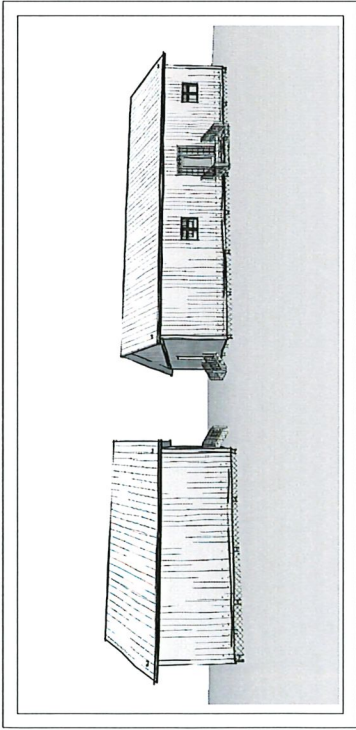
After looking over the two sections it is not recommended to move the house as it will collapse on the side walls due to no end walls where it is open. Moving the current house would involve moving across the Old Dexter line. This would involve buying extra property and be very expensive to move it there. There is no guarantee moving

this house/cottage because each section would have an open side. Trades (framers) said they would never move house like this. This cottage house is not deemed suitable to move it.

Stephen Self

Stephen Self, P. Eng Cert. of Authorization #100201103

KINGSWOOD 3289 OLD DEXTER LINE



* DOOR & WINDOW OPENING SIZES
 * SUBJECT TO CHINA MANUFACTURING
 * REFER TO HIG FOR 850 SIZES
 FOUNDATION PLAN NOTES:
 REVISIONS TO FOUNDATION PLAN SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
 ALL FOUNDATION WORK SHALL BE ACCORDING TO THE FOUNDATION PLAN AND ALL DIMENSIONS SHALL BE TO FINISH UNLESS OTHERWISE NOTED.
 ALL FOUNDATION WORK SHALL BE ACCORDING TO THE FOUNDATION PLAN AND ALL DIMENSIONS SHALL BE TO FINISH UNLESS OTHERWISE NOTED.
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 ALL FOUNDATION WORK SHALL BE ACCORDING TO THE FOUNDATION PLAN AND ALL DIMENSIONS SHALL BE TO FINISH UNLESS OTHERWISE NOTED.

New House
 3289 Old Dexter Line
 Kingswood, GA 30148
 404-299-1100

NEW HOUSE	96225 SQFT
NEW ATTIC	96225 SQFT

DATE	REV.	DESCRIPTION
2023/10/16	14	FINAL 4 - FLOOR CHANGE
2023/10/16	13	FINAL 1 - FLOOR CHANGE
2023/10/16	12	FINALIZED 2
2023/10/16	11	TRUSS READY 2
2023/10/16	10	PRELIMINARY 2 - REVISION 7
2023/10/16	9	PRELIMINARY 2 - REVISION 6
2023/10/16	8	PRELIMINARY 2 - REVISION 5
2023/10/16	7	PRELIMINARY 2 - REVISION 4
2023/10/16	6	PRELIMINARY 2 - REVISION 3
2023/10/16	5	TRUSS READY
2023/10/17	4	PRELIMINARY 2 - REVISION 2
2023/10/17	3	PRELIMINARY 2 - REVISION 1
2023/10/17	2	PRELIMINARY 2
2023/10/17	1	PRELIMINARY PROPOSAL

PROPERTY OF WALL TO WALL

WALL TO WALL CONSTRUCTION
 2416 SHERWOOD DRIVE
 SUITE 200
 STATESBORO, GA 30428
 706-536-2525

PROPERTY OF WALL TO WALL	
WKSU0303	3289 OLD DEXTER LINE
PROPOSED HOUSE-STUDIO PLANS	
DATE: 10/16/23	SCALE: 1/8" = 1'-0"
DRAWN BY: R.W.C.E.L. / DESIGNED BY: R.W.C.E.L.	
CHECKED BY: R.W.C.E.L. / DATE: 10/16/23	
SHEET NO: A0	

FUND NOTES:

CONTRACTOR SHALL REVIEW THE DESIGN DRAWINGS AND VERIFY ANY ERRORS OR OMISSIONS TO THE DESIGN PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DESIGN. THE GENERAL CONTRACTOR SHALL VERIFY THE ACCURACY OF THE DESIGN AND REPORT ANY ERRORS TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. ALL CONSTRUCTION SHALL COMPLY TO THE REQUIREMENTS OF THE CONTRACT AND THE APPLICABLE LOCAL, STATE AND FEDERAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DESIGN AND REPORT ANY ERRORS TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. ALL CONSTRUCTION SHALL COMPLY TO THE REQUIREMENTS OF THE CONTRACT AND THE APPLICABLE LOCAL, STATE AND FEDERAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

CONCRETE:

AS PER SECTION 13.3.1.1:
CONCRETE FOOTINGS SHALL BE MINIMUM 12" WIDE, UNLESS OTHERWISE SPECIFIED. ALL CONCRETE SHALL BE ACCORDING TO THE MIXTURE DESIGNATION AND SHALL BE PLACED AND FINISHED ACCORDING TO THE REQUIREMENTS OF THE CONTRACT AND THE APPLICABLE LOCAL, STATE AND FEDERAL CODES.

ROOF FRAMING:

AS PER SECTION 13.3.1.2:
TRUSS ROOF FRAMING SHALL BE ACCORDING TO THE TRUSS MANUFACTURER'S REQUIREMENTS AND SHALL BE PLACED AND FINISHED ACCORDING TO THE REQUIREMENTS OF THE CONTRACT AND THE APPLICABLE LOCAL, STATE AND FEDERAL CODES.

INSULATION:

AS PER SECTION 13.3.1.3:
INSULATION SHALL BE ACCORDING TO THE REQUIREMENTS OF THE CONTRACT AND THE APPLICABLE LOCAL, STATE AND FEDERAL CODES.

WINDRESISTANT BARRIERS:

AS PER SECTION 13.3.1.4:
WINDRESISTANT BARRIERS SHALL BE ACCORDING TO THE REQUIREMENTS OF THE CONTRACT AND THE APPLICABLE LOCAL, STATE AND FEDERAL CODES.

MEAT TRANSFER, AIR LEAKAGE & COMBUSTION CONTROL:

AS PER SECTION 13.3.2:
MEAT TRANSFER, AIR LEAKAGE & COMBUSTION CONTROL SHALL BE ACCORDING TO THE REQUIREMENTS OF THE CONTRACT AND THE APPLICABLE LOCAL, STATE AND FEDERAL CODES.

HEAT TRANSFER, AIR LEAKAGE & COMBUSTION CONTROL:

AS PER SECTION 13.3.3:
HEAT TRANSFER, AIR LEAKAGE & COMBUSTION CONTROL SHALL BE ACCORDING TO THE REQUIREMENTS OF THE CONTRACT AND THE APPLICABLE LOCAL, STATE AND FEDERAL CODES.

VENTILATION:

AS PER SECTION 13.3.4:
VENTILATION SHALL BE ACCORDING TO THE REQUIREMENTS OF THE CONTRACT AND THE APPLICABLE LOCAL, STATE AND FEDERAL CODES.

WINDRESISTANT BARRIERS:

AS PER SECTION 13.3.5:
WINDRESISTANT BARRIERS SHALL BE ACCORDING TO THE REQUIREMENTS OF THE CONTRACT AND THE APPLICABLE LOCAL, STATE AND FEDERAL CODES.

--- WALL LEGEND ---

- DOOR & WINDOW OPENING SIZES
 - SUBJECT TO DESIGN MANUFACTURER
 - REFER TO MEET FOR RIB SIZES
- FOUNDATION PLAN NOTES:**
1. FOUNDATION SHALL BE CONCRETE ON 4" SAND
 2. ALL FOUNDATION SHALL BE CONCRETE ON 4" SAND
 3. ALL FOUNDATION SHALL BE CONCRETE ON 4" SAND
 4. ALL FOUNDATION SHALL BE CONCRETE ON 4" SAND
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 20. ALL FOUNDATION SHALL BE CONCRETE ON 4" SAND

TRAILER AND ATTACHED EXTERIOR

1. ALL EXTERIOR WALLS SHALL BE CONCRETE ON 4" SAND

2. ALL EXTERIOR WALLS SHALL BE CONCRETE ON 4" SAND

3. ALL EXTERIOR WALLS SHALL BE CONCRETE ON 4" SAND

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PROPERTY OF WALL TO WALL

1. ALL EXTERIOR WALLS SHALL BE CONCRETE ON 4" SAND

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PROPERTY OF WALL TO WALL

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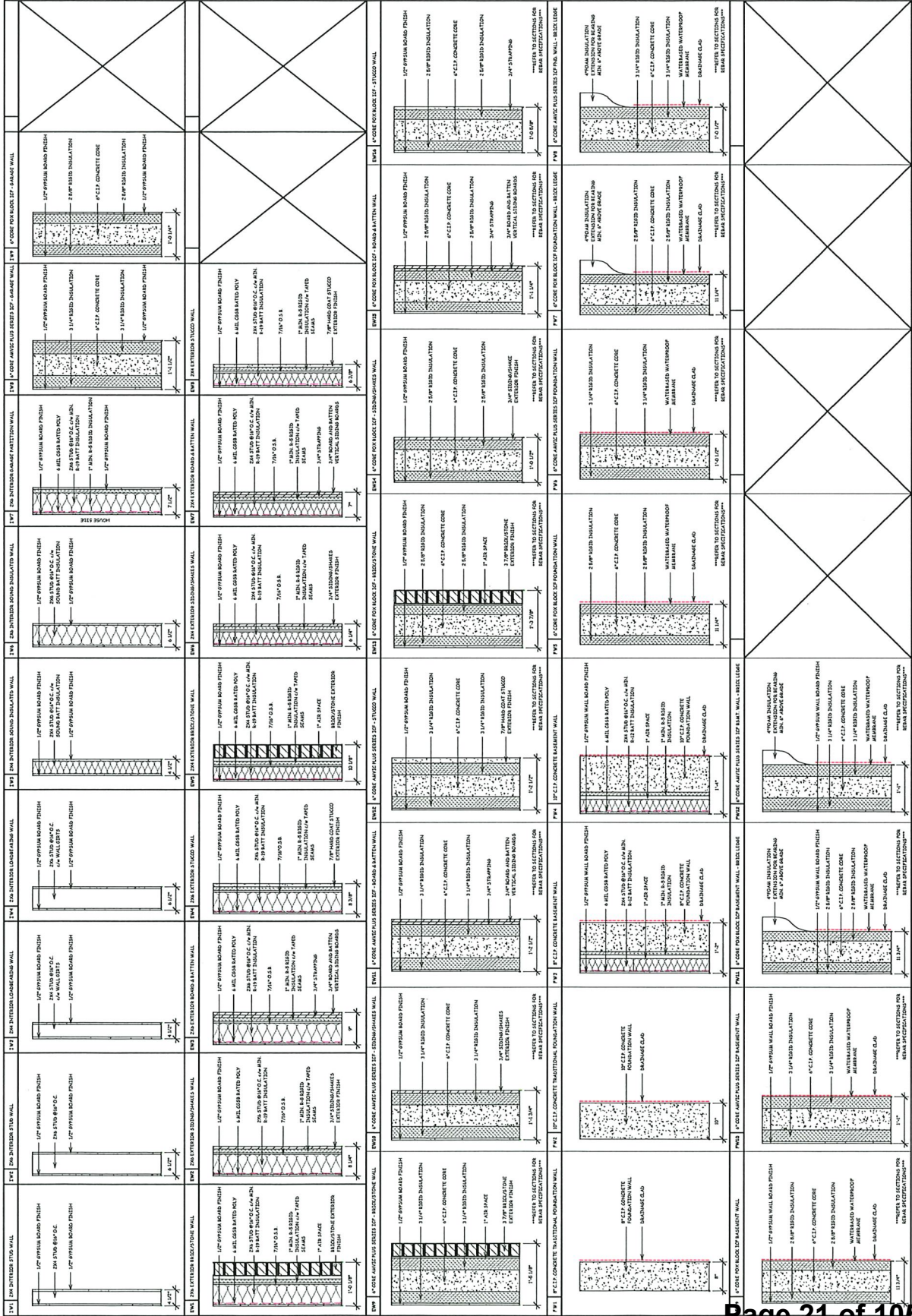
17. ALL EXTERIOR WALLS SHALL BE CONCRETE ON 4" SAND

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20. ALL EXTERIOR WALLS SHALL BE CONCRETE ON 4" SAND

WALL TO WALL CONSTRUCTION
 3289 OLD DEXTER LINE
 PROPOSED HOUSE/STUDIO PLANS
 WALL LEGEND
 COUNTY: NW & CL SCALE: AS SHOWN
 DATE: OCTOBER 2021
 SHEET NO: A1



FOUNDATION PLAN NOTES:

- 1. ALL FOUNDATION PLAN DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL FOUNDATION PLAN DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL FOUNDATION PLAN DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 4. ALL FOUNDATION PLAN DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 5. ALL FOUNDATION PLAN DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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- 10. ALL FOUNDATION PLAN DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PROPERTY OF WALL TO WALL*
 WALL TO WALL CONSTRUCTION
 545-586-2933

PROPERTY OF WALL TO WALL*
 KINGSWOOD
 3289 OLD CENTER LANE

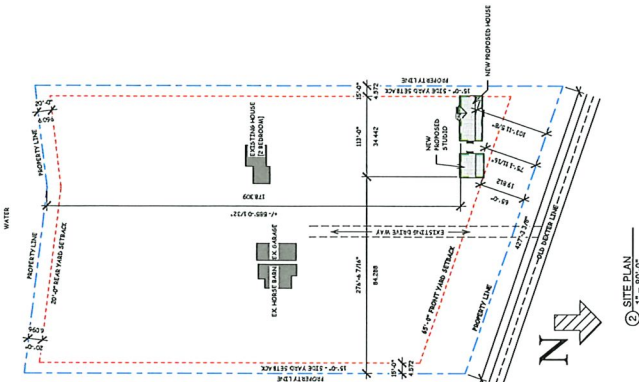
PROPOSED HOUSE-STUDIO PLANS
 SITE PLAN
 DRAWN BY: A.M. C. I. SCALE: 1/8" = 1'-0"
 CHECKED BY: M.M. C. I. SCALE: 1/8" = 1'-0"
 DATE: OCTOBER 2023

A2

REVISIONS:

NO.	DATE	DESCRIPTION
14	2023/09/14	FINAL 4 - FLOOR CHANGE C.L.
13	2023/09/13	FINAL 3 - FLOOR CHANGE C.L.
12	2023/09/12	FINAL 2 C.L.
11	2023/09/11	TRUSS READY 2
10	2023/09/10	PRELIMINARY 2 REVISION 1 C.L.
9	2023/09/09	PRELIMINARY 2 REVISION 4 C.L.
8	2023/09/08	PRELIMINARY 2 REVISION 3 C.L.
7	2023/09/07	PRELIMINARY 2 REVISION 4 C.L.
6	2023/09/06	PRELIMINARY 2 REVISION 3 C.L.
5	2023/09/05	PRELIMINARY 2 REVISION 2 C.L.
4	2023/09/04	PRELIMINARY 2 REVISION 1 C.L.
3	2023/09/03	PRELIMINARY 2 REVISION 2 C.L.
2	2023/09/02	PRELIMINARY 2 C.L.
1	2023/09/01	PRELIMINARY PROPOSAL R.V.

NEW HOUSE: 11 Hx13 S-OFT
NEW STUDIO: 9x23 S-OFT



1 SITE PLAN
 T = 20'-0"

2 ENLARGED SITE PLAN
 T = 20'-0"

LINE TYPE	DESCRIPTION
---	EXISTING STRUCTURES
---	NEW PROPOSED OUTLINE
---	PROPERTY LINE
---	EXISTING DRIVEWAY

3 SITE PLAN
 T = 20'-0"

ZONING	REQUIREMENTS	PROVIDED
MS-R	MINIMUM SETBACK	MINIMUM SETBACK
MS-R	MINIMUM SETBACK	MINIMUM SETBACK
MS-R	MINIMUM SETBACK	MINIMUM SETBACK
MS-R	MINIMUM SETBACK	MINIMUM SETBACK
MS-R	MINIMUM SETBACK	MINIMUM SETBACK
MS-R	MINIMUM SETBACK	MINIMUM SETBACK
MS-R	MINIMUM SETBACK	MINIMUM SETBACK
MS-R	MINIMUM SETBACK	MINIMUM SETBACK
MS-R	MINIMUM SETBACK	MINIMUM SETBACK
MS-R	MINIMUM SETBACK	MINIMUM SETBACK
MS-R	MINIMUM SETBACK	MINIMUM SETBACK

AREA	REQUIREMENTS	PROVIDED
NEW PROPOSED HOUSE:	MINIMUM SETBACK	MINIMUM SETBACK
EXISTING HOUSE:	MINIMUM SETBACK	MINIMUM SETBACK
EXISTING GARAGE:	MINIMUM SETBACK	MINIMUM SETBACK
EXISTING DRIVEWAY:	MINIMUM SETBACK	MINIMUM SETBACK
TOTAL LOT AREA:		
TOTAL OF FOOTPRINT:		
TOTAL OF AREA:		

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 EXISTING DRIVEWAY TO BE DEMOLISHED.
 EXISTING DRIVEWAY TO BE RECONSTRUCTED.

FOUNDER PLAN NOTES:

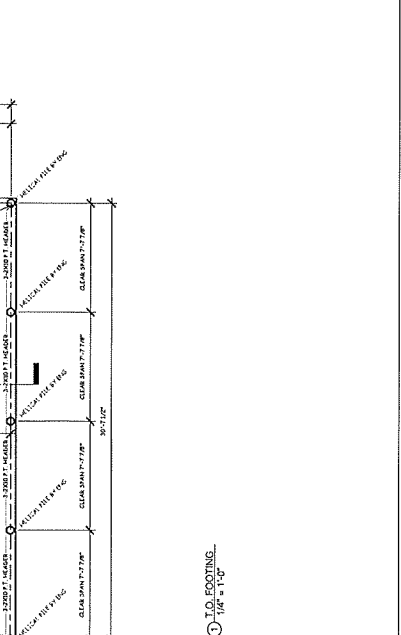
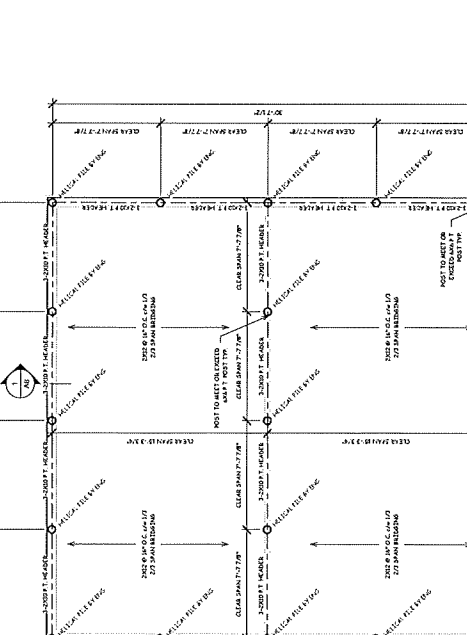
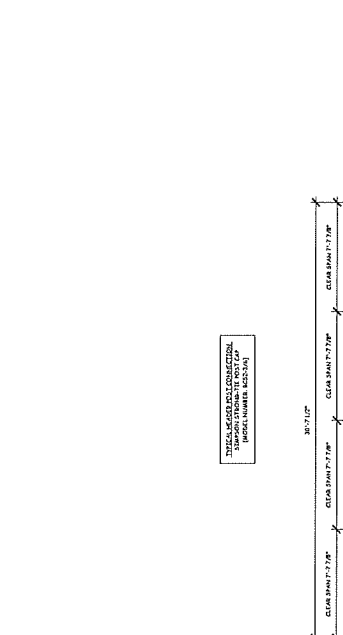
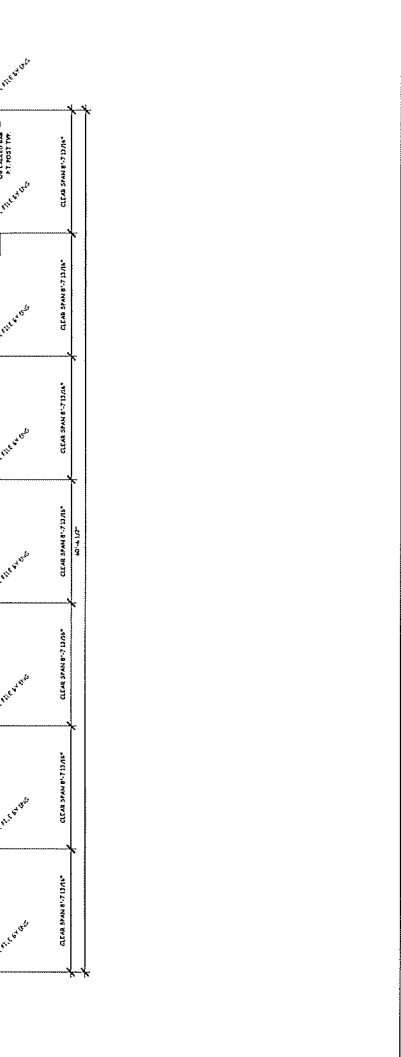
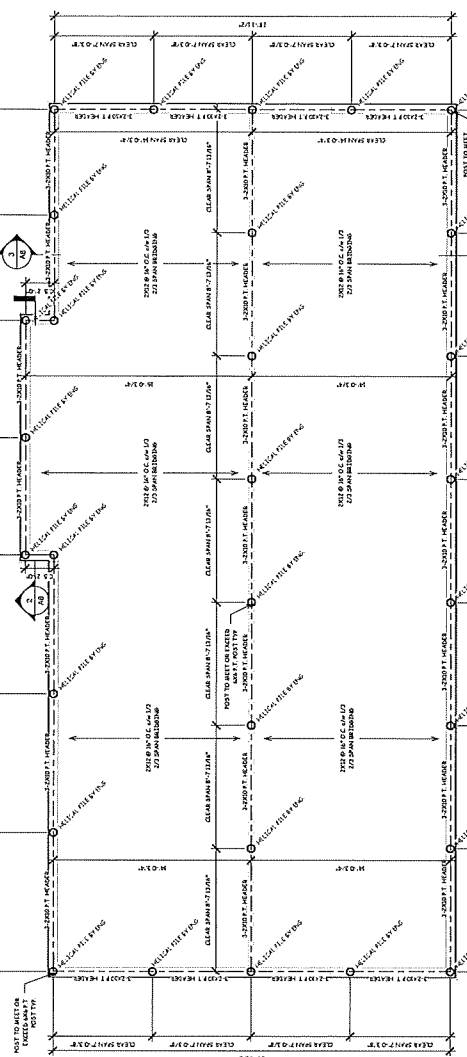
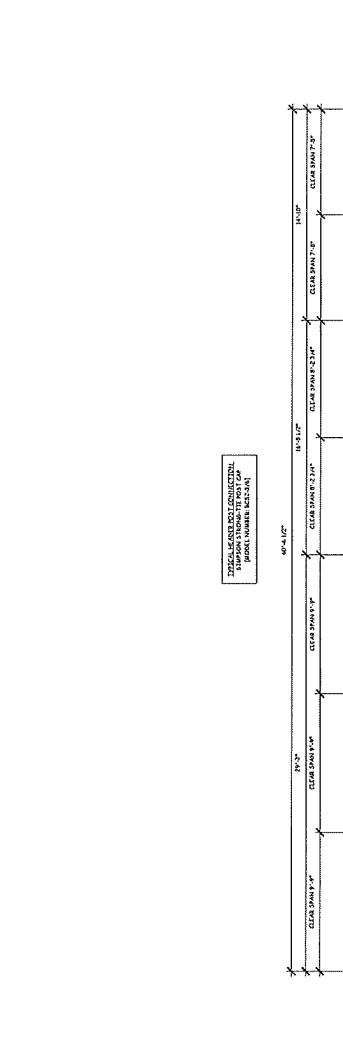
1. FOUNDATION SHALL BE CONFORM TO ALL LOCAL AND STATE REGULATIONS.
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10. ALL FOUNDATION SHALL BE CONFORM TO ALL LOCAL AND STATE REGULATIONS.

PROPERTY OF WALL TO WALL*
 WALL TO WALL CONSTRUCTION
 545-585-5333

PROPOSED HOUSE-STUDIO PLANS
 FOUNDATION PLAN
 DRAWING NO. W-1
 REVISIONS: NONE
 DATE: OCTOBER 2021

NO.	DESCRIPTION	DATE
1.	PRELIMINARY FOUNDATION PLAN	10/15/21
2.	PRELIMINARY 2	10/15/21
3.	PRELIMINARY 2 REVISION 1	10/15/21
4.	PRELIMINARY 2 REVISION 2	10/15/21
5.	TRUSS READY	10/15/21
6.	TRUSS READY 2	10/15/21
7.	TRUSS READY 2	10/15/21
8.	PRELIMINARY 2 REVISION 4	10/15/21
9.	PRELIMINARY 2 REVISION 4	10/15/21
10.	PRELIMINARY 2 REVISION 4	10/15/21
11.	PRELIMINARY 2 REVISION 4	10/15/21
12.	FINAL 3 FLOOR CHANGE	10/15/21
13.	FINAL 3 FLOOR CHANGE	10/15/21
14.	FINAL 4 FLOOR CHANGE	10/15/21

DATE	REVISION DESCRIPTION	BY
10/15/21	PRELIMINARY FOUNDATION PLAN	WJ
10/15/21	PRELIMINARY 2	WJ
10/15/21	PRELIMINARY 2 REVISION 1	WJ
10/15/21	PRELIMINARY 2 REVISION 2	WJ
10/15/21	TRUSS READY	WJ
10/15/21	TRUSS READY 2	WJ
10/15/21	TRUSS READY 2	WJ
10/15/21	PRELIMINARY 2 REVISION 4	WJ
10/15/21	PRELIMINARY 2 REVISION 4	WJ
10/15/21	PRELIMINARY 2 REVISION 4	WJ
10/15/21	PRELIMINARY 2 REVISION 4	WJ
10/15/21	FINAL 3 FLOOR CHANGE	WJ
10/15/21	FINAL 3 FLOOR CHANGE	WJ
10/15/21	FINAL 4 FLOOR CHANGE	WJ



DOOR & WINDOW OPENING SIZES
 * WINDOW SIZES MAY VARY FROM PLAN
 * REFER TO MFG FOR FINISHES

FOUNDATION PLAN NOTES:
 1. REFER TO THE FOUNDATION PLAN FOR ALL DIMENSIONS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
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 8. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 9. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

PROPERTY OF WALL TO WALL*

DATE	REV #	DESCRIPTION	BY
2024/01/14	1	FINAL 4 - FLOOR CHANGE	CL
2024/01/15	2	FINAL 3 - FLOOR CHANGE	CL
2024/01/16	3	FINAL 2 - FLOOR CHANGE	CL
2024/01/17	4	FINAL 1 - FLOOR CHANGE	CL
2024/01/18	5	TRUSS READY 2	CL
2024/01/19	6	TRUSS READY 1	CL
2024/01/20	7	PRELIMINARY 2 REVISION 4	CL
2024/01/21	8	PRELIMINARY 2 REVISION 3	CL
2024/01/22	9	PRELIMINARY 2 REVISION 2	CL
2024/01/23	10	PRELIMINARY 2 REVISION 1	CL
2024/01/24	11	TRUSS READY 2	CL
2024/01/25	12	TRUSS READY 1	CL
2024/01/26	13	TRUSS READY 2	CL
2024/01/27	14	TRUSS READY 1	CL
2024/01/28	15	TRUSS READY 2	CL
2024/01/29	16	TRUSS READY 1	CL
2024/01/30	17	TRUSS READY 2	CL
2024/01/31	18	TRUSS READY 1	CL
2024/02/01	19	TRUSS READY 2	CL
2024/02/02	20	TRUSS READY 1	CL
2024/02/03	21	TRUSS READY 2	CL
2024/02/04	22	TRUSS READY 1	CL
2024/02/05	23	TRUSS READY 2	CL
2024/02/06	24	TRUSS READY 1	CL
2024/02/07	25	TRUSS READY 2	CL
2024/02/08	26	TRUSS READY 1	CL
2024/02/09	27	TRUSS READY 2	CL
2024/02/10	28	TRUSS READY 1	CL
2024/02/11	29	TRUSS READY 2	CL
2024/02/12	30	TRUSS READY 1	CL
2024/02/13	31	TRUSS READY 2	CL
2024/02/14	32	TRUSS READY 1	CL
2024/02/15	33	TRUSS READY 2	CL
2024/02/16	34	TRUSS READY 1	CL
2024/02/17	35	TRUSS READY 2	CL
2024/02/18	36	TRUSS READY 1	CL
2024/02/19	37	TRUSS READY 2	CL
2024/02/20	38	TRUSS READY 1	CL
2024/02/21	39	TRUSS READY 2	CL
2024/02/22	40	TRUSS READY 1	CL
2024/02/23	41	TRUSS READY 2	CL
2024/02/24	42	TRUSS READY 1	CL
2024/02/25	43	TRUSS READY 2	CL
2024/02/26	44	TRUSS READY 1	CL
2024/02/27	45	TRUSS READY 2	CL
2024/02/28	46	TRUSS READY 1	CL
2024/02/29	47	TRUSS READY 2	CL
2024/02/30	48	TRUSS READY 1	CL

WALL TO WALL CONSTRUCTION
 WALL TO WALL CONSTRUCTION
 545-886-2933

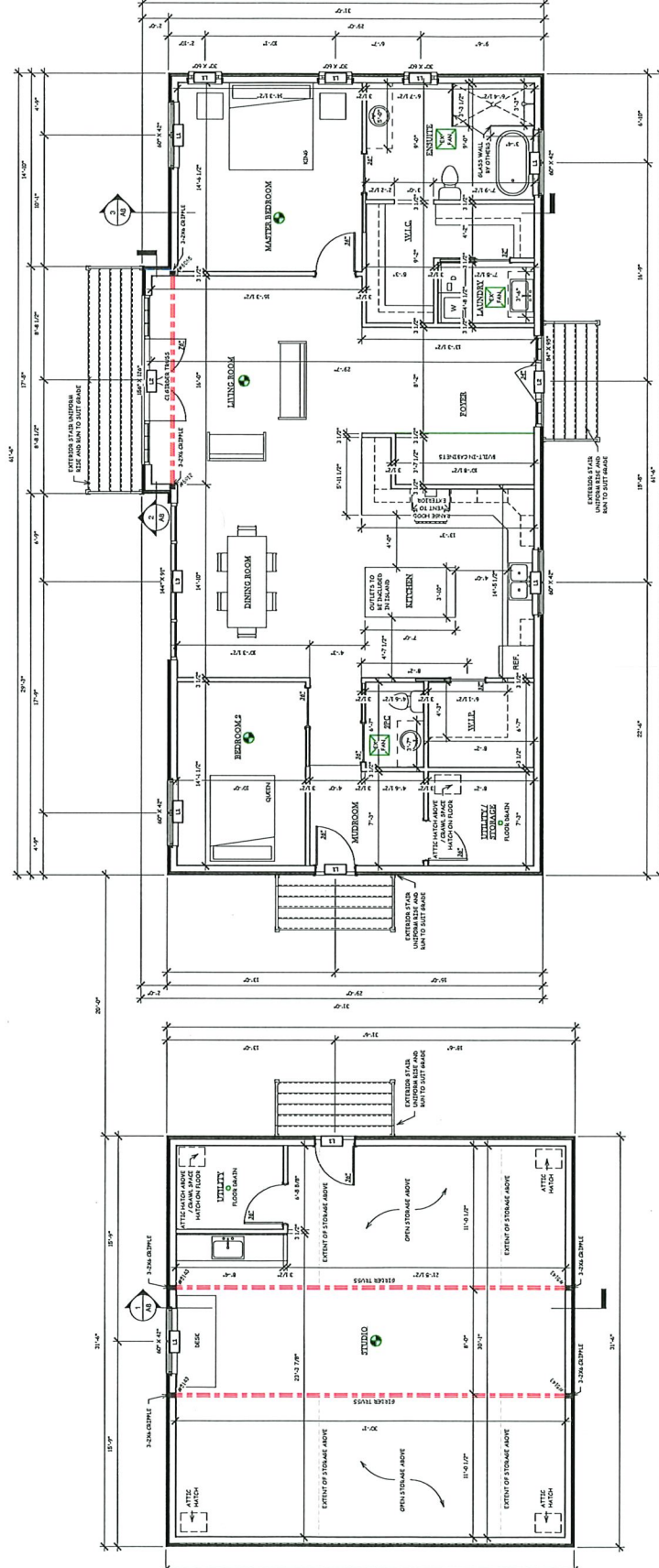
PROPERTY OF WALL TO WALL*

PROPOSED HOUSE-STUDIO PLANS

8288 OLD DEXTER LINE

PLANNING: M.A.C. INC. 1/24
DESIGN: M.A.C. INC. 1/24
DATE: OCTOBER, 2023

A4



ALL INTERIOR WALLS TO BE
 CONSTRUCTED BY THE CONTRACTOR
 UNLESS NOTED OTHERWISE

1. 1/2" SUBFLOOR
 1/2" = 1'-0"

• DOORS & WINDOW OPENING SIZES SHALL BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
 • WINDOW SIZES MAY VARY FROM PLAN TO FIELD.
 • REFER TO MFG FOR FINISHES.

FOUNDATION PLAN NOTES:

1. FOUNDATION SHALL BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS SHALL BE 4" MINIMUM CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS SHALL BE 4" MINIMUM CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR WALLS SHALL BE 4" MINIMUM CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
5. ALL EXTERIOR WALLS SHALL BE 4" MINIMUM CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
6. ALL EXTERIOR WALLS SHALL BE 4" MINIMUM CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR WALLS SHALL BE 4" MINIMUM CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
8. ALL EXTERIOR WALLS SHALL BE 4" MINIMUM CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR WALLS SHALL BE 4" MINIMUM CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
10. ALL EXTERIOR WALLS SHALL BE 4" MINIMUM CONCRETE ON GRADE UNLESS OTHERWISE NOTED.

DATE	REV.	DESCRIPTION	BY
2023/01/04	1	FINAL 4-FLOOR CHANGE	C.L.
2023/01/04	2	FINAL 3-FLOOR CHANGE	C.L.
2023/01/04	3	FINALIZED	C.L.
2023/01/04	4	TRUSS READY 2	C.L.
2023/01/04	5	TRUSS READY 1	C.L.
2023/01/04	6	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	7	PRELIMINARY 2 REVISION 4	C.L.
2023/01/04	8	PRELIMINARY 2 REVISION 4	C.L.
2023/01/04	9	PRELIMINARY 2 REVISION 4	C.L.
2023/01/04	10	PRELIMINARY 2 REVISION 4	C.L.
2023/01/04	11	TRUSS READY 1	C.L.
2023/01/04	12	TRUSS READY 2	C.L.
2023/01/04	13	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	14	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	15	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	16	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	17	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	18	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	19	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	20	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	21	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	22	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	23	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	24	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	25	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	26	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	27	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	28	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	29	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	30	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	31	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	32	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	33	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	34	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	35	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	36	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	37	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	38	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	39	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	40	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	41	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	42	PRELIMINARY 2 REVISION 2	C.L.
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2023/01/04	44	PRELIMINARY 2 REVISION 2	C.L.
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2023/01/04	46	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	47	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	48	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	49	PRELIMINARY 2 REVISION 2	C.L.
2023/01/04	50	PRELIMINARY 2 REVISION 2	C.L.

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WALL TO WALL CONSTRUCTION
 WALL TO WALL CONSTRUCTION
 345 S. 5th St. #100
 Minneapolis, MN 55401
 612.338.5232

PROPERTY OF WALL TO WALL®

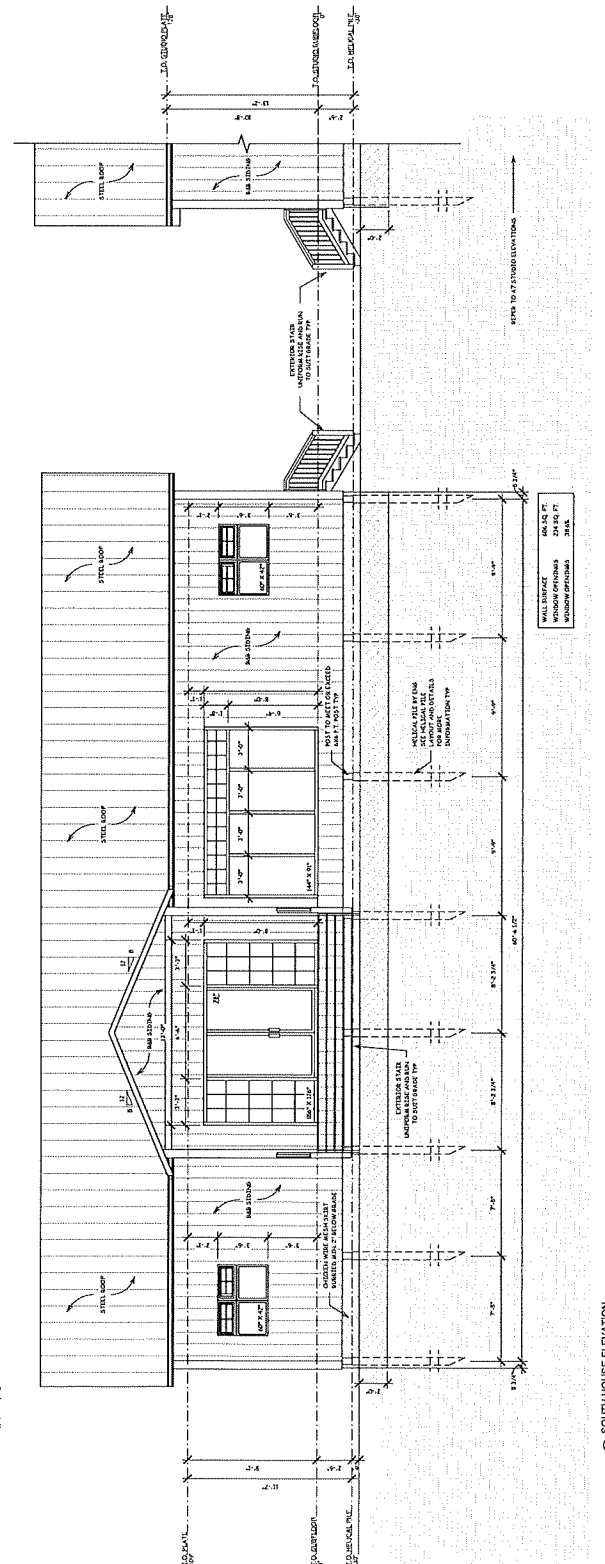
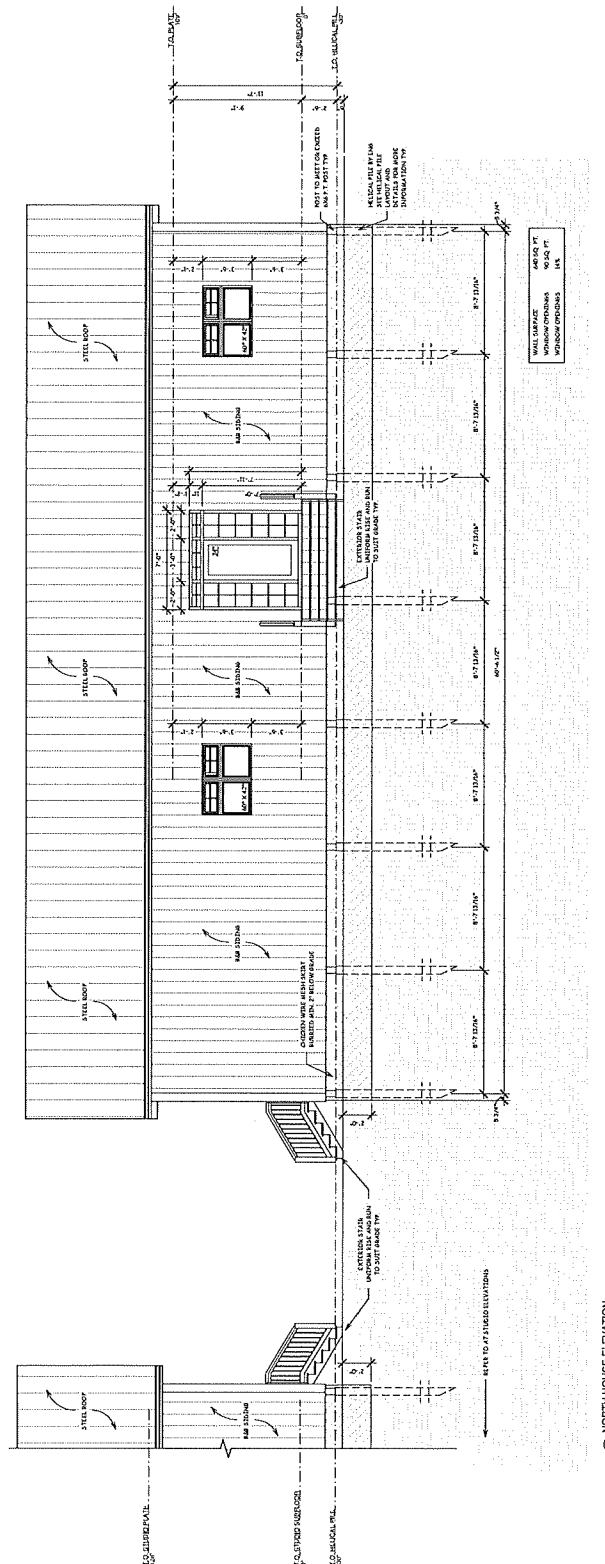
KINGSWOOD
 3298 OLD CENTER LINE

PROPOSED HOUSE-STUDIO PLANS

HOUSE ELEVATIONS

DATE: OCTOBER 2023

SHEET NO. A5



• DOORS & WINDOW OPENING SIZES
 • SUBJECT TO CHANGES MANUFACTURER'S
 • REFER TO ARCHITECTURAL ELEVATION PLAN
 • REFER TO ARCHITECTURAL ELEVATION PLAN
 • REFER TO ARCHITECTURAL ELEVATION PLAN

FOUNDATION PLAN NOTES:

1. FOUNDATION SHALL BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
2. FOUNDATION SHALL BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
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9. ALL FOUNDATION SHALL BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
10. ALL FOUNDATION SHALL BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED.

DATE	REV#	DESCRIPTION	BY
2023/01/02	14	FINAL 4 - FLOOR CHANGE	C.L.
2023/01/01	13	FINAL 3 - FLOOR CHANGE	C.L.
2023/01/01	12	FINALIZED 2	C.L.
2023/01/01	11	TRUSS READY 2	C.L.
2023/01/01	10	PRELIMINARY 2 REVISION 7	C.L.
2023/01/01	9	PRELIMINARY 2 REVISION 6	C.L.
2023/01/01	8	PRELIMINARY 2 REVISION 5	C.L.
2023/01/01	7	PRELIMINARY 2 REVISION 4	C.L.
2023/01/01	6	PRELIMINARY 2 REVISION 3	C.L.
2023/01/01	5	TRUSS READY	C.L.
2023/01/01	4	PRELIMINARY 2 REVISION 2	C.L.
2023/01/01	3	PRELIMINARY 2 REVISION 1	C.L.
2023/01/01	2	PRELIMINARY 2	C.L.
2023/01/01	1	PRELIMINARY PROPOSAL	30/20

PROPERTY OF WALL TO WALL*
 WALL TO WALL CONSTRUCTION
 545-585-2333
 info@walltowallconstruction.ca

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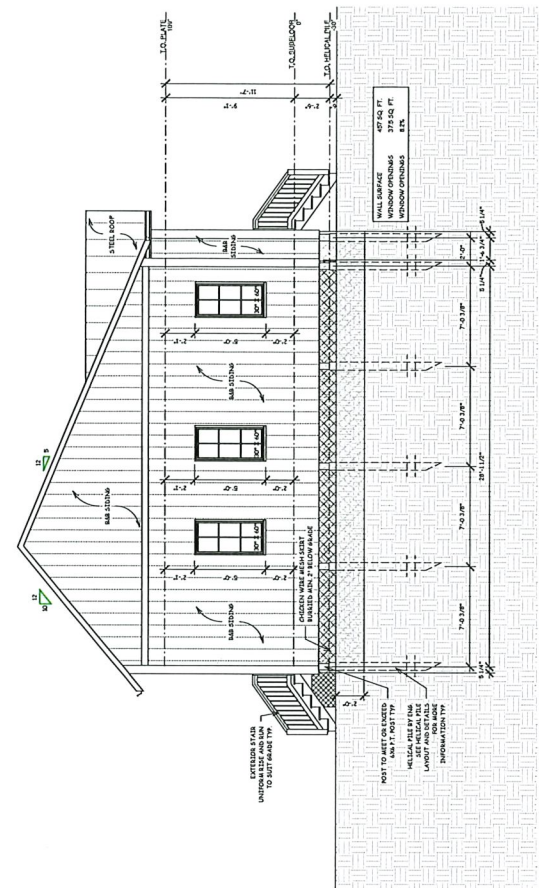
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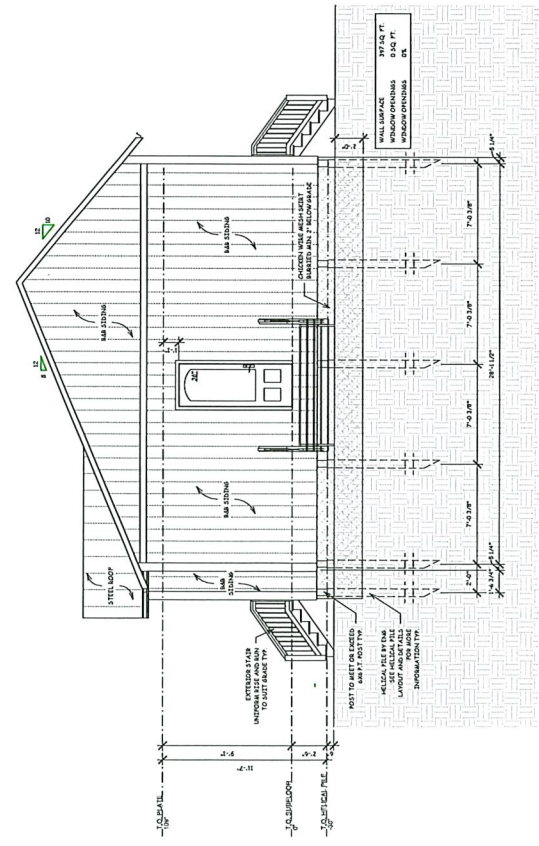
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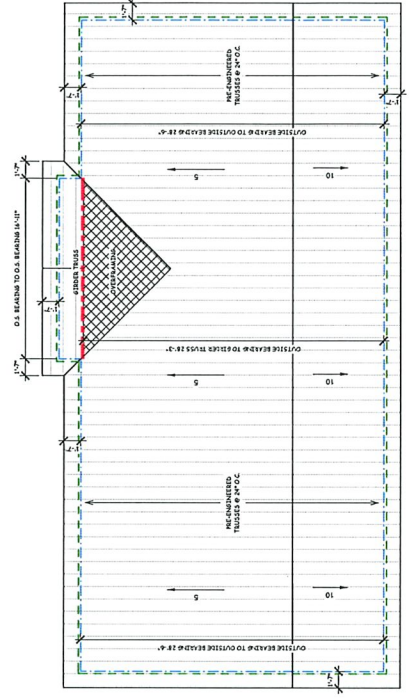
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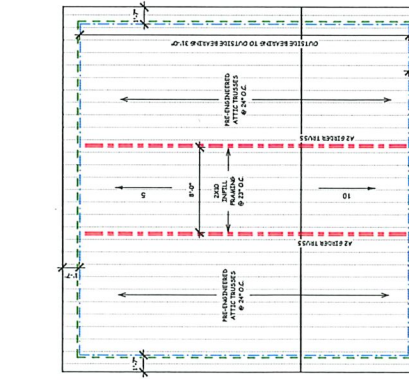
② WEST HOUSE ELEVATION
 1/4" = 1'-0"



① EAST HOUSE ELEVATION
 1/4" = 1'-0"



③ ROOF PLAN
 3/16\"/>



NO.	LINE TYPE	DESCRIPTION
1	---	LINE THROUGH ELEMENT
2	---	ROOFLINE OUTLINE
3	---	OUTSIDE FINISH
4	---	4\"/>

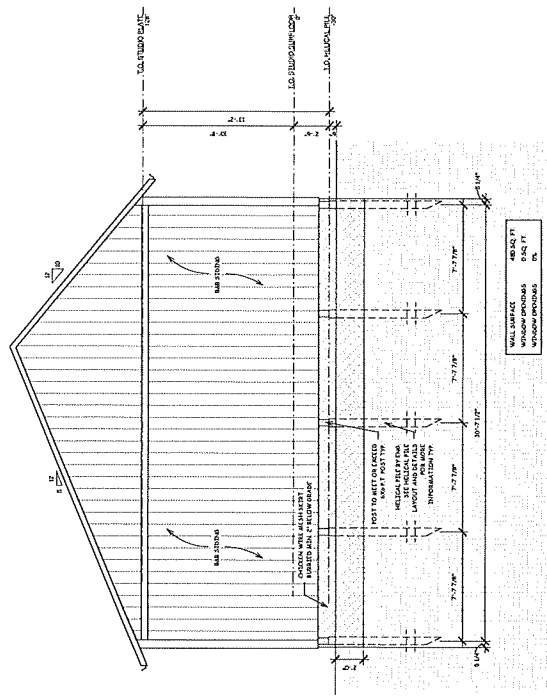
• DOOR & WINDOW OPENING SIZES
 • WINDOW SIZES SHALL BE AS SHOWN ON THE PLAN
 • REFER TO MPG FOR FINISHES
 FOUNDATION PLAN NOTES:
 1. FOUNDATION SHALL BE CONCRETE ON GRADE WITH ALL DIMENSIONS AS SHOWN
 2. ALL FOUNDATION SHALL BE CONCRETE ON GRADE WITH ALL DIMENSIONS AS SHOWN
 3. ALL FOUNDATION SHALL BE CONCRETE ON GRADE WITH ALL DIMENSIONS AS SHOWN
 4. ALL FOUNDATION SHALL BE CONCRETE ON GRADE WITH ALL DIMENSIONS AS SHOWN
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 8. ALL FOUNDATION SHALL BE CONCRETE ON GRADE WITH ALL DIMENSIONS AS SHOWN
 9. ALL FOUNDATION SHALL BE CONCRETE ON GRADE WITH ALL DIMENSIONS AS SHOWN
 10. ALL FOUNDATION SHALL BE CONCRETE ON GRADE WITH ALL DIMENSIONS AS SHOWN

NO.	DATE	DESCRIPTION
2021001	11/15/21	ISSUE FOR PERMIT
2021002	12/15/21	ISSUE FOR PERMIT
2021003	01/15/22	ISSUE FOR PERMIT
2021004	02/15/22	ISSUE FOR PERMIT
2021005	03/15/22	ISSUE FOR PERMIT
2021006	04/15/22	ISSUE FOR PERMIT
2021007	05/15/22	ISSUE FOR PERMIT
2021008	06/15/22	ISSUE FOR PERMIT
2021009	07/15/22	ISSUE FOR PERMIT
2021010	08/15/22	ISSUE FOR PERMIT
2021011	09/15/22	ISSUE FOR PERMIT
2021012	10/15/22	ISSUE FOR PERMIT
2021013	11/15/22	ISSUE FOR PERMIT
2021014	12/15/22	ISSUE FOR PERMIT
2021015	01/15/23	ISSUE FOR PERMIT
2021016	02/15/23	ISSUE FOR PERMIT
2021017	03/15/23	ISSUE FOR PERMIT
2021018	04/15/23	ISSUE FOR PERMIT
2021019	05/15/23	ISSUE FOR PERMIT
2021020	06/15/23	ISSUE FOR PERMIT

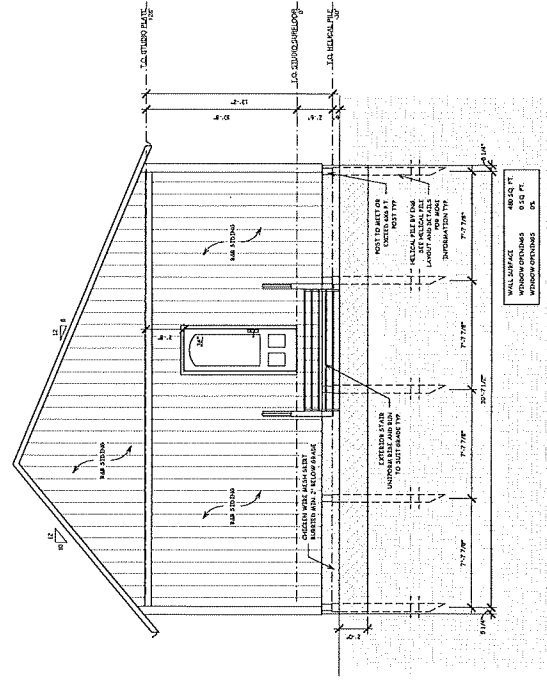
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2021001	11/15/21	ISSUE FOR PERMIT
2021002	12/15/21	ISSUE FOR PERMIT
2021003	01/15/22	ISSUE FOR PERMIT
2021004	02/15/22	ISSUE FOR PERMIT
2021005	03/15/22	ISSUE FOR PERMIT
2021006	04/15/22	ISSUE FOR PERMIT
2021007	05/15/22	ISSUE FOR PERMIT
2021008	06/15/22	ISSUE FOR PERMIT
2021009	07/15/22	ISSUE FOR PERMIT
2021010	08/15/22	ISSUE FOR PERMIT
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2021012	10/15/22	ISSUE FOR PERMIT
2021013	11/15/22	ISSUE FOR PERMIT
2021014	12/15/22	ISSUE FOR PERMIT
2021015	01/15/23	ISSUE FOR PERMIT
2021016	02/15/23	ISSUE FOR PERMIT
2021017	03/15/23	ISSUE FOR PERMIT
2021018	04/15/23	ISSUE FOR PERMIT
2021019	05/15/23	ISSUE FOR PERMIT
2021020	06/15/23	ISSUE FOR PERMIT

PROPERTY OF WALL TO WALL
 WALL TO WALL CONSTRUCTION
 240-508-2933

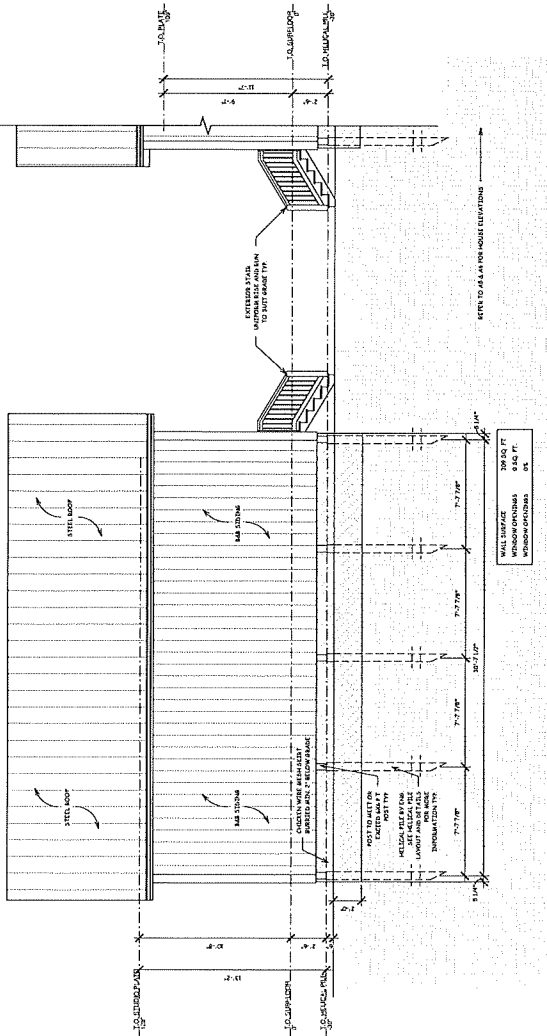
PROPOSED HOUSE-STUDIO PLANS
 STUDIO ELEVATIONS
 DRAWING NO. W-1
 SCALE 1/8" = 1'-0"
 DATE: OCTOBER 2023
 SHEET NO. A7



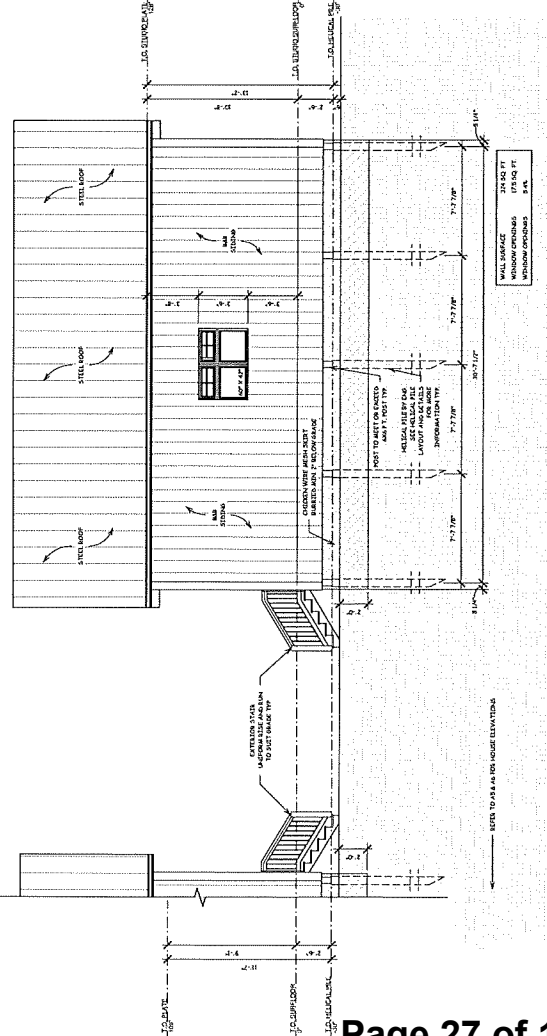
① EAST STUDIO ELEVATION
 1/8" = 1'-0"



② WEST STUDIO ELEVATION
 1/8" = 1'-0"



③ NORTH STUDIO ELEVATION
 1/8" = 1'-0"



④ SOUTH STUDIO ELEVATION
 1/8" = 1'-0"

FOUNDER PLAN NOTES:

- DOORS & WINDOW OPENING SIZES
- WINDOW TO DOOR RATIO MAXIMUM OTHER THAN 1:1
- REFER TO MFG. FOR ROOF SIZES

CONSTRUCTION NOTES:

- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
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- 9. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.

NO.	REVISION	DATE	BY
1	ISSUE FOR PERMIT	10/23/2021	KL
2	ISSUE FOR PERMIT	10/23/2021	KL
3	ISSUE FOR PERMIT	10/23/2021	KL
4	ISSUE FOR PERMIT	10/23/2021	KL
5	ISSUE FOR PERMIT	10/23/2021	KL
6	ISSUE FOR PERMIT	10/23/2021	KL
7	ISSUE FOR PERMIT	10/23/2021	KL
8	ISSUE FOR PERMIT	10/23/2021	KL
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10	ISSUE FOR PERMIT	10/23/2021	KL

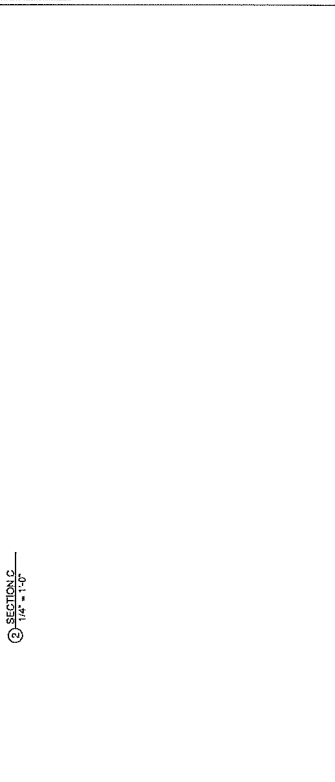
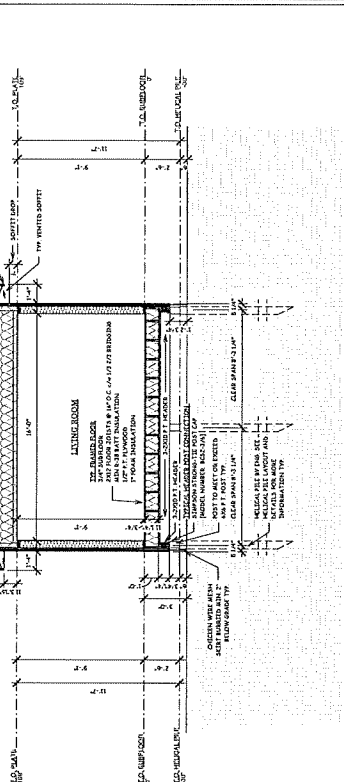
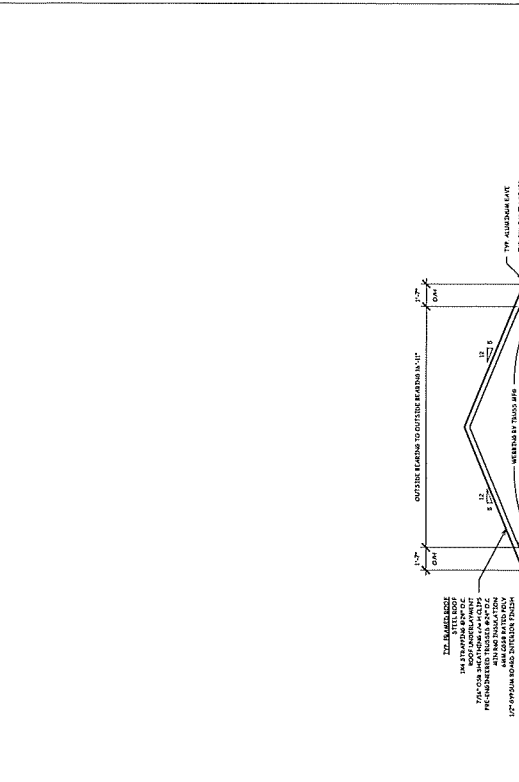
PROPERTY OF WALL TO WALL
 WALL TO WALL CONSTRUCTION
 348-598-2933

PROPERTY OF WALL TO WALL
 2289 OLD CENTER LINE

PROPOSED HOUSE-STUDIO PLANS

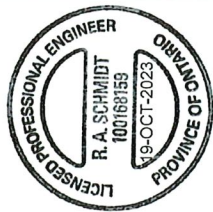
SECTION A
 10/23/2021
 KL

DATE: OCTOBER 2021
 SHEET NO. A8

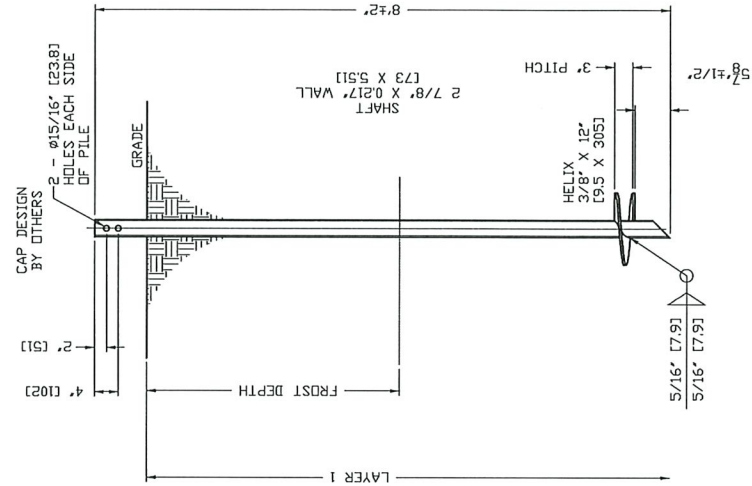


NOTES

ISSUED FOR CONSTRUCTION



REV.	DATE	BY	DESCRIPTION
0	19.10.23	FC	PROJECT NUMBER
			2023-ON-6633
			CLIENT:
			RYAN WEESTERS
			PROJECT NAME:
			HOUSE AND STUDIO
			LOCATION:
			3289 OLD DEXTER LINE, HAWKSWOOD, ON
			SHEET TITLE:
			SP2 SCREW PILE DETAILS
			ISSUED FOR:
			CONSTRUCTION
			DESIGNED BY:
			R. SCHMIDT
			DRAWING NUMBER:
			2023-ON-6633-01
			SCALE:
			NTS
			APPROVED BY:
			R. SCHMIDT
			DRAWING SHEET:
			0
			1
			OF 1



SP2 PILE DETAIL
 PIL-0278-217-08-G-004

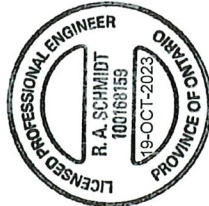
- PILE DESIGN SPECIFICATIONS:**
- PILE DESIGN LOADS (FACTORED LOADS):**
 - SEE CMC REPORT 15871-R FOR PILE TYPE SP2
 - MAXIMUM ALLOWABLE LOAD = 111.0 kN (25.0 kips)
 - DESIGN CRITERIA:**
 - ALL LOADS ASSUMED TO BE GENERALLY AS FOLLOWS:
 - SOIL LAYER
 - STIFF CLAY OR DENSE SAND
 - PILE INSTALLER TO USE CALIBRATED EQUIPMENT AND CREATE PILE INSTALLATION REPORT (INCLUDING TORQUE AND DEPTH READINGS) AND SUBMIT TO ENGINEER UPON COMPLETION.**
 - MAXIMUM INSTALL TORQUE = 10.8 kN-m (8.0 ft-kip)
 - MINIMUM TORQUE = 5.42 kN-m (4.0 ft-kip)
 - MINIMUM EMBEDMENT DEPTH = 2.13 m (7.0 ft)
 - IF MINIMUM TORQUE IS NOT ACHIEVED EXTENSIONS SHOULD BE ADDED TO ACHIEVE GREATER EMBEDMENT AND/OR GREATER TORQUE.**
 - MINIMUM PILE EMBEDMENT HELIX MUST BE SITUATED BELOW MAXIMUM FROST PENETRATION DEPTH.**
 - TOLERANCES:**
 - PILE TOP TO BE LOCATED WITHIN 40 mm (1.5 in.) OF CENTER OF APPLIED LOAD.
 - PILE TO BE INSTALLED WITHIN 1.5 DEGREES OF VERTICAL.
 - STRUCTURAL STEEL MEMBERS SHALL CONFORM TO:**
 - CSA S16.1-01 - (LIMIT STATE DESIGN).
 - MINIMUM ASTM A572 GRADE 50
 - MINIMUM ASTM A572 GRADE 50
 - HEX PLATE - ASTM A36 OR CSA C40.21 44W HOT ROLLED STRUCTURAL STEEL PLATE (NEW MATERIAL ONLY)
 - CORROSION CRITERIA (ASSUMED):**
 - DESIGN LIFE = 50 years
 - CORROSION RATE = 0.03 mm/year
 - WALL THICKNESS LOSS OUTSIDE = 1.5 mm
 - WELDING TO CONFORM TO:**
 - CSA W59 AND CSA W47.1
 - ALL WELDS TO BE 480 MPa (69.6 ksi)
 - ALL HELIXES TO BE 5/16" (7.9 mm) FILLET WELDS UNLESS NOTED OTHERWISE.
 - PILE AND CAP TO BE GALVANIZED TO CONFORM ASTM A123**
 - STANDARD SPECIFICATION FOR ZINC COATINGS ON IRON AND STEEL PRODUCTS*
 - GALVANIZING OF STEEL SHALL BE DONE AS FOLLOWS:
 - SURFACE PREPARATION AND FABRICATION FOR MATERIALS TO BE GALVANIZED SHALL BE COMPLY WITH ASTM A335.
 - REFERENCE FOR PROVIDING HIGH QUALITY ZINC COATINGS (HOT DIP) AND GALVANIZING SHALL BE ASTM A123.
 - FABRICATION SHALL BE CARRIED OUT IN ACCORDANCE WITH STANDARD PRACTICES AND ALL APPLICABLE CODES.**
 - APPROVE DESIGN AND COMPONENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE ONTARIO BUILDING CODE, N.B.C. AND APPLICABLE BUILDING CODES.**
 - ALL PILES TO BE INSPECTED PRIOR TO INSTALLATION. STRUCTURALLY DAMAGED PILES SHOULD NOT BE INSTALLED.**
 - FOR PILE LENGTH AND LOCATION, REFER TO THE WALL TO WALL CONSTRUCTION SHEET NUMBER AS DATED OCTOBER 2023.**

NOTE:

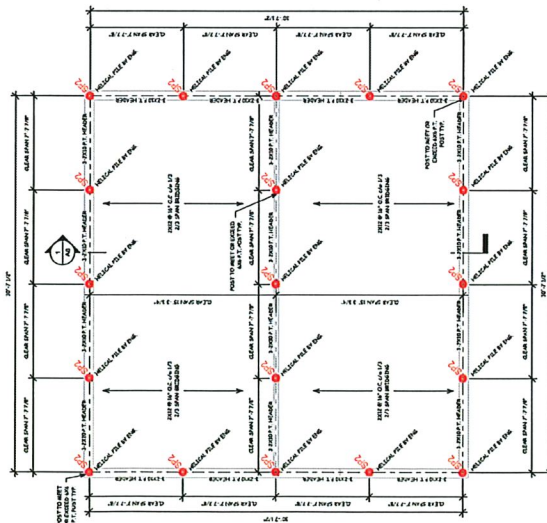
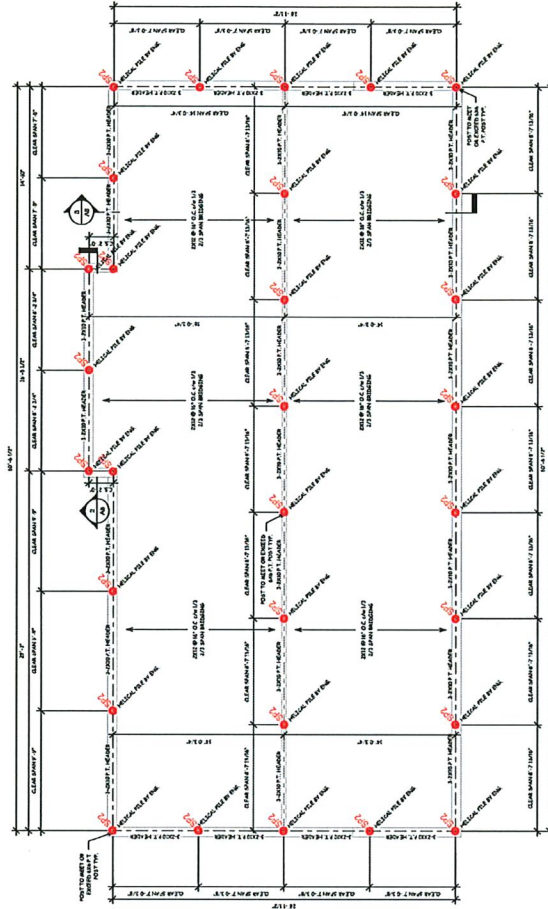
- THIS DESIGN AND INFORMATION IS SPECIAL TO ALMITA'S PRODUCT AND IS NON-TRANSFERABLE TO OTHER MANUFACTURERS.
- READ THIS DRAWING ON CONJUNCTION WITH ALMITA DWG. No. 2023-ON-6633-02.

NOTES

**ISSUED FOR
 CONSTRUCTION**



REV. DATE	19.10.23	FC
REV. DATE-DRAWN	DESCRIPTION	
PROJECT NUMBER	2023-ON-6633	
CLIENT	RYAN WESTEERS	
PROJECT NAME	HOUSE AND STUDIO	
LOCATION	3289 OLD DEXTER LINE, HAWKSWOOD, ON	
SHEET TITLE	PILE LAYOUT	
ISSUED FOR	ISSUE DATE	SCALE
CONSTRUCTION	OCT. 19, 2023	NTS
DESIGNED BY	R. SCHMIDT	APPROVED BY
DRAWN BY	J. CREWAL	R. SCHMIDT
DRAWING NUMBER	2023-ON-6633-02	SHEET
	0	1 OF 1



PILE LAYOUT

NOTE:
 -READ THIS DRAWING ON CONJUNCTION WITH ALMITA DWG. No. 2023-ON-6633-01.

Structural Opinion

So-01

Project Title:	Redevelopment of 3289 Old Dexter Line	Project ID:	CEC-23-0991
Project Address:	3289 Old Dexter Line Municipality of Central Elgin, Ontario	Number of Pages:	One (1)
Issued To:	Wall To Wall Construction	Date Issued:	2023-11-06

Title: **Review of Building Design for Potential Movability**

Reason for Instruction: The client has requested a review of the proposed structure for feasibility of moving the structure in the future.

Reference Sheets: Architectural Drawings by Wall to Wall Construction dated October 2022

Description of Existing Condition:

1. The architectural drawings show a new 1818.33 ft² dwelling along with a 992.25ft² studio building.
2. The two buildings are conventional wood-framed construction with pre-engineered roof trusses.
3. The foundation for the wood-framed structure consists of helical piles supporting pressure-treated wood posts.

Structural Opinion:

1. The foundation for the proposed buildings consists of helical piles which create significantly less disruption to the site than a conventional poured concrete foundation system. The helical piles can be removed at a later date by reversing the installation procedure. It should be possible to completely remove the helical pile foundation system in the future.
2. The proposed buildings have a simple structural layout. The proposed design has exterior bearing with one intermediate bearing support line located centrally in the building. This structural layout will facilitate moving the building in the future.
3. **It is the opinion of CEC that the design of the proposed structure can be deemed easily moveable.**

End of Structural Opinion So-01

Centric Engineering Corporation



Edward Gomez, P.Eng.





3852 Old Dexter Line

Dexter Line

~18m

Approximate Top of Bluff (2023)

Legend:

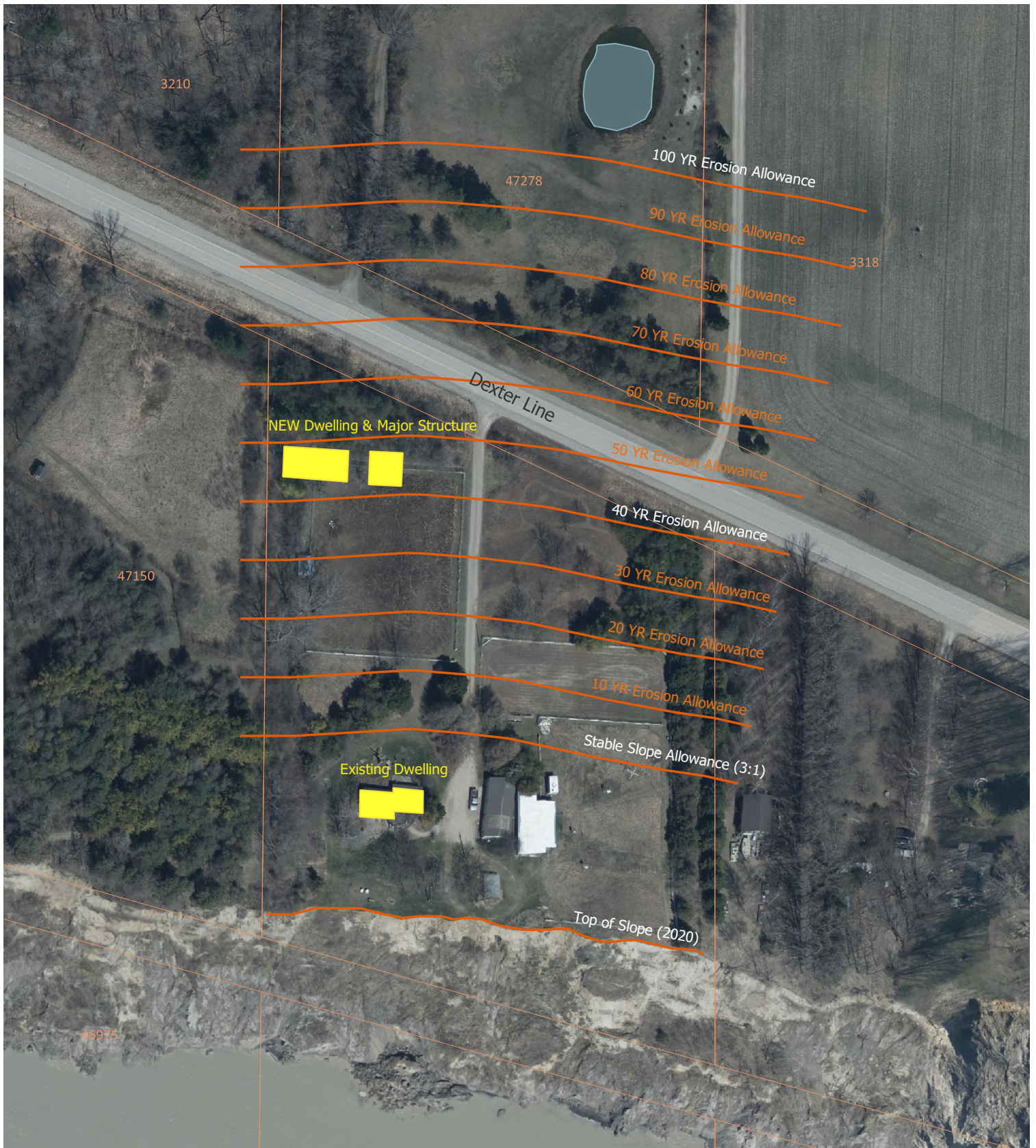
Disclaimer: The KCCA disclaims explicitly any warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, fitness for a particular purpose, merchantability or completeness of any of the data depicted and provided therein.
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Imagery: 2020 SWOOP

Date: November, 2023

APPENDIX 2
 SWOOP Aerial Imagery (2020)





Legend:

— Erosion Allowances (1.7m AARR)

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Imagery: 2020 SWOOP

Date: November, 2023

APPENDIX 3

Erosion Hazards



Kettle Creek
Conservation Authority

January 18, 2018

Ron Kingswood

3289 Old Dexter Line

Sparta, ON N0L 2H0

Email: kingswoodinc@xplornet.com

DELIVERED BY EMAIL

**Re: 3289 Old Dexter line (formerly 47229 Dexter Line), Municipality of Central Elgin
Reconstruction and/or Relocation of Existing Buildings**

Dear Mr. Kingswood,

Further to our telephone conversation of January 17, 2018, this letter will confirm the comments of Kettle Creek Conservation Authority (KCCA) in regards to the subject matter.

It is our understanding that you are currently considering long term planning for the subject property and are inquiring about the potential of reconstruction or relocation of existing structures upon the property within the next five to ten years.

The entire subject property is affected by regulations of KCCA. Pursuant to Section 28 of the Conservation Authorities Act, permission is required of the Conservation Authority prior to any development or alteration within its regulatory jurisdiction. The current regulation for the Kettle Creek watershed is *'Ontario Regulation 181/06: Development, Interference with Wetlands and Alterations to Shorelines and Watercourses'*.

KCCA may grant permission for development in or on the areas of its jurisdiction if, in its opinion, the control of flooding, erosion, dynamic beach, pollution or the conservation of land will not be affected by the development. (O.Reg.181/06, s. 3(1)).

According to Shoreline Management Plans prepared for KCCA, the entire subject property is located upon erosion hazard lands of the Lake Erie shoreline. The average annual recession rate for the reach of Lake Erie shoreline abutting the subject property is estimated to be between 1.7 metres and 2.2 metres per year. Further information regarding hazards associated with the Lake Erie shoreline can be found on KCCA's website under "Planning and Regulations".

Provincial planning and development policies, including KCCA regulations and policies, restrict and/or prohibit new development that would be at risk of erosion over a 100 year period.

In consideration of the above noted average annual recession rate, the erosion hazard limit affecting the subject property over a 100 year period would be approximately 260 metres to 310 metres measured horizontally from the toe of the shoreline slope. This distance is based upon a provincially recommended calculation of a stable slope allowance of 3(h):1(v) plus the average annual recession rate multiplied over 100 years.

This would place the shoreline erosion hazard limit north of Old Dexter Line and beyond the ownership of the subject property.

As a result, KCCA could not support an application for new buildings or structures to be located upon the subject property as it would be considered inconsistent with Provincial and KCCA policies as the new structures would be at risk of erosion within 100 years.

However, KCCA does support and encourages landowners who have buildings or structures at risk of erosion to relocate those structures further away from the hazard.

In consideration of an application to KCCA to consider relocation of an existing building or structure within the erosion hazard limit of the Lake Erie shoreline, KCCA would require the following:

1. The new location should be furthest away from the erosion hazard as feasibly possible and cannot be located within a stable slope allowance of the abutting shoreline bluff/slope;
2. The use must remain the same as the former use or becomes a use that exhibits a lesser potential for threat to life and/or property damage due to erosion;
3. The foundation of the existing structure location and any associated utilities (ie. septic) must be completely removed and disposed of offsite, and the excavation pit must be backfilled with native soils;
4. The foundation of the new structure location must be designed to allow for easy removal and relocation of the structure if and when the erosion hazard reaches the new location in the future. The foundation design must be:
 - a. designed to minimize any potential affect upon the control of flooding, erosion, dynamic beach, pollution or conservation of land if potentially abandoned in the future;
 - b. designed and certified by a professional engineer confirming the above requirement.
5. Minor additions may be considered to the existing structure provided:
 - a. The construction is less than 30% of the existing foundation area;
 - b. It has a setback of not to be at risk to erosion hazards for 25 years; and
 - c. It does not increase occupancy of the existing structure.

An application to KCCA for relocation of an existing structure within the erosion hazard limit would require consideration and approval of the KCCA Board of Directors. The requirements noted above is recommended by staff for an application to be considered complete for consideration of the Board.

These requirements have been compiled based on requirements and recommendations from within Ontario Regulation 181/06, KCCA Policies and Procedures for the Administration of its Section 28 Regulations, Kettle Creek Shoreline Management Plan (Philpott, 1989), Elgin County Shoreline Management Plan (Baird, 2015) and the Technical Guide for Great Lakes – St. Lawrence River Shorelines (MNRF).

The comments noted above are preliminary in absence of specific details or drawings and are based on current requirements and recommendations.

Thank you for the opportunity to comment. If you have any questions regarding the above, please contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to be 'Joe Gordon', with a stylized, cursive script.

Joe Gordon
Director of Operations

Attachments:

1. *Regulation Limit Mapping*
2. *KCCA Permit Application Package*

June 7, 2023

Att: Ron Kingswood
3289 Old Dexter Line
Sparta, ON N0L 2H0
Email: kingswoodinc@icloud.com

DELIVERED BY EMAIL

RE: Redevelopment of 3289 Old Dexter Line, Municipality of Central Elgin

Dear Mr. Kingswood

This letter is in follow up to our onsite meeting of June 6, 2023 with Elizabeth VanHooren, KCCA General Manager and should be read in conjunction with the attached KCCA letter of January 18, 2018.

It is our understanding that you propose to demolish the existing dwelling located upon the subject property before it is impacted by shoreline erosion and wish to construct a new dwelling in the north/west corner of the property. The proposed location is setback 65' south of the north property line to respect municipal zoning setback requirements and existing access/egress will be maintained from Old Dexter Line.

Relying upon an average annual recession rate (AARR) of 1.7m plus a 3:1 stable slope allowance, the erosion hazard limit affecting the subject property based on a 100-year planning horizon is approximately 260 metres measured horizontally from the toe of the shoreline bluff. As a result, the entire subject property is located within the shoreline erosion hazard limit.

Based on the above information it appears that the proposed dwelling location as shown on the preliminary Site Plan submitted may provide an approximate 40 – 50-year erosion allowance.

Please be advised that an application to KCCA for redevelopment of existing structures located within the erosion hazard limit of the Lake Erie shoreline must comply with the requirements of the attached Appendix A7.2 – *Existing Development within the Hazardous Lands of the Technical Guide for the Great Lakes – St. Lawrence River Shorelines* to be supported and permitted by KCCA staff.

An application that is deemed not to be consistent with the *Great Lakes Technical Guide* noted above cannot be supported by KCCA staff and would be referred to a Hearing of the KCCA Board of Directors for a decision on the application.

In consideration of your proposal, we offer the following preliminary comments when comparing requirements of the *Great Lakes Technical Guide*:

Redevelopment:

In consideration of Appendix A7.2, the proposal would be considered “*Redevelopment*” which has the same requirements as “*New dwellings (infilling)*” which requires the following:

Development Activity	Stable Slope Allowance	Erosion Allowance
<i>Redevelopment – existing structure removed and new structure erected.</i>	<i>See New Dwellings (infilling)</i>	<i>See New Dwellings (infilling)</i>
<i>New dwellings (infilling)- Development on previously undeveloped lot(s), with foundation area less than 500 square metres, generally bounded by existing development on adjacent sides of the property.</i>	<i>Not permitted</i>	<i>Permitted provided more than 50% of existing lots/parcels in the residential or cottage area are developed and: 1) the proponent demonstrates that it meets requirements of PWS and AS to the maximum extent and level possible and that a “best effort” has been made to provide the maximum erosion allowance that is functional and aesthetically tolerable; and 2) it utilizes maximum lot depth and width; and 3) as a minimum, uses the greater of a) an erosion allowance based on a planning horizon of not less than 60 years or b) minimum setback from stable slope allowance of 15m; and 4) proper maintenance access is provided to any existing protection works (see note 7)</i>

In review of the above requirements for *Redevelopment*, the construction of a new dwelling at the location proposed could not be supported by KCCA staff as the new location has less than 60 years erosion allowance.

Relocation:

Within KCCA’s letter of January 18, 2018 and verbally discussed during a meeting held at KCCA office on April 5, 2023, KCCA staff advised that it appears that the only opportunity for redevelopment to be permitted by KCCA staff within the erosion hazard limit of the subject property would be consideration for *“Relocation of dwelling away from shorelines”* based on the following requirements consolidated from the Great Lakes Technical Guide:

- 1. The new location should be furthest away from the erosion hazard as feasibly possible and cannot be located within a stable slope allowance of the abutting shoreline slope/bluff;*
- 2. The use must remain the same as the former use or becomes a use that exhibits a lesser potential for threat to life and/or property damage due to erosion;*
- 3. The foundation of the current structure location and any associated utilities (ie. septic) must be completely removed and disposed of offsite, and the excavation pit must be backfilled with native soils;*
- 4. The foundation of the new structure location must be designed to allow for easy removal and relocation of the structure if and when the erosion hazard reaches the new location in the future. The foundation design must:*

- a. be designed to minimize any potential affect upon the control of flooding, erosion, dynamic beach, pollution or conservation of land if potentially abandoned in the future; and
 - b. be designed and certified by a professional engineer confirming the above requirement.
5. Minor additions may be considered to the existing structure provided:
- a. The construction is less than 30% of the existing foundation area;
 - b. It has a setback not to be at risk to erosion hazards for 25 years; and
 - c. It does not increase occupancy of the existing structure.

However, we acknowledge receipt of the May 15, 2023 letter from Stephen Self Engineering suggesting that the existing dwelling structure would collapse during relocation due to the existing house condition.

Whether consideration could be given to permit construction of a new dwelling as a result of Stephen Self Engineering’s conclusions would be at the sole discretion of the KCCA Board of Directors at a Hearing of the Board.

If the Board were to consider the engineering opinion, KCCA staff would recommend compliance with the following requirements for “*Replacement of Dwelling destroyed by forces other than flood or erosion*” at a minimum:

Replacement of dwelling destroyed by forces other than flood or erosion:

Development Activity	Stable Slope Allowance	Erosion Allowance
Replacement of dwelling destroyed by forces other than flood or erosion	Advise of slope stability hazards but permitted if same size or smaller and utilizes maximum lot depth for setback. Provide same or better ingress/egress as previous structure. Incorporate appropriate slope stabilization measures. Consider relocation or acquisition (willing buyer/willing seller arrangement)	Advise of erosion hazards but permitted if same size or smaller and utilizes maximum lot depth for setback and if structure is readily moveable. Provide same or better ingress/egress as previous structure. Consider relocation or acquisition (willing buyer/willing seller arrangement)

Qualified Professional:

Alternatively, you may wish to consider retaining the services of a qualified coastal engineer to assist with a site-specific study to identify opportunities for redevelopment due to the severe rates of erosion which occurs along the Lake Erie shoreline of the subject property and the complexities associated with redevelopment within the hazard. Such study could assist in determining whether there is an opportunity to permit the dwelling reconstruction as proposed upon the property consistent with the Great Lakes Technical Guide, Conservation Authority Regulations and associated KCCA shoreline management plans.

During the June 6th onsite meeting you acknowledged the position of KCCA staff and the Authority’s application processes. However, you also advised that you intend to submit an application as originally proposed recognizing that it would be referred to a Hearing of the Board of Directors.

Considering the above, we would recommend that your application submission at a minimum include the following documentation/information to be considered by the Board:

1. Completed KCCA Application Form and payment of the applicable fee of \$1,150.00 (ie. *Major Development fee \$750 + Hearing Fee \$400*);
2. A written description of the proposed works;
3. A certified engineers inspection letter of the existing condition of the current dwelling;
4. A floor plan layout confirming the existing uses of the existing dwelling;
5. A Site Plan drawn to scale with dimensions ensuring confirmation of the following:
 - a. the size, location and area of all existing buildings on the property;
 - b. the size, location and area of the proposed dwelling and new septic system;
 - c. location of the driveway access; and
 - d. setback dimensions for the new development from the top of bluff slope;
6. Construction drawings and details of the proposed new dwelling; and
7. Certification by a professional engineer that the new dwelling has been designed to be readily movable in the future.

Staff would recommend that you consider the applicable requirements of the Great Lakes Technical Guide when preparing the above application and supporting documents and attempt to satisfy those requirements where possible.

Please note that the comments noted above for consideration of redevelopment upon the subject property are provided as guidance for preparation of an application submission if you choose to proceed. The guidance above does not preclude the Conservation Authority from requiring additional supporting information/documentation resulting from review of an application submission, if necessary.

You should also be advised that there are no guarantees that an application before the Board of Directors at a Hearing will be granted.

The Hearing Board will review and consider the submission materials from the applicant and a staff report to make a decision on either to grant permission with or without conditions or deny the application with reasons.

Currently, the August 16, 2023 Full Authority meeting would be the earliest opportunity for a Hearing before the Board of Directors subject to submission of a complete application no later than July 7, 2023.

If you have any questions regarding the above, please contact the undersigned at extension 226.

Yours truly,
KETTLE CREEK CONSERVATION AUTHORITY



(Digitally signed)

Joseph (Joe) Gordon
Manager of Planning and Development
Regulations Enforcement Officer

cc. Craig Gilbert (Landowner's Agent)

Attachments:

- i. KCCA Letter of January 18, 2018*
- ii. Appendix A7.2 – Great Lakes Technical Guide*
- iii. KCCA Permit Application Package*
- iv. KCCA 2023 Fee Schedule*

STEPHEN SELF ENGINEERING

Structural Engineers

10147 Iona Road
Iona Station, ON N0L 1P0
519-317-6884

<https://www.stephenselfeng.com/>

November 3, 2023

Joe Gordan
Kettle Creek Conservation Authority
6716 Sawmill Rd.
Belmont, ON

Hi Joe,

On May 5, 2023, I made a site visit 3289 Old Dexter Line, Sparta to inspect the 1 story Cottage/House of Ron Kingwood. The purpose was to assess whether the house is deemed suitable for moving. The original house was built in 1934 and then bricked in 1954. After a period, it was insulated and sided with vinyl siding in the 90's.

The house is located approximately 45 to 65 feet from the cliff's edge. The shoreline is eroding at a rate of erosion of 3 to 8 feet of erosion per year. The owner, Ron Kingswood indicated the house may have 5 to 10 years at best to stay due to advancing erosion. The owner wants to build a new house on his property that has a larger footprint of approximately 1700 sf, and porches of 1170 sf and studio of 1024 sf. The existing house is approximately 1549 sf.

The east section of the house (formerly garage) is now turned into a living room with 8-foot ceilings. It is built on a concrete pad and would be very difficult and expensive to move to this section house. This part of the house is not deemed suitable for moving. There is a hydro pole with a transformer 18 feet from the edge and would have to relocate, which is expensive.

The west section where the bedroom with 7-foot-high ceilings has a kitchen, a bathroom, 2 bedrooms and living room on the main floor. The bathroom has a leak in the roof/ceiling. Structurally there are issues of a sagging roof (east side) and sagging soft floor in SW corner of Master bedroom (west side). Both items will need repairs.

The Partial basement consists of a laundry room. Adjacent to the laundry room is an access room to see the floor joists in crawl space. The 2x8 rough floor joists look in reasonable shape with proper spans. They are supported by a 12" diameter log beam down the center of the house (west section)

After looking over the two sections it is not recommended to move the house as it will collapse on the side walls due to no end walls where it is open. Moving the current house would involve moving across the Old Dexter line. This would involve buying extra property and be very expensive to move it there. There is no guarantee moving

this house/cottage because each section would have an open side. Trades (framers) said they would never move house like this. This cottage house is not deemed suitable to move it.

Stephen Self

Stephen Self, P. Eng Cert. of Authorization #100201103

**TECHNICAL GUIDE FOR
GREAT LAKES - ST. LAWRENCE RIVER SHORELINES**

APPENDIX A7.2

EXISTING DEVELOPMENT WITHIN THE HAZARDOUS LANDS

EXISTING DEVELOPMENT WITHIN THE HAZARDOUS LANDS

TABLE OF CONTENTS

Page

A7.2 EXISTING DEVELOPMENT WITHIN THE HAZARDOUS LANDS A7-2-1

List of Tables

Table A7.2.1 Summary of Considerations for Preparing Recommended Guidelines for Existing Development Within the *Hazardous Lands* A7-2-3

Municipalities and planning boards may establish local standards and procedures to deal with existing development within the *hazardous lands*. These standards and procedures are to recognize local conditions, the potential risks associated with being located within hazard susceptible shoreline areas and preserve the overall intent of the *Provincial Policy Statement* (1996) to minimize the potential risk to life and property.

It is not the intent of the *Provincial Policy Statement* (i.e., Policy 3.1 governing Natural Hazards) that the presence of existing development be used as a justification for increasing or intensifying the development. The first and primary premise of Policy 3.1 is to direct *development* and *site alteration* to locations outside of the *hazardous lands*. Standards and procedures to guide possible development in existing built-up shoreline areas should not be applied all along the shoreline but limited to select areas. Where infilling or redevelopment, or additions/alterations to existing development, is being considered within the *hazardous lands*, the *development* and *site alteration* must adhere to Policy 3.1.2 (identifies where *development* and *site alteration* is not permitted) and fulfil all of the requirements outlined in Policy 3.1.3. Where all of the requirements of Policy 3.1.3 cannot be fulfilled, the *development* and *site alteration* is to be directed to a location outside of the *hazardous lands*.

As previously identified, addressing the *flooding, erosion and/or dynamic beach hazards* in areas of existing development should be done in a coordinated manner. Shoreline management plans provide the best means of examining these *hazards* on a broad, ecosystem basis ensuring that all prevention, protection and emergency response approaches are properly evaluated and approaches considered to be "best management" approaches are identified for possible application within specific shoreline reaches. This may include identifying the type(s) and locations where protection works may be appropriate, the floodproofing requirements to be met, and methods for determining the setbacks (i.e., stable slope allowance, hazard allowance) to be applied in conjunction with the protection works.

Given that the preferred management approach is prevention, prior to any structural protection works being considered, it should be clearly demonstrated that the following options are not feasible:

- relocation of existing building;
- siting of building/structures landward of the *hazardous lands*; and
- acquiring adjacent properties to provide additional developable area landward of the *hazardous lands*.

Where *development* (including additions, alterations, infilling, redevelopment, replacement, etc.) is being considered within the *hazardous lands*, there should be a critical evaluation of this development with respect to the *flooding, erosion and dynamic beach hazards*, ingress/egress provisions, the creation or aggravation of *hazards* at other sites and environmental considerations. This critical assessment should include, but not be limited to a number of key factors:

- differentiation between types of development (i.e., repairs/maintenance, interior alterations, minor additions, major additions, redevelopment, replacement, minor or major structures, swimming pools, septic systems, decks, infilling, creating new lots);
- considering the size, use and expected lifespan of the proposed development;
- ensuring that new buildings are in keeping with size and nature of existing buildings, wherever possible;
- utilize the total lot depth to maximize the landward siting of development;
- discouraging proposed changes which intensify the land use (i.e., seasonal to permanent);
- consideration of the various and "preferred" floodproofing measures as outlined in Section 7.4.3(a);
- ensuring that the development does not encroach within the stable slope allowance;

- using extreme caution in areas of high to severe recession rates;
- being aware of and recognizing that along cohesive shorelines ongoing downcutting of the nearshore profile may seriously undermine existing protection works in the short-term and that this undermining may go undetected by a casual, visual observation of the protection works from the shore;
- ensuring that buildings be readily moveable by design;
- evaluating the condition, effectiveness, and estimated residual design life of any existing protection works at the site (residual life should be determined based on suggested design life of new structures (see Appendix A7.1) less the approximate age of the existing structure);
- evaluating the condition, effectiveness, and estimated residual design life of adjacent protection works;
- minimizing impacts to dynamic beach shores; and
- ensuring that other policies addressing the same shoreline areas are not compromised (e.g., natural heritage, fish habitat, wetlands, water quality and quantity, etc. which may not permit development)

Shoreline protection works which may be allowed for existing development should meet all the requirements of the protection works standard to the greatest extent that is functional and aesthetically tolerable, must be environmentally sound and must not aggravate or cause *hazards* on the site itself and/or at updrift/downdrift locations. The three key components of the protection works standard, as presented in Section 7.4.3(b), are as follows:

- protection works should be of sound, durable construction and be designed by a qualified coastal engineer according to accepted practice;
- protection works should be used in conjunction with appropriate stable slope and hazard allowances; and
- there must be access to the protection works for heavy equipment for future rehabilitation, replacement or repairs.

At a minimum, two of the three key components must be fully addressed on a site specific basis, when dealing with the requirements for protection works for existing development, before the requirements for the remaining component can be "relaxed". For example, in an infilling situation where proper access for future repairs may not be not feasible, it is imperative that well designed, sound, durable protection works and complete, safe stable slope and hazard allowances be provided. Conversely, in an infilling situation where there is good and ready access for future repairs or replacement, it may be appropriate to permit a lesser hazard allowance (i.e., flooding, erosion, dynamic beach) provided the protection works are substantial and well designed.

Table A7.2.1 provides a summary of considerations that can serve as the basis for preparing recommended guidelines for existing development within each of the three components that define the *hazardous lands* (i.e., *flooding, erosion, and dynamic beach hazards*). Municipalities and planning boards are encouraged to review these considerations and then establish existing development guidelines which are most applicable to their local shoreline conditions and planning and development issues. This review should critically examine all the issues and identify the rationale for specific development requirements that may be established to guide and govern development within and along their shorelines. (In all cases, regardless of the planning issue being evaluated, the overall intent of the *Provincial Policy Statement*, to minimize the potential risk to life and property, is to be preserved.)

Table A7.2.1 Summary of Considerations for Preparing Recommended Guidelines for Existing Development Within the Hazardous Lands				
Development Activity	Flooding Hazard (FH)	Erosion Hazard (EH)		Dynamic Beach Hazard (DBH)
		Stable Slope Allowance	Erosion Allowance	
Existing Developed Lots				
Repairs/maintenance	No restrictions - advise of flood risk and potential damage	No restrictions - advise of imminent risk	No restrictions - advise of long-term erosion hazard	No restrictions - encourage goals of no development within DBH
Interior alterations	No restrictions - advise of flood risk and potential damage	No restrictions - advise of imminent risk	No restrictions - advise of long-term erosion hazard	No restrictions - encourage goals of no development within DBH
Minor additions -construction that is the lesser of less than 30% for erosion hazards, or 50% for flooding hazards, of the foundation area or market value of the existing structure. Limit of two additions per structure	Permitted provided it incorporates FPS floodproofing measures to the maximum extent and level possible based on site-specific conditions. The proponent shall demonstrate a "best effort" has been made to floodproof to the highest level that is functional and aesthetically tolerable. As a minimum, should not be significantly more flood vulnerable than the existing structure (including exposure to wave uprush, wave overtopping, wave spray and other water related hazards. Dry passive floodproofing is preferred and wet floodproofing is not acceptable for habitable use. Do not reduce existing ingress/egress.	Not permitted	Permitted provided: 1) it has a setback of the greater of a) not at risk to erosion hazard for 25 years or b) a minimum setback of 7.5 m from stable slope crest; and 2) it does not increase occupancy of existing structure; and 3) maintenance access to existing protection works is not diminished	Encourage goals of no development within DBH. Not permitted within defined portions of DBH. Permitted outside defined portions of DBH provided design minimizes impacts to dune areas. Follow 4 step preferred order of approaches as described in text.
Major additions/alterations -construction that is the greater of greater than or equals to 30% for erosion hazards, or 50% for flooding hazards, of the foundation area or market value of the existing structure	Permitted provided it has protection to full PWS and dry passive floodproofing to full FPS except where it significantly impacts on or is significantly out of context with neighbouring properties in which case other approaches (dry active or wet floodproofing) may be considered. Wet floodproofing not acceptable for habitable use. Proponent shall demonstrate a "best effort" has been made to floodproof to the highest level that is functional and aesthetically tolerable. As a minimum, major addition shall not be more flood vulnerable than the existing structure (including exposure to wave uprush, wave overtopping, wave spray and other water related hazards. Should meet full AS but as a minimum, access should be considered "safe" during times of flooding.	Not permitted	Permitted provided: 1) it meets requirements of PWS and AS to the maximum extent and level possible based on site-specific conditions; and 2) it utilizes maximum lot depth and width; and 3) as a minimum, uses the greater of a) erosion allowance based on planning horizon of not less than 50 years or b) minimum setback from stable slope allowance of 15 m; and 4) it does not increase occupancy of existing structure; and 5) it does not diminish maintenance access to any existing protection works.	Encourage goals of no development within DBH. Not permitted within defined portions of DBH. Permitted outside defined portions of DBH provided design minimizes impact to dune area. Follow 4 step preferred order of approaches as described in text.
Redevelopment - existing structure removed and new structure erected	See <u>New dwellings (infilling)</u>	See <u>New dwellings (infilling)</u>	See <u>New dwellings (infilling)</u>	See <u>New dwellings (infilling)</u>

Table A7.2.1 Summary of Considerations for Preparing Recommended Guidelines for Existing Development Within the Hazardous Lands

Development Activity	Flooding Hazard (FH)	Erosion Hazard (EH)		Dynamic Beach Hazard (DBH)
		Stable Slope Allowance	Erosion Allowance	
Replacement of dwelling destroyed by forces other than flood or erosion	Advise of flood hazards but permitted if same size or smaller and utilizes maximum lot depth for setback. Provide same or better ingress/egress as previous structure and incorporate appropriate floodproofing measures to same or higher level. Consider relocation or acquisition (willing buyer/willing seller arrangement).	Advise of slope stability hazards but permitted if same size or smaller and utilizes maximum lot depth for setback. Provide same or better ingress/egress as previous structure. Incorporate appropriate slope stabilization measures. Consider relocation or acquisition (willing buyer/willing seller arrangement).	Advise of erosion hazards but permitted if same size or smaller and utilizes maximum lot depth for setback and if structure readily moveable. Provide same or better ingress/egress as previous structure. Consider relocation or acquisition (willing buyer/willing seller arrangement).	Advise of dynamic beach hazards and encourage goals of no development within DBH. Permitted if same size or smaller and utilizes maximum lot depth for setback and if design minimizes impact to dunes - provide same or better ingress/egress as previous structure - consider relocation or acquisition (willing buyer/willing seller arrangement).
Replacement of dwelling destroyed by forces of flooding and/or erosion	Not permitted at same location. For replacement at new landward location, see <u>New dwellings (infilling)</u>	Not permitted	Not permitted at same location. For replacement at new landward location, see <u>New dwellings (infilling)</u>	Not permitted at same location. For replacement at new landward location, see <u>New dwellings (infilling)</u> .
Major structures -non-habitable buildings that do not qualify as minor structures -does not include shoreline protection works	Permitted provided it has dry passive floodproofing to full FPS except where it significantly impacts on or is significantly out of context with neighbouring properties in which case other approaches may be considered (dry active, where minimum 6 hours warning available, or wet floodproofing) . The proponent shall demonstrate a "best effort" has been made to floodproof to the highest level that is functional and aesthetically tolerable. Do not reduce existing ingress/egress.	Not permitted	Permitted provided: 1) it meets requirements of PWS and AS to the maximum extent and level possible based on site-specific conditions; and 2) it utilizes maximum lot depth and width; and 3) as a minimum, it uses the greater of a) erosion allowance based on planning horizon of not less than 50 years or b) minimum setback from stable slope allowance of 15 m; and 4) it does not diminish maintenance access to existing protection works or With no protection works, the building shall be readily moveable by design with no permanent foundations and temporary foundations to be removed when structure moved, relocation plan submitted and greater of 1) minimum setback of 30 times AARR from stable slope allowance or 2) not less than 15 m from stable slope allowance.	Encourage goals of no development within DBH. Not permitted within defined portions of DBH. Permitted outside defined portions of DBH provided design minimizes impact to dune area. Follow 4 step preferred order of approaches as described in text.

Table A7.2.1 Summary of Considerations for Preparing Recommended Guidelines for Existing Development Within the Hazardous Lands				
Development Activity	Flooding Hazard (FH)	Erosion Hazard (EH)		Dynamic Beach Hazard (DBH)
		Stable Slope Allowance	Erosion Allowance	
Minor structures -non-habitable, moveable structures (sheds, gazebos) with no utilities and maximum size of 14 m ² - does not include shoreline protection works	Advise of flood risk. Permitted provided safety concerns due to flood hazards are addressed considering site conditions and nature and use of structure. Do not reduce existing ingress/egress.	Not permitted	Advise of erosion risk. Permitted provided safety concerns due to erosion hazards are addressed considering site conditions and nature and use of structure and maintenance access to any existing protection works is not decreased. It is recommended if any structure is within 5 m of stable slope crest, that surcharge effects on slope stability be assessed by a geotechnical engineer.	Encourage goals of no development within DBH. Not permitted within defined portions of DBH. Permitted outside defined portions of DBH provided design minimizes impact to dune area. Follow 4 step preferred order of approaches as described in text.
Swimming pools	Not permitted unless meets full requirements of FPS	Not permitted	Permitted provided: 1) not at risk to erosion hazard for 20 years for inground pools or 10 years for above ground pools; and 2) drainage is addressed; and 3) maintenance access to existing protection works is not decreased; and 4) existing ingress/egress is not reduced. It is recommended if any structure is within 5 m of stable slope crest, that surcharge effects on slope stability be assessed by a geotechnical engineer.	Encourage goals of no development within DBH. Not permitted within defined portions of DBH. Permitted outside defined portions of DBH provided design minimizes impact to dune area. Follow 4 step preferred order of approaches as described in text.
Septic systems	Not permitted	Not permitted	Permitted provided it is landward of primary dwelling and conforms to setbacks as required under EPA, Section VIII. Do not reduce existing ingress/egress.	Permitted provided it is landward of primary dwelling and conforms to setbacks as required under EPA, Section VIII
Decks, boardwalks, fixed walkways (not connected to dwelling)	Permitted provided safety concerns due to flood hazards are addressed considering site conditions and nature and use of development. Advise of flood risk and potential damage. Do not reduce existing ingress/egress. Level of safety varies with ingress/egress (i.e., limited access points or continuous access).	Decks and fixed walkways and boardwalks along the shore not permitted. Perpendicular access to shoreline by fixed walkways and boardwalks may be permitted.	Permitted provided not at risk to erosion hazard for 10 years. It is recommended if any structure is within 5 m of stable slope crest, that surcharge effects on slope stability be assessed by a geotechnical engineer.	Encourage goals of no development within DBH. Not permitted within defined portions of DBH except as dune cross-overs at selected points. Permitted outside defined portions of DBH provided design minimizes impact to dune area. Follow 4 step preferred order of approaches as described in text.

Table A7.2.1 Summary of Considerations for Preparing Recommended Guidelines for Existing Development Within the Hazardous Lands				
Development Activity	Flooding Hazard (FH)	Erosion Hazard (EH)		Dynamic Beach Hazard (DBH)
		Stable Slope Allowance	Erosion Allowance	
Relocation of dwelling away from shoreline	Optional on part of owner but recommended. Relocate outside FH.	Optional on part of owner but recommended	Optional on part of owner but recommended. Relocate outside EH.	Optional on part of owner but recommended. Relocate outside DBH.
Existing Vacant Lots				
New dwellings (infilling) -development on previously undeveloped lot(s), with foundation area less than 500 square metres, generally bounded by existing development on adjacent sides of property	Permitted provided it provides protection to full PWS and dry passive floodproofing to full FPS except where it significantly impacts on or is significantly out of context with neighbouring properties in which case other approaches (dry active or wet floodproofing) may be considered. Wet floodproofing not acceptable for habitable use. Proponent shall demonstrate a "best effort" has been made to floodproof to the highest level that is functional and aesthetically tolerable. Should meet full AS but as a minimum, access should be considered "safe" during times of flooding.	Not permitted	Permitted provided more than 50% of existing lots/parcels in the residential or cottage area are developed and: 1) the proponent demonstrates that it meets requirements of PWS and AS to the maximum extent and level possible and that a "best effort" has been made to provide the maximum erosion allowance that is functional and aesthetically tolerable; and 2) it utilizes maximum lot depth and width; and 3) as a minimum, uses the greater of a) an erosion allowance based on planning horizon of not less than 60 years or b) minimum setback from stable slope allowance of 15 m; and 4) proper maintenance access is provided to any existing protection works (see Note 7).	Encourage goals of no development within DBH. Not permitted within defined portions of DBH. Permitted outside defined portions of DBH provided design minimizes impact to dune area. Follow 4 step preferred order of approaches as described in text.
New dwellings (infilling)... with foundation area greater than or equal to 500 square metres...	See <u>New Development</u> , Create new lot(s)	See <u>New Development</u> , Create new lot(s)	See <u>New Development</u> , Create new lot(s)	See <u>New Development</u> , Create new lot(s)
Buildings which by the nature of their use are located in close proximity to water	Requires detailed site specific evaluation. Observe overall intent of Policy to minimize potential risk to life and property.	Requires detailed site specific evaluation. Observe overall intent of Policy to minimize potential risk to life and property.	Requires detailed site specific evaluation. Observe overall intent of Policy to minimize potential risk to life and property.	Requires detailed site specific evaluation. Observe overall intent of Policy to minimize potential risk to life and property.
Septic systems	Not permitted	Not permitted	Permitted provided it is landward of primary dwelling and conforms to setbacks as required under EPA, Section VIII - do not reduce existing access	Permitted provided it is landward of primary dwelling and conforms to setbacks as required under EPA, Section VIII.

Table A7.2.1 Summary of Considerations for Preparing Recommended Guidelines for Existing Development Within the Hazardous Lands				
Development Activity	Flooding Hazard (FH)	Erosion Hazard (EH)		Dynamic Beach Hazard (DBH)
		Stable Slope Allowance	Erosion Allowance	
New Development				
Create new lot(s)	Permitted provided it meets full requirements of <i>FPS</i> and <i>PWS</i> - incorporate dry passive floodproofing measures - wet floodproofing measures not considered acceptable - must meet requirements of <i>AS</i>	Not permitted	Permitted provided it meets full requirements of <i>PWS</i>	Encourage goals of no development within <i>DBH</i> . Not permitted within defined portions of <i>DBH</i> . Permitted outside defined portions of <i>DBH</i> provided design minimizes impact to dune area. Follow 4 step preferred order of approaches as described in text.
Technical severance	No restriction	No restriction	No restriction	No restriction
Lot consolidation	No restriction	No restriction	No restriction	No restriction
Land use designation/zone changes	Support changes to planning documents to natural hazard designation in accordance with the Policy			
	Do not support proposed zoning, land use designation or official plan changes which further intensify land use (i.e., seasonal residential to year-round residential, or single family residential to multi-unit dwelling)			

NOTES:

- 1) All development to adhere to requirements of Policies 3.1.2 and 3.1.3 unless specifically noted otherwise.
- 2) All of the above is subject to appropriate setbacks and maximum lot coverage requirements as listed in municipal zoning by-laws.
- 3) Development which by the nature of its use must be in close proximity to or within the water (i.e., water intakes, docks, non-habitable boathouses, utilities) may require a more detailed evaluation to determine the acceptable potential risks. In all these situations, regardless of the planning issue being evaluated, the overall intent of the Policy, to minimize the potential risk to life and property, is to be preserved.
- 4) Dry passive floodproofing measures preferred for all development.
- 5) "Not at risk to erosion hazard" includes consideration of protection works, stable slope and erosion allowances.
- 6) Stable slope allowance is 1:3 unless geotechnical study carried out.
- 7) Maintenance access to the shoreline typically requires sufficient width (i.e., approximately 4 m to 5 m) for heavy construction equipment.
- 8) *FPS*: Flood Protection Standard
PWS: Protection Works Standard
AS: Access (Ingress/Egress) Standard
AARR: Average annual recession rate



Full Authority Minutes November 15, 2023

A meeting of the Full Authority of the Kettle Creek Conservation Authority was held on Wednesday, November 15, 2023 at 10:00 a.m. The meeting was streamed live to Facebook.

Audio/Video Record Notice

Board members, staff, guests and members of the public are advised that the Full Authority Board/Committee meeting is being video/audio recorded, and will be posted to the Authority’s web site along with the official written minutes. As such, comments and opinions expressed may be published and any comments expressed by individual Board members, guests and the general public are their own, and do not represent the opinions or comments of the Full Authority and/or the KCCA Board of Directors.

The recorded video of the Full Authority meeting is not considered the official record of that meeting. The official record of the Full Authority meeting shall consist solely of the Minutes approved by the Full Authority.

Members Present:

Lori Baldwin-Sands (Vice Chair)	St. Thomas	In Person
Frank Berze	Middlesex Centre	In Person
Jim Herbert	St. Thomas	In Person
Sharron McMillan	Thames Centre	In Person
Jerry Pribil	London	Virtual
Sam Trosow	London	Virtual
John Wilson	Malahide	In Person
Grant Jones (Chair)	Southwold	In Person
Todd Noble	Central Elgin	In Person

Staff Present:

Jennifer Dow	Water Resources Supervisor	In Person
Joe Gordon	Manager of Planning and Development	In Person
Jessica Kirschner	GIS/Information Services Coordinator	Virtual
Jeff Lawrence	Forestry and Lands Supervisor	Virtual
Betsy McClure	Stewardship Program Supervisor	Virtual
Elizabeth VanHooren	General Manager/Secretary Treasurer	In Person

As some members and guests attended virtually, all votes were recorded and are included in the Recorded Vote Registry.

Introductions & Declarations of Pecuniary Interest

Noble declared a pecuniary interest with Closed Session Item c) Legal Matter – Solicitor Client Privilege. Noble removed himself from the Closed Session meeting during this item and did not participate in the vote.

Hearing Board

There was no Hearing required.

Minutes of Meeting

FA130/2023

Moved by: Jim Herbert

Seconded: Sharron McMillan

That the minutes of the October 18, 2023 Full Authority meeting be approved.

Carried

FA131/2023

Moved by: Todd Noble

Seconded: John Wilson

That the minutes of the November 8, 2023 Executive Committee meeting be approved.

Carried

Matters Arising

FA132/2023

Moved by: Jim Herbert

Seconded: Todd Noble

That Matters Arising a) through c) be received.

Carried

Correspondence

No Report.

Statement of Revenue and Expenses

No Report

New Business

- a) MFIPPA Delegation

FA133/2023

Moved by: Lori Baldwin-Sands

Seconded: Frank Berze

That Motion FA43/2017 be rescinded.

Carried

FA134/2023

Moved by: Sam Trosow

Seconded: Jerry Pribil

Whereas, under Section 3, subsection (2) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990 c.M.56 the members elected or appointed to a board, commission or other body that is an institution under the Act may designate in writing from among its members an individual or committee of the body to act as head of the institution for the purposes of the Act;

And whereas the Kettle Creek Conservation Authority deems it necessary and expedient to designate a head for the purposes of the Act;

Now, therefore, the Kettle Creek Conservation Authority hereby designates the position of Chair of the Kettle Creek Conservation Authority as head for the purposes of the Municipal Freedom of Information and Protection of Privacy Act;

And Further that the position of GIS/Information Services Coordinator be appointed as the Freedom of Information and Protection of Privacy Coordinator for the purposes of overall implementation at the staff level of the requirements of the Act.

Carried

b) Crew Lead – Lake Whittaker Contract Position

FA135/2023

Moved by: Sharron McMillan

Seconded: Todd Noble

That the Crew Lead – Lake Whittaker contract position be posted in December 2023 to facilitate an early start date in 2024.

Carried

c) 2024 Proposed Fee Increases

FA136/2023

Moved by: Frank Berze

Seconded: Jim Herbert

That the proposed 2024 Fee Schedules for Section 28 (Schedule 1); Conservation Areas (Schedule 2) and Other Watershed Programs and Services (Schedule 3) be approved; and further

That the schedules take effect January 1, 2024.

Carried

d) Open Data License and Fees

FA137/2023

Moved by: Lori Baldwin-Sands

Seconded: Todd Noble

That the proposed procedure for the release of mapping, data and data derived products in KCCA's control be implemented; and further

That Appendix 4 of KCCA's Fee Policy entitled Administrative Services be approved and implemented effective immediately.

Carried

e) 2024 Seasonal Camper Application

FA138/2023

Moved by: Sharron McMillan

Seconded: Todd Noble

That the 2024 Seasonal Camping Permit Application be approved as presented.

Carried

f) 2024 Proposed Meeting Dates

FA139/2023

Moved by: Sharron McMillan

Seconded: Todd Noble

That the 2024 Meeting Dates be approved.

Carried

g) 2024 Budget and Municipal Apportionment Consultation Approval

FA140/2023

Moved by: Frank Berze

Seconded: Sharron McMillan

That Budget 2024 – Draft #1 be approved for consultation purposes, circulated to all participating municipalities, and posted to KCCA's website.

Carried

h) November Planning and Regulations Activity Report

FA141/2023

Moved by: Jim Herbert

Seconded: Lori Baldwin-Sands

That the November Planning and Regulations Activity Report be received.

Carried

Closed Session

The Closed Session meeting began at 10:56 a.m.

FA142/2023

Moved by: Sharron McMillan
Seconded: Lori Baldwin-Sands

That the Full Authority move to Closed Session to discuss legal, Personnel or Property matters.

Carried

FA143/2023

Moved by: Sharron McMillan
Seconded: Jim Herbert

That the Full Authority revert to open session and report.

Carried

The Open Session resumed at 11:29 a.m.

a) Minutes

FA144/2023

Moved by: Frank Berze
Seconded: John Wilson

That the minutes of the Closed Session meeting of the October 18, 2023 Full Authority Meeting be approved.

Carried

b) Minutes

FA145/2023

Moved by: Lori Baldwin-Sands
Seconded: John Wilson

That the minutes of the Closed Session meeting of the November 8 Full Executive Committee Meeting be approved.

Carried

c) Legal Matter – Solicitor Client Privilege

FA146/2023

Moved by: Sharron McMillan
Seconded: Sam Trosow

That staff proceed as directed on a legal matter.

Carried

d) Property Matter – Potential Acquisition

No Report.

Upcoming Meetings

The next Full Authority Meeting is December 20, 2023.

The meeting adjourned at 11:30 a.m.



Elizabeth VanHooren
General Manager/Secretary Treasurer

Grant Jones
Chair

Recorded Vote Registry FA130/2023 to FA135/2023

A=Absent Y=Yes N=No

Board Member	FA130/2023	FA131/2023	FA132/2023	FA133/2023	FA134/2023	FA135/2023
Baldwin-Sands	Y	Y	Y	Y	Y	Y
Berze	Y	Y	Y	Y	Y	Y
Herbert	Y	Y	Y	Y	Y	Y
Jones	Y	Y	Y	Y	Y	Y
McMillan	Y	Y	Y	Y	Y	Y
Noble	Y	Y	Y	Y	Y	Y
Pribil	Y	Y	Y	Y	Y	Y
Trosow	Y	Y	Y	Y	Y	Y
Wilson	Y	Y	Y	Y	Y	Y
Result	Carried	Carried	Carried	Carried	Carried	Carried

Recorded Vote Registry FA136/2023 to FA141/2023

A=Absent Y=Yes N=No

Board Member	FA136/2023	FA137/2023	FA138/2023	FA139/2023	FA140/2023	FA141/2023
Baldwin-Sands	Y	Y	Y	Y	Y	Y
Berze	Y	Y	Y	Y	Y	Y
Herbert	Y	Y	Y	Y	Y	Y
Jones	Y	Y	Y	Y	Y	Y
McMillan	Y	Y	Y	Y	Y	Y
Noble	Y	Y	Y	Y	Y	Y
Pribil	Y	Y	Y	Y	Y	Y
Trosow	Y	Y	Y	Y	Y	Y
Wilson	Y	Y	Y	Y	Y	Y
Result	Carried	Carried	Carried	Carried	Carried	Carried

Recorded Vote Registry FA142/2023 to FA146/2023

A=Absent Y=Yes N=No

Board Member	FA142/2023	FA143/2023	FA144/2023	FA145/2023	FA146/2023
Baldwin-Sands	Y	Y	Y	Y	Y
Berze	Y	Y	Y	Y	Y
Herbert	Y	Y	Y	Y	Y
Jones	Y	Y	Y	Y	Y
McMillan	Y	Y	Y	Y	Y
Noble	Y	Y	Y	Y	Abstained
Pribil	Y	Y	Y	Y	Y
Trosow	Y	Y	Y	Y	Y
Wilson	Y	Y	Y	Y	Y

Facebook & Instagram Summary



Facebook Followers: 3,625
 Instagram Followers: 1,282
 Facebook Post Reach: 10,549
 Instagram Reach: 573



Post Impressions	Post Reach	Engagement
1,221	1,187	19

“Access to green space is an integral component of any community - bringing us together to hike, picnic, camp or just take in the beauty of nature. This [#GivingTuesday](#) support the local conservation area you love the most. On-line donations are made easy through CanadaHelps: <https://www.canadahelps.org/en/dn/76989?v2=true>”



Post Impressions	Post Reach	Engagement
518	493	12

“Looking for a unique holiday gift for the nature lover in your life? Surprise them with a gift certificate to explore KCCA's conservation areas and campgrounds! Give the gift of outdoor adventure and unforgettable memories. Call 519-631-1270 to spread the joy of nature this holiday season.”

Facebook & Instagram Summary



Facebook Followers: 3,625
 Instagram Followers: 1,282
 Facebook Post Reach: 10,549
 Instagram Reach: 573



Post Impressions	Post Reach	Engagement
1,221	1,187	19

“KCCA is hiring a Crew Lead at Lake Whittaker Conservation Area. The position is an integral part of our campground team and is required to work weekends, nights, and statutory holidays. The contract is from March 1 to December 6, 2024.”



Post Impressions	Post Reach	Engagement
942	875	9

“In the thick of event planning? Looking for a new venue? Consider Dan Patterson Conservation Area! With acres of green grass, mature shade trees and a picnic pavilion this venue caters to events of all sizes, from intimate gatherings like baby showers and family reunions to large-scale affairs. Now accepting bookings for 2024.”



Twitter Summary

Impressions: 587

Tweets: 8

Followers: 1,380



Total Impressions	Engagements
-------------------	-------------

“Growing Greener Together’ starts w/ nurturing the next gen of enviro stewards with hands-on learning like the Carolinian Forest Festival, St. Thomas-Elgin Children’s Water Festival or the Kettle Creek Environmental Youth Corps. Donate Today: <http://canadahelps.org/en/dn/76989?v2=true>”



Total Impressions	Engagements
-------------------	-------------

“Trees are an essential part of our community - bringing us together under a green canopy. Your donation will help support our annual goal to plant 50,000 trees in the watershed. Together we can make our watershed greener. <https://canadahelps.org/en/dn/76989?v2=true...> [#GivingTuesday](#)”



Total Impressions	Engagements
-------------------	-------------

“Dreaming about summer? We are too! KCCA is hiring crew members, lifeguards and pool attendants for the 2024 season. Enjoy outdoor work with a great team. Apply now for your best summer yet: <https://kettlecreekconservation.on.ca/employment/> [#SummerJobs](#) [#StudentJobs](#)”

December Project Tracking



Kettle Creek
Conservation Authority

CORPORATE SERVICES

- Preliminary audit complete Nov 20-22.
- Training with MNP for staff to conduct payable runs, achieving cost efficiencies.
- Working on the insurance renewal for 2024.
- Application for Canada Summer Jobs for 2024 completed, KCCA is applying for 6 positions again for 2024, in 2023 only 2 were funded.
- Application and updated 2024 fees for seasonal campers was sent out in November, collection of applications and fees is ongoing.
- Updating Kirk Cousins signage including trail map and trailhead replacement.
- Updated KCCA's regulation layer to reflect changes for new wetland data acquired.
- Worked with Luna Geospatial to update KCCA's web map to ensure Open Data license acknowledgement upon entering web map
- Job posting and promotion for Crew Lead and 2024 Seasonal Staff underway.

FLOOD FORECASTING AND ENVIRONMENTAL MONITORING

- Managing the Flood Hazard Identification and Mapping Program (FHIMP) project to update floodplain mapping in the Dodd Creek subwatershed. Currently, the project is on track for completion in February 2024.
- Conducted seasonal snow surveys and ice monitoring on December 1 and December 15 as part of the flood forecasting and warning program in partnership with the Surface Water Monitoring Centre. Bi-monthly surveys take place from November to May.
- Collected surface water samples throughout the KCCA watershed for the month of December as part of the ongoing (PWQMN) surface water monitoring program.
- Collected groundwater samples and downloaded logger data from the KCCA monitoring wells as part of the ongoing (PGMN) groundwater monitoring program.
- Preparing the 2023 Municipal Drain Classification report for submission to DFO. This report summarizes the fish survey field work conducted in the watershed that is used to classify unrated municipal drains.

- Submitted an application to the Community Emergency Preparedness Grant (CEPG), in partnership with the Municipality of Central Elgin. This grant, administered through Emergency Management Ontario provides funding to small municipalities and partners to improve the emergency preparedness of watershed residents due to flood and/or storm surge events.
- Reviewing municipal drain maintenance notifications and new drainage works proposals and attending site visits as needed.

STEWARDSHIP AND OUTREACH

- Completed and submitted a final report for the Great Lakes Local Action Fund grant that supported the invasive species removal and habitat restoration project at Lake Margaret
- St. Thomas-Elgin Children’s Water Festival:
 - Hosted the first Organizing Committee meeting for the event
 - Submitted Grant Application to City of St. Thomas for waiving of pavilion rental fees and Special Events Application
- Attended the first meeting of the Municipality of Thames Centre Environmental Committee on December 4
- Continued work on CA Act deliverables – compiling information for the Land Inventory and attended a Conservation Ontario workshop on the Watershed Based Resource Management Strategy

FORESTRY AND INVASIVE SPECIES

- Staff have hosted numerous volunteers, including students from East Elgin Secondary School’s Environmental Leadership Program, to assist with trails maintenance and invasive species removal.
- Staff treated woody invasive species at Lake Margaret and Deer Ridge Conservation Area.
- Spring 2024 seedling stock order was submitted to nurseries
- Updating seedling program and Greening Communities program materials for distribution to landowners
- Year 2 and 5 survival assessments submitted to Forests Ontario database
- Submitted a funding application to Ontario Power Generation for \$120,000 in funding over 3 years in support of tree planting in partnership with UTRCA

CONSERVATION AREAS AND MAINTENANCE

- Assisted with grounds improvements at Avon Property.
- Installed posts, barrier, and gates at Kirk Cousins Management Area.
- Removal of trail counters and uploading of data for all KCCA trails.
- Placement of seating rocks at Deer Ridge and Kirk Cousins Management Area
- Site rehabilitation, winterization of parks and updating operation manuals for LWCA and DWCA.

TO: Board of Directors
FROM: Jennifer Dow
Date: December 20, 2023
Subject: December 2023 Watershed Conditions Report
Recommendation: For information



PURPOSE

To inform the Board of Directors of the current and seasonal watershed conditions.

REPORT SUMMARY

- Lake Erie and watershed watercourses are fluctuating with rain events. Lake Erie is continuing its seasonal decline.
- Staff completed snow surveys and ice monitoring for December 1, 2023, and December 15, 2023.

BACKGROUND

As of December 10, 2023, Lake Erie's static water level daily mean was 174.25m. This water level is 22cm above Lake Erie's period-of-record (1918-1922) average, 1cm higher than what was recorded at the same time last year, and 66cm lower than the 1986 record high. This level does not account for any increase in water levels due to storm surge or wind driven waves. Lake Erie dropped 10cm over the month of November, where normally, Lake Erie experiences a 4cm long-term average decline. Water levels in Lake Erie could reach the long-term average if water supplies are much drier than normal over the winter months.

The KCCA watershed historically receives 84mm of rain during the month of November. The watershed received 57% of the average total rain for the month of November. The three-month precipitation levels are below normal for September to November. The Environment Canada outlook for December to February indicates above normal temperatures and near normal precipitation for the region.

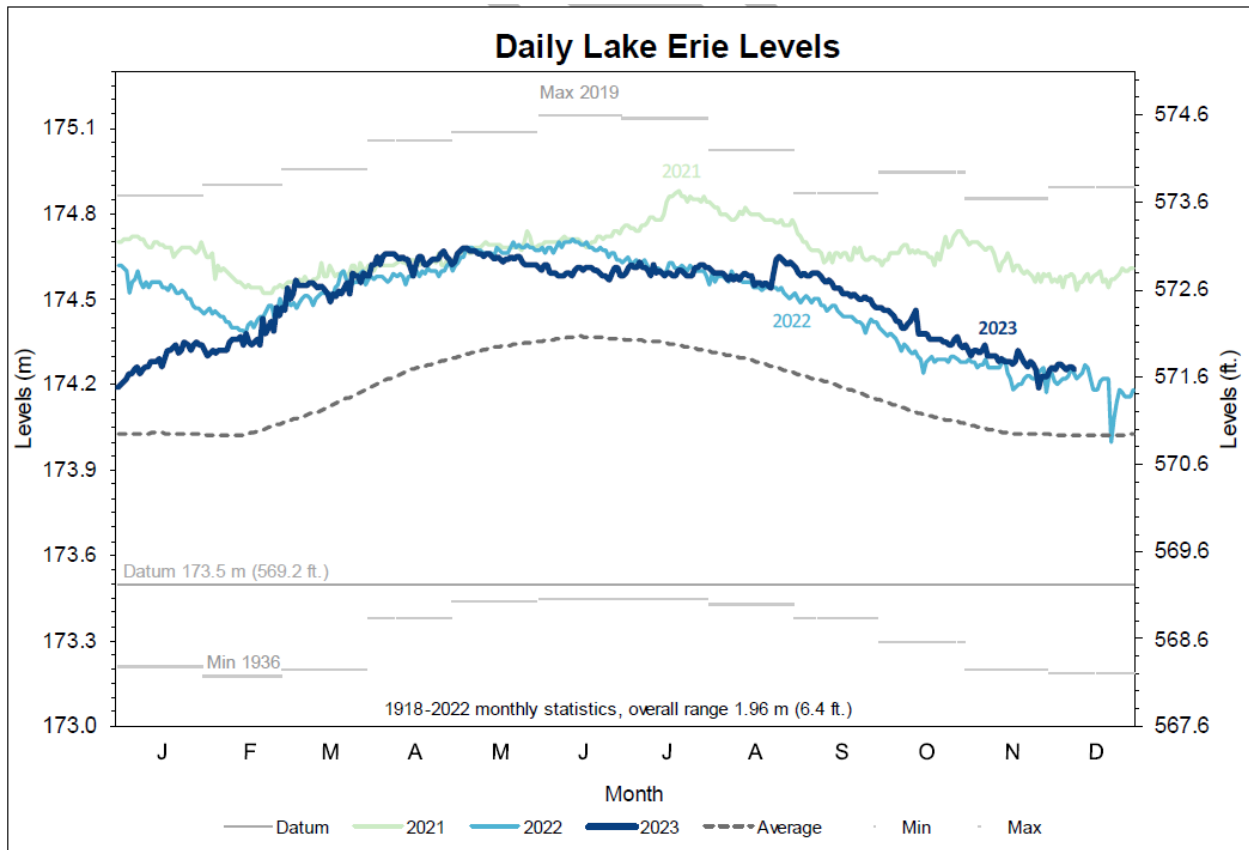
As of December 12, 2023, there are six CAs in a confirmed Level 1 Low Water Condition in the Southern Region: Cataraqui CA, Toronto and Region CA, Central Lake Ontario CA, Credit River CA, Ganaraska Region CA, and Lower Trent CA.

Staff conducted seasonal snow surveys and ice monitoring on December 1 and December 15 as part of the flood forecasting and warning program in partnership with the Surface Water Monitoring Centre (SWMC). Snow surveys are conducted every two weeks from November to

May. Data is uploaded to the Ministry of Natural Resources SNOW+ system for analysis by the SWMC and incorporated into provincial flood forecasting products.

RECOMMENDATION

For information.



November 17, 2023

Please be advised that during the regular Council meeting of November 14, 2023 the following motion regarding support for the Province to stop the Ministry of the Environment, Conservation and Parks (MECP) proposal to expand the use of the permit-by-rule to waste management systems, storm water management systems, and certain water taking activities was carried:

RESOLUTION NO. 2023-569

DATE: November 14, 2023

MOVED BY: Councillor Maynard

SECONDED BY: Councillor Roberts

WHEREAS the Municipality, in support of the Quinte Conservation Authority, actively supports the Source Water Protection Program, as part of local efforts to implement the Clean Water Act, 2006 and its regulations to protect local municipal drinking water sources;

AND WHEREAS the Ministry of the Environment, Conservation and Parks (MECP) is proposing to expand the use of the permit-by-rule to waste management systems, stormwater management systems, and certain water taking activities;

AND WHEREAS In 2018, Bill 68, the Open for Business Act was passed, whereby it legislated that less complex activities that pose low-risk to the environment should not be required to go through the approval process and instead, should self-register on the Environmental Activity and Sector Registry (EASR);

AND WHEREAS Quinte Conservation Authority has outlined in their October 24, 2023 report to their Board, that the activities proposed to move to the EASR may pose too much risk to drinking water, and can pose threats to human health and the environment;

AND WHEREAS Quinte Conservation Authority noted the source water protection concern generally lies in the fact the Ministry will no longer undertake an up-front detailed review of applications related to the specified activities, thereby potentially weakening regulatory oversight;

AND WHEREAS the specified activities, which have the potential to cause significant adverse impacts to the natural environment and human health will no

longer be subject to public and site-specific scrutiny prior to commencing operation in Ontario;

THEREFORE BE IT RESOLVED THAT the Council of the Corporation of Prince Edward County supports the concerns outlined by Quinte Conservation Authority and urges the Provincial government to stop the Ministry of the Environment, Conservation and Parks (MECP) proposal to expand the use of the permit-by-rule to waste management systems, stormwater management systems, and certain water taking activities; and

THAT this resolution be sent to Premier Doug Ford, Todd Smith, Bay of Quinte M.P.P. and Andrea Khanjin, Minister of the Environment, Conservation and Parks; and

THAT this resolution be shared with all 444 municipalities in Ontario, The Federation of Canadian Municipalities (FCM), The Association of Municipalities Ontario (AMO), The Eastern Ontario Wardens' Caucus (EOWC) and all Ontario Conservation Authorities.

CARRIED

Yours truly,



Catalina Blumenberg, **CLERK**

cc: Mayor Steve Ferguson, Councillor Roberts, Councillor Maynard and Marcia Wallace, CAO



Elizabeth VanHooren

From: Mayor G. Jones <mayorgjones@southwold.ca>
Sent: December 12, 2023 12:16 PM
To: Tom Bruce
Cc: Elizabeth VanHooren; John H. Wilson; Michael Buis; tnoble@centralelgin.org; berze@middlesexcentre.ca; jherbert@stthomas.ca; Joe Gordon; jpribil@london.ca; lbaldwin-sands@stthomas.ca; smcmillon@thamescentre.on; strosow@london.ca
Subject: Re: KCCA Rates, New rate timeline and how they pick new Seasonal sites

Tom
The Board of Directors which I am presently Chair of is the governing body that oversees KCCA. There is know individual that is higher.
As I stated in my previous email your concerns have been noted and will be added to correspondence at our next meeting. If at that time a Board Member wishes to add it to new business for further discussion they may at that time. Personally I'm of the opinion that the fees that have been set reflect current inflation pressures and staff time.

Grant Jones
Chair
Kettle Creek Conservation Authority
Sent from my iPhone

On Dec 12, 2023, at 11:29 AM, Tom Bruce [REDACTED] wrote:

Good morning All

Been talking with other seasonal campers and would like to know who's higher in KCCA that we can email or talk with. You know as well we do other than the rate increase. The board surely can change at least the two last issues.

(1) remove the \$80 charge for moving sites which is ridiculous for campers to pay for wanting, Needing a decent site to upgrade with decent hydro. Such as a 30amp site which they originally wanted but in order to get a seasonal site they end up with a crappie site just get into the park.
So please remove this cost.

(2) The timing that we get our Rate increases and appreciations. We would like that prior to leaving the park on September 30th.
Like I've stated in previous emails. Most parks that we are ware of they give the rates out early.
Please take a hard look at these issues and correct them.

Tom

[REDACTED]

[REDACTED]



93-2023-1094

December 13, 2023

Elizabeth VanHooren
General Manager/Secretary Treasurer
Kettle Creek Conservation Authority
elizabeth@kettlecreekconservation.on.ca

Dear Elizabeth VanHooren,

Thank you for your application on behalf of the Kettle Creek Conservation Authority (KCCA) seeking an extension of time beyond the January 1, 2024 transition date for the purposes of subsections 25 (1.3) and 27 (1.3) of the *Conservation Authorities Act* (CAA), to meet the transition requirements outlined in Ontario Regulation 687/21: Transition Plans and Agreements under the CAA (O. Reg. 687/21).

After careful consideration, I am satisfied that your application demonstrates that additional time is required to conclude a cost apportioning agreement for a program or service that will be provided beyond January 1, 2024 pursuant to subparagraph 10 (1) 2 (i) of O. Reg. 687/21. I am therefore granting the KCCA an extension until March 31, 2024 to meet its transition requirements.

If there are questions about this extension, please feel welcome to reach out to the Conservation Authorities Unit at ca.office@ontario.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Graydon Smith'.

The Honourable Graydon Smith
Minister of Natural Resources and Forestry

c: Conservation Authority Office (via ca.office@ontario.ca)



December 13, 2023

TO: All Conservation Authorities

SUBJECT: Extension of Minister's Direction for Conservation Authorities Regarding Fee Changes Associated with Planning, Development and Permitting Fees

I am writing with regards to conservation authority fees for the 2024 year. As you are aware, a Minister's Direction ("Direction") was issued on December 28, 2022, directing conservation authorities not to change fees for programs and services associated with planning, development and permitting for the 2023 calendar year. I have provided a copy of this previous direction for your reference.

Pursuant to my authority under subsection 21.3 (1) of the *Conservation Authorities Act*, I am issuing a new Direction that extends the previous Direction for the upcoming year (attached to this letter as Attachment A). The Direction will be in effect from January 1, 2024 to December 31, 2024 and applies to fees for the same programs and services specified in the Direction that was in effect for 2023.

If you have any questions, please contact Jennifer Keyes, Director, Resources Planning and Development Policy Branch, at 705-761-4831 or jennifer.keyes@ontario.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Graydon Smith".

The Honourable Graydon Smith
Minister of Natural Resources and Forestry

c: The Honourable Paul Calandra, Minister of Municipal Affairs and Housing
The Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks

**Minister’s Direction Issued Pursuant to Section 21.3 of the *Conservation Authorities Act*
(this “Direction”)**

WHEREAS section 21.2 of the *Conservation Authorities Act* permits a Conservation Authority to charge a fee for a program or service if the program or service is included in the Minister’s list of classes of programs and services in respect of which a Conservation Authority may charge a fee;

AND WHEREAS subsections 21.2 (6) and 21.2 (7) of the *Conservation Authorities Act* provide that a Conservation Authority shall adopt a written fee policy that includes a fee schedule listing the programs and services that it provides in respect of which it charges a fee, and the amount of the fee charged for each program or service or the manner in which the fee is determined (a “**Fee Schedule**”);

AND WHEREAS subsection 21.2 (10) of the *Conservation Authorities Act* provides that a Conservation Authority may make a change to the list of fees set out in the fee schedule or to the amount of any fee or the manner in which a fee is determined, provided the authority shall give notice of the proposed change to the public in a manner it considers appropriate;

AND WHEREAS section 21.3 of the *Conservation Authorities Act* provides the Minister with the authority to give a written direction to an authority directing it not to change the amount of any fee it charges under subsection 21.2 (10), in respect of a program or service set out in the list referred to in subsection 21.2 (2), for the period specified in the direction;

NOW THEREFORE pursuant to the authority of the Minister of Natural Resources and Forestry under section 21.3, the Conservation Authorities set out under Appendix “A” of this Direction (the “**Conservation Authorities**” or each, a “**Conservation Authority**”) are hereby directed as follows:

Fee Changes Prohibition

1. Commencing on the Effective Date and for the duration of the Term of this Direction, a Conservation Authority is prohibited from making a change under subsection 21.2 (10) of the *Conservation Authorities Act* to the amount of any fee or the manner in which a fee is determined in its fee schedule if such a change would have the effect of changing the fee amount for the programs and services described in paragraphs 2 and 3 of this Direction.

Program and Service Fees Impacted

2. This Direction applies to any fee set out in the Fee Schedule of a Conservation Authority, including without limitation fees for any mandatory program or service

(Category 1), municipal program or service (Category 2), or Conservation Authority recommended program or service (Category 3) related to reviewing and commenting on planning and development related proposals, applications, or land use planning policies, or for Conservation Authority permitting.

3. For greater certainty, this Direction applies to any fees in respect of the following programs or services provided under the Mandatory Programs and Services regulation ([O. Reg. 686/21](#)):
 - a. Section 6: programs and services related to reviewing applications and proposals under the *Aggregate Resources Act*, *Drainage Act*, *Environmental Assessment Act*, and the *Niagara Escarpment Planning and Development Act*, for the purpose of commenting on the risks related to natural hazards arising from the proposal,
 - b. Section 7: programs and services related to ensuring that decisions under the *Planning Act* are consistent with the natural hazards policies in the policy statements issued under section 3 of the *Planning Act* and are in conformance with any natural hazard policies included in a provincial plan as defined in section 1 of that Act,
 - c. Section 8: programs and services related to Conservation Authority duties, functions, and responsibilities to administer and enforce section 28 and its regulations, section 28.0.1, and section 30.1 of the *Conservation Authorities Act*,
 - d. Paragraph 4 of subsection 13 (3): programs and services related to reviewing and commenting on any proposal made under another Act for the purpose of determining whether the proposal relates to a significant drinking water threat or may impact any drinking water sources protected by a source protection plan, and
 - e. Subparagraph 4 iv of section 15: programs and services related to reviewing and commenting on proposals made under other Acts for the purpose of determining the proposal's impact on the Lake Simcoe Protection Plan and the Lake Simcoe watershed.

Application

4. This Direction, applies to all Conservation Authorities in Ontario, listed in Appendix "A" to this Direction.
5. For greater certainty, this Direction also applies to the Conservation Authorities listed in Appendix "A" to this Direction when such Conservation Authorities are meeting as a source protection authority under the *Clean Water Act, 2006*.

Effective Date and Term

6. This Direction is effective from January 1, 2024 (the "**Effective Date**").

7. The term of this Direction is the period from the Effective Date to December 31, 2024 (the “**Term**”).

Amendments

8. This Direction may be amended in writing from time to time at the sole discretion of the Minister.

HIS MAJESTY THE KING IN RIGHT OF ONTARIO
as represented by the
Minister of Natural Resources and Forestry



The Honourable Graydon Smith
Minister of Natural Resources and Forestry
December 13, 2023

APPENDIX A

LIST OF CONSERVATION AUTHORITIES TO WHICH THE DIRECTION APPLIES

Ausable Bayfield CA

R.R. #3
71108 Morrison Line
Exeter ON N0M 1S5
Brian Horner
bhorner@abca.on.ca

Cataraqui Region CA

Box 160
1641 Perth Road
Glenburnie ON K0H 1S0
Katrina Furlanetto
kfurlanetto@crca.ca

Catfish Creek CA

R.R. #5
8079 Springwater Road
Aylmer ON N5H 2R4
Dusty Underhill
generalmanager@catfishcreek.ca

Central Lake Ontario CA

100 Whiting Avenue
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Chris Darling
cdarling@cloca.com

Credit Valley CA

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Mississauga ON L5N 6R4
Quentin Hanchard
quentin.hancard@cvc.ca

Crowe Valley CA

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70 Hughes Lane
Marmora ON K0K 2M0
Tim Pidduck
tim.pidduck@crowevalley.com

Essex Region CA

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360 Fairview Ave West
Essex ON N8M 1Y6
Tim Byrne
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Ganaraska Region CA

Box 328
2216 County Road 28
Port Hope ON L1A 3V8
Linda Laliberte
llaliberte@grca.on.ca

Grand River CA

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400 Clyde Road
Cambridge ON N1R 5W6
Samantha Lawson
slawson@grandriver.ca

Grey Sauble CA

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Owen Sound ON N4K 5N6
Tim Lanthier
t.lanthier@greysauble.on.ca

Halton Region CA

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Burlington ON L7P 0G3
Hassaan Basit
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Hamilton Region CA

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838 Mineral Springs Road
Ancaster ON L9G 4X1
Lisa Burnside
lisa.burnside@conservationhamilton.ca

Kawartha Region CA

277 Kenrei (Park) Road
Lindsay ON K9V 4R1
Mark Majchrowski
mmajchrowski@kawarthaconservation.com

Kettle Creek CA

R.R. #8
44015 Ferguson Line
St. Thomas ON N5P 3T3
Elizabeth VanHooren
elizabeth@kettlecreekconservation.on.ca

Lake Simcoe Region CA

Box 282
 120 Bayview Parkway
 Newmarket ON L3Y 3W3
 Rob Baldwin
r.baldwin@lsrca.on.ca

Lakehead Region CA

Box 10427
 130 Conservation Road
 Thunder Bay ON P7B 6T8
 Tammy Cook
tammy@lakeheadca.com

Long Point Region CA

4 Elm Street
 Tillsonburg ON N4G 0C4
 Judy Maxwell
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Lower Thames Valley CA

100 Thames Street
 Chatham ON N7L 2Y8
 Mark Peacock
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Lower Trent Region CA

R.R. #1
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 Trenton ON K8V 5P4
 Rhonda Bateman
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Maitland Valley CA

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 1093 Marietta Street
 Wroxeter ON N0G 2X0
 Phil Beard
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Mattagami Region CA

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 David Vallier
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Mississippi Valley CA

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 Carleton Place ON K7C 3P1
 Sally McIntyre
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Niagara Peninsula CA

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Welland ON L3C 3W2
Chandra Sharma
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Nickel District CA

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Carl Jorgensen
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North Bay-Mattawa CA

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North Bay ON P1C 1N1
Chitra Gowda
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Nottawasaga Valley CA

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Utopia ON L0M 1T0
Doug Hevenor
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Otonabee Region CA

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Peterborough ON K9H 7M9
Janette Loveys Smith
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Quinte CA

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Raisin Region CA

PO Box 429
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Cornwall ON K6H 5T2
Richard Pilon
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Rideau Valley CA

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Manotick ON K4M 1A5
Sommer Casgrain-Robertson
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Saugeen Valley CA

R.R. #1

1078 Bruce Road #12, Box #150

Formosa ON N0G 1W0

Jennifer Stephens

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Sault Ste. Marie ON P6A 6J8

Corrina Barrett

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205 Mill Pond Crescent

Strathroy ON N7G 3P9

Ken Phillips

kphillips@scrca.on.ca**Toronto and Region CA**

101 Exchange Avenue

Vaughan ON L4K 5R6

John MacKenzie

john.mackenzie@trca.ca**Upper Thames River CA**

1424 Clarke Road

London ON N5V 5B9

Tracey Annett

annettt@thamesriver.on.ca

TO: Board of Directors
FROM: Elizabeth VanHooren
Date: January 18, 2023
Subject: 2022 Year End Reserve Report



Recommendation: That transfers to and from reserves be conducted as outlined in the 2023 approved Budget and 2023 Year End Reserve Report with any surplus funds at year end being directed toward the Capital Reserves and the Wage Subsidy Reserve.

PURPOSE:

Year-end transfers of unspent or surplus funds to Authority Reserves are required by motion of the Board, in order to authorize the transfer(s).

SUMMARY:

- Despite unbudgeted expenditures related to the Dalewood Dam and inflationary pressures staff expect a positive year-end position of approximately \$40 - \$50,000, mainly due to:
 - Staff being diligent in attracting employment grants and other fundraising revenue
 - Unexpected revenue due to higher interest rates
 - Lower than budgeted staff expenses due to an inability to fill all available seasonal staff positions in the campgrounds
- A budgeted drawdown of reserves of \$179,587 is not expected to be required and will be limited to just what is necessary based on the following:
 - Revenue from higher interest rates can support expenditures related to dam maintenance
 - Revenue from campgrounds can help support expenditures related to floodplain mapping ensuring a good balance in reserves to leverage future funding opportunities
 - While \$35,325 was expected to be withdrawn from the wage subsidy reserve and the watershed rehabilitation reserve to cover of tree planting program expenses – only approximately \$17,000 will be required to balance this department
- Any remaining surplus funds at year end will be directed to the capital reserve to support the five-year capital plan and the wage subsidy reserve to offset wages in future years.

BACKGROUND:

The 2023 Budget outlined a total transfer from operating reserves of \$179,587. The biggest anticipated drawdown was from the Wage Subsidy Reserve to sustain staffing levels for those positions that are at least partially dependent on self-generated revenue.

Staff were able to garner employment and other funding grants to off-set wage costs in the campgrounds and other non-levy supported programs and services. As a result, staff do not expect a draw down of the wage subsidy reserves will be required at year-end.

Staff anticipate making a minimal drawdown on the subwatershed reserve to ensure as much revenue as possible can be diverted to the capital reserves for ongoing capital replacement. An expected drawdown of in or around \$10,000 - \$17,000 will still leave an adequate reserve balance.

Transfers from capital reserves will be conducted once all expenses for capital expenditures are received for 2023.

Proposed Year End Transfers to Reserves

KCCA's 5 Year Capital Management Plan is contingent on pushing at least \$40,000 per year to the capital reserves to ensure that sufficient funds are available for future capital improvements and acquisitions. Staff hope to meet or exceed this target, which is positive considering capital reserve targets were not met during 2020 due to impacts of COVID-19 on campground profits.

A \$40,000 target to push to capital reserves still leaves a substantial amount to be funded for the Dalewood Dam rehabilitation.

Staff are proposing that surplus funds left at year end beyond the necessary pushes and pulls identified below be pushed to the Capital Reserves as a priority and the Wage Subsidy Reserve if possible.

Recommendation: That transfers to and from reserves be conducted as outlined in the 2023 approved Budget and 2023 Year End Reserve Report with any surplus funds at year end being directed toward the Capital Reserves and the Wage Subsidy Reserve.

Reserve	2023 Year Start Balance	2023 Budgeted Transfer to/(from)	Reason	Anticipated Transfer
General Reserve	\$17,000		Funds were to be directed to automated campground gates. Due to the price point gates were moved to the capital budget and will be amortized.	Funds will remain in the reserve to offset costs related to the MCEA for the Dalewood Dam. Based on auditor advice this cost should be operationalized not capitalized. Using operational rather than capital reserves will not impact the draft 2024 budget or levy apportionment.
Water Management	\$80,770.41	(\$65,125)	To support a 50/50% funding proposal for floodplain mapping update.	Minimal transfer will be required in 2023 as majority of 2023 costs will be covered by increased revenue from higher than expected interest rates. \$\$\$ will be earmarked to cover off remaining project expenses in 2024 – leaving a good balance to leverage funding opportunities in the future.
Stewardship	\$92,009	(\$12,000)	To support the Kettle Creek Clean Water Initiative stewardship projects.	Drawdown will be limited to just what is required – minimum is expected. .
Watershed Rehabilitation	\$175,169	(\$17,663)	Support to maintain a base tree planting program of 50,000 seedlings per year.	Drawdown will be limited to just what is required to balance the department.
Campground Reserve	\$56,294		No drawdown budgeted for 2023.	
Legal	\$41,945	(\$4,000)	Anticipated legal expenses with regard to compliance related matters of the Authority’s Section 28 regulation.	Draw not required. Expenses accounted for in normal operating budget.
Wage Subsidy	\$111,749	(\$59,043)	Funds to support Forestry and Lands Technician Forestry, Stewardship Program Supervisor and seasonal staff.	Full draw not required as staff were successful in attracting wage subsidies or self-generated revenue. Staff anticipate that a portion of the year-end surplus will be directed to the reserve to prepare for expenditures in 2024.
Conservation Lands Management	\$108,346		No drawdown on budgeted for 2023.	

TO: Board of Directors
FROM: Elizabeth VanHooren
Date: December 20, 2023
Subject: Conservation Authorities Act (CA Act) Update
Recommendation: That the staff report on the Conservation Authorities Act Update be received; and further



That the Inventory of Programs and Services and the Cost Apportioning Agreements be circulated and posted as required.

PURPOSE

To provide an update to Members on the progress of various deliverables required to meet the requirements of amendments to the *Conservation Authorities Act*.

SUMMARY

Cost Apportioning Agreements

Conservation Authorities must enter into Cost Apportioning Agreements with member municipalities by January 1, 2024 for any Category 3 programs and services that will continue to require municipal funding support.

KCCA has Council resolutions from all 7 member municipalities affirming the execution of the Cost Apportioning Agreements for the Category 3 Programs and Services of Tree Planting and Environmental Monitoring. To date, staff have signed copies of the Agreement with 5 member municipalities. The Cost Apportioning Agreements will be posted to KCCA's website. Once the other two signed agreements are received, Staff will provide notice to the Ministry and member municipalities that the authority has entered into all necessary cost apportioning agreements ahead of the December 31, 2023 deadline.

Programs and Services Inventory

Ontario Regulation 687/21: Transition Plans and Agreements for Programs and Services Under Section 21.1.2 of the *Conservation Authorities Act* requires each conservation authority to complete an Inventory of Programs and Services. The Board approved the Inventory document on February 9, 2022 and an updated version on June 15, 2022 that was used to develop the Municipal Cost Apportioning Agreements.

The Inventory listed all the programs and services the Authority was providing as of February 2022, and intended to provide after February 28, 2022. A few minor housekeeping edits were undertaken on the Inventory to reflect the completion of the Category 3 Cost Apportioning Agreement process.

No programs and services have been added to the Inventory. The Authority will continue to provide programs and services such as Campgrounds, Education, Stewardship, and Land Acquisition through self-funded revenues.

Staff developed the original Inventory's financial information based on an average of financial data from 2016-2020. There are no significant changes in the estimated financial figures included in the original inventory, recognizing the costs will increase with approved budgets and increases to cost of living. The Inventory notes that current costs are included in the annual budget available on KCCA's website. This updated inventory document is to be provided to municipalities and the province by January 31, 2024 for information. The final Inventory of Programs and Services is attached to this report and will be posted on-line and circulated as required.

Recommendation:

That the staff report on the Conservation Authorities Act Update be received; and further

That the Inventory of Programs and Services and the Cost Apportioning Agreements be circulated and posted as required.

Kettle Creek Conservation Authority Inventory of Programs and Services

KCCA Department	Programs and Services	Description	Category	Notes	Annual Budget (Operating and Capital Costs) based on 5 Year Average from 2016-2020 (without Inflation)***
NATURAL HAZARD MANAGEMENT					
14	<p>Planning and Regulations</p> <p>Section 28/28.1 Permit Administration</p> <p>Review under Other Legislation</p> <p>Municipal Plan Input and Review</p>	<p>Reviewing and processing permit applications, associated technical reports, site inspections, communication with applicants, agents, and consultants.</p> <p>Input to the review and approval processes under other applicable law, with comments principally related to natural hazards, wetlands, watercourses and Section 28 permit requirements.</p> <p>Technical information and advice to municipalities on circulated municipal land use planning applications (Official Plan and Zoning By-law Amendments, Subdivisions, Consents, Minor Variances).</p> <p>Input to municipal land-use planning documents (OP, Comprehensive ZB, Secondary plans) related to natural hazards, on behalf of MNRF (delegated to CAs in 1983)</p>	1	Classification as Category 1 based on Ontario Regulation 686/21, s.6 (1-2), s.7 (1-2)	<p>\$98,856</p> <p>79% Municipal Levy 4% Provincial* 17% Self Generated**</p>

KCCA Department	Programs and Services	Description	Category	Notes	Annual Budget (Operating and Capital Costs) based on 5 Year Average from 2016-2020 (without Inflation)***
	Drainage Act Review	Work with member municipality drainage superintendents to assess drain maintenance notifications, and review new drain proposals under the <i>Drainage Act</i> and <i>Conservation Authorities Act</i> (DART) protocol.			
110	Flood Forecasting and Warning	<p>Data collection and monitoring of local weather forecasts and provincial models (weather/flood potential/storm surge potential). Collecting data from stream gauge network (water level, flow and precipitation), snow surveys, and reviewing riverine ice conditions.</p> <p>Issuing standard flood messaging (Watershed Conditions Statements, Watches and Warnings) and Lake Erie Shoreline messaging related to storm surge (Lake Erie Shoreline Condition Statements, Watches and Warnings) to municipalities/media/emergency management groups.</p> <p>Communications with affected municipalities, local agencies, media, EMS, and residents prior to and during flood/storm surge/ice jamming events as needed. Conducting watershed tours and monitoring water levels, flood damage centers and precipitation/snow melt during and after high water.</p> <p>Development and maintenance of Ice Management Plan as required.</p>	1	Classification as Category 1 based on Ontario Regulation 686/21, s.2 (1-2), s.4 (1-3).	<p>\$189,140</p> <p>70% Municipal Levy 30% Provincial*</p>

KCCA Department	Programs and Services	Description	Category	Notes	Annual Budget (Operating and Capital Costs) based on 5 Year Average from 2016-2020 (without Inflation)***
111	Dam Operations	KCCA owns, operates and maintains 3 dam structures on KCCA lands. Routine maintenance completed by CA staff or independent contractors as required. Repairs and capital improvement are accounted for in current asset management planning. One erosion control structure is maintained.	1	Classification as Category 1 based on Ontario Regulation 686/21, s.5 (1).	\$86,775 75% Municipal Levy 24% Provincial*
114/118	Natural Hazards Technical Studies and Information Management	Data collection, mapping, data sets and study of designs to mitigate natural hazards. Development and use of systems to collect and store data and to provide spatial geographical representations of data.	1	Classification as Category 1 based on Ontario Regulation 686/21, s.1 Conducted as required; costs are associated with affected program area. Hazard mapping is included in Flood Forecasting Costs, technical guides are included in regulation/planning program costs and developed into annual budgets as required.	Costs assigned to different program areas as required.
CONSERVATION LANDS MANAGEMENT					
300	Significant Areas	Management and maintenance of eight KCCA owned Conservation Areas for passive recreation including 25 kilometres of hiking trails. Includes signage, fencing, gates, pavilions, roadways, parking lots, trail structures, stewardship, forest management, invasive species management, carry costs such as taxes and insurance.	1	Classification as Category 1 based on Ontario Regulation 686/21, s.9.	\$181,891 88% Municipal Levy 12% Self-Generated**

KCCA Department	Programs and Services	Description	Category	Notes	Annual Budget (Operating and Capital Costs) based on 5 Year Average from 2016-2020 (without Inflation)***
200/250	Campgrounds	Management, operation and maintenance of Dalewood and Lake Whittaker campgrounds.	3	No agreement required - Campgrounds are operated independent of municipal levy.	\$725,950 100% Self-Generated**
301	Other Conservation Areas				
	Kettle Creek Dog Park	Existing agreement with the Municipality of Central Elgin and the City of St. Thomas to operate and maintain the Kettle Creek Dog Park.	2	KCCA entered into an agreement with the Municipality of Central Elgin and the City of St. Thomas on February 5, 2014 to undertake an Off-Leash Dog Park at Dan Patterson Conservation Area. The agreement includes a five-year renewal clause and remains in effect.	Kettle Creek Dog Park \$23,518 (fees split between Central Elgin and City of St. Thomas)
	Belmont	Existing agreement with the Municipality of Central Elgin for use of a portion of lands for a public park and recreational amenities managed by the Municipality.	2	KCCA entered into an agreement with the Municipality of Central Elgin in 2001 for the management of the Belmont and Union Conservation Areas. The agreement includes a five-year renewal clause and remains in effect.	No KCCA costs associated with these agreements.
	Union	Existing agreement with the Municipality of Central Elgin for use of a portion of lands for a public park and recreational amenities managed by the Municipality.	2		
	Land Acquisition and Disposition Policy	Maintenance of Land Acquisition and Disposition policy.	1	Classification as Category 1 based on Ontario Regulation 686/21, s.9 (2vi).	Costs included in Administration

KCCA Department	Programs and Services	Description	Category	Notes	Annual Budget (Operating and Capital Costs) based on 5 Year Average from 2016-2020 (without Inflation)***
	Land Acquisition	Strategic acquisition of environmentally significant properties in the Kettle Creek watershed as guided by KCCA's Land Acquisition Policy.	3	No agreement required - Land acquisition is operated independent of municipal levy.	100% Self-Generated**
	Inventory of Conservation Authority Owned Lands	Development and maintenance of land inventory will include the following information: location, date/method/purpose of acquisition, land use and a process for the periodic review and updating of the inventory by the CA.	1	Classification as Category 1 based on Ontario Regulation 686/21, s.11 (1-2).	Costs associated with this deliverable are accounted for in General Operating and Other Conservation Areas budgets.
	Conservation Area Strategy Development	Development and maintenance of a strategy to guide the management and use of CA owned properties including: objectives, land use, natural heritage, classifications of lands, mapping, identification of programs and services on the lands.	1	Classification as Category 1 based on Ontario Regulation 686/21, s.10 (1-3).	Beginning in the 2024 budget, initial and ongoing costs associated with this deliverable are now accounted for in General Operating and Other Conservation Areas budgets.
WATERSHED MANAGEMENT					
115	Provincial Water Quality Monitoring Provincial Water Quality Monitoring Network (PWQMN) Provincial Groundwater Monitoring Network (PGMN)	 A long-standing (50+ year) CA/MECP partnership for surface water quality monitoring. KCCA collects water samples at 4 sites during the ice-free months; MECP provides equipment, supplies, training, laboratory analysis, and data management. A long-standing (20+ year) CA/MECP partnership for groundwater level and quality monitoring at 7 sites. KCCA maintains equipment, data transfer to MECP, collects water samples, and downloads logger and	1	Classification as Category 1 based on Ontario Regulation 686/21, s.12 (1-3).	\$144,520 71% Municipal Levy 6% Provincial (SWP Grant) 23% Self-Generated**

KCCA Department	Programs and Services	Description	Category	Notes	Annual Budget (Operating and Capital Costs) based on 5 Year Average from 2016-2020 (without Inflation)***
	Low Water Response	<p>rain gauge data. MECP provides equipment, training, sampling protocols, data management and laboratory analysis.</p> <p>Conditions monitoring and analysis (including water level, flow and precipitation) within the watershed using the Ontario Low Water Response protocol and hydrometric stream gauge network. Development and maintenance of a Water Response Team (WRT), chair and schedule meetings and updates as low water conditions require. Prepare low water reports, condition reports and media releases.</p>	1	Classification as Category 1 based on Ontario Regulation 686/21, s.3 (1-2).	
115	<p>Watershed Monitoring</p> <p>Enhanced Surface Water Monitoring</p> <p>Watershed Report Card</p>	<p>A long-term surface water quality program (15+ years) targeting areas of interest in the watershed (in addition to PWQMN). KCCA conducts monthly surface water sampling at six sites during the ice-free period and manages the data. KCCA collects benthic samples from ten baseline and twenty area of interest sites every fall using the Ontario Benthic Biomonitoring Network protocol. Data is used for watershed report cards, stewardship projects, data requests and program support and will be necessary for Land inventories, conservation area strategies and Core Watershed-based Resource Management Strategy.</p> <p>KCCA, in partnership with Conservation Ontario, prepares a Watershed Report Card every 5 years. The Report Card provides information to the public</p>	3 (Agreements with member municipalities posted to KCCA website)	Not identified as a mandatory program however data is required to support KCCA programs and provides information on current watershed conditions, allows KCCA to track progress and target efforts for best results. Data will also support the mandatory Core Watershed-based Resource Management Strategy and Conservation Area Strategies.	Annual costs of non-mandatory program activities exclusive of staff wages is on average \$11,822.

KCCA Department	Programs and Services	Description	Category	Notes	Annual Budget (Operating and Capital Costs) based on 5 Year Average from 2016-2020 (without Inflation)***
	Municipal drains	<p>on surface water, groundwater, forest and wetland conditions in the watershed.</p> <p>Provide support and guidance for projects that require DFO review. Collection of fish community data as supported by DFO to determine watershed species, ranges and identify invasive species and aquatic species at risk.</p>			
116	Tree Planting	<p>Coordination and implementation of tree planting across the watershed including landowner support and technical advice, site plan development, over the counter sales, site preparation and tending, seedling and large stock tree planting and applying for and managing external funding in support of tree planting.</p>	3 (Agreements with 7 member municipalities posted to KCCA website)		<p>\$227,835</p> <p>49% Municipal Levy 51% Self-Generated**</p>
117	Stewardship	<p>Work with landowners and Municipalities to implement Best Management Practices to mitigate flood and erosion hazards, improve and protect water quality, restore floodplains and river valleys, reduce nutrient contamination, restore and enhance wetlands to reduce flooding peaks and augment low flow, management of terrestrial non-native invasive species.</p> <p>Administration of the Elgin Clean Water Program and the Kettle Creek Clean Water Initiative, providing technical advice, applying for and managing external funding, promotion of stewardship and organizing outreach events.</p>	3	No agreement required - Stewardship program is operated independent of municipal levy.	<p>\$243,288</p> <p>100% Self-Generated**</p>

KCCA Department	Programs and Services	Description	Category	Notes	Annual Budget (Operating and Capital Costs) based on 5 Year Average from 2016-2020 (without Inflation)***
113	Elgin County Woodlands Conservation Bylaw	<p>Undertake the Tree Commissioner contract for the County of Elgin, including administration of the Elgin County Woodlands Conservation By-law, review of harvest and clearing applications, undertake site visits and woodland inspections, attend council meetings or court as required.</p> <p>Undertake the Weed Inspector duties for the County of Elgin, including responding to weed related complaints and enforcement as required, assisting partner municipalities with weed identification and control advice.</p>	2	KCCA and the County of Elgin initiated a memorandum of understanding on April 5, 1994. The agreement renews annually.	\$44,899 County of Elgin
SOURCE WATER PROTECTION					
115	Drinking Water Source Protection Program	Support municipalities in the Kettle Creek Source Protection Authority to implement the policies of the Kettle Creek Source Protection Plan and meet the requirements of the <i>Clean Water Act</i> .	1	Classification as Category 1 based on Ontario Regulation 686/21, s.13 (1-4).	Staffing is supported through existing roles and assigned to Watershed Monitoring Costs (above). Governance is supported through Corporate Services Expenses. Transfer from SWP CA Lead to support this program averaged \$4,000.
112/360	Education and Outreach	Curriculum-based education programs for elementary and secondary students and education and outreach programs for community groups/events. Coordinating the annual Carolinian Forest Festival. Provide expertise for speaking engagements at conferences, webinars etc.	3	No agreement required - Education programs and outreach initiatives are operated independent of municipal levy.	\$43,868 100% Self-Generated**

KCCA Department	Programs and Services	Description	Category	Notes	Annual Budget (Operating and Capital Costs) based on 5 Year Average from 2016-2020 (without Inflation)***
GENERAL OPERATING (CORPORATE SERVICES)					
100	Administration	Supporting KCCA Board of Directors in exercising its governance responsibilities and meeting its legislated responsibilities. Office of the GM, administrative support, human resources, accounting, purchasing and payroll, health and safety, customer service, legal, operating and capital costs which are not directly related to the delivery of any specific program or service, but are the overhead and support costs of a conservation authority and its mandated roles.	1	Classification as Category 1 based on Ontario Regulation 402/22, s.11, 12.	\$178,981 81% Municipal Levy 9% Provincial* 10% Self-Generated**
112	Communications	Provide communications and marketing services in support of the Authority including website administration, media, crisis communications, public meetings, open houses and annual reporting. Updating and maintaining CA website and social media outlets (Facebook, Twitter, Instagram) with current flood messaging and photographs and communicating with local media, municipal flood coordinators and emergency response teams during flood events.	1	Classification as Category 1 based on Ontario Regulation 402/22, s.11, 12.	\$75,950 91% Municipal Levy 9% Self-Generated**
118	Information Technology Management/GIS	Data management and records retention. Development and use of systems to collect and store data and to provide spatial geographical representations of data.	1	Classification as Category 1 based on Ontario Regulation 402/22, s.11, 12.	\$89,223 45% Municipal Levy 55% Self-Generated**

KCCA Department	Programs and Services	Description	Category	Notes	Annual Budget (Operating and Capital Costs) based on 5 Year Average from 2016-2020 (without Inflation)***
400	Volunteerism and Fundraising	Preparing and submitting reports to CRA and financial reports for funding agencies.	1	Classification as Category 1 based on Ontario Regulation 402/22, s.11, 12.	Costs included in Administration.
310	Vehicle Operations	Maintenance and service of vehicles and equipment to support the work of KCCA including capital purchases, fuel, licenses and repairs including implementation of a vehicle replacement policy.	1	Classification as Category 1 based on Ontario Regulation 402/22, s.11, 12.	Costs are apportioned to each program area/department and are accounted for in program areas.
	Watershed- Based Resource Management Strategy	Develop and maintain a Watershed-Based Resource Management Strategy that includes guiding principles and objectives to inform the delivery of programs and services.	1	Classification as Category 1 based on Ontario Regulation 686/21, s.12 (4).	Costs included in Administration.

*For the purposes of this document “provincial” refers to only the transfer payment KCCA receives from the provincial government for the delivery of mandatory programs and services.

** For the purposes of this document “self-generated” revenues includes permit fees, fees for service, user fees, grants including provincial and federal funding that KCCA has to apply and compete for and municipal fee for services agreements beyond municipal levy.

*** The Annual Budget is based on a five year average of financial data from 2016-2020. Current costs are included in the annual budget available on KCCA’s website.

SUMMARY OF PROGRAMS AND SERVICES BY CATEGORY

Category 1	Category 2			Category 3	
<p>Mandated Programs and Services which all CAs must provide in their jurisdiction. Eligible to be funded by municipal levy.</p> <p>Programs or Services as described in Ontario Regulation 686/21.</p>	<p>Programs and Services at the request of and on behalf of a Municipality through a MOU or other agreement.</p> <p>Programs or Services as described in Section 21.1.1 of the <i>Conservation Authorities Act</i>.</p>			<p>Programs and Services the CA determines are advisable to implement in the CA’s jurisdiction. MOU/Agreement required for municipal levy continuance.</p> <p>Programs or Services as described in Section 21.1.2 of the <i>Conservation Authorities Act</i>.</p>	
	Agreement	Municipality	Date/Status	Signed Agreements	No Agreement Required
Planning and Regulations	Kettle Creek Dog Park	Central Elgin/St. Thomas	February 2014/Current	Watershed Monitoring	Campgrounds
Flood Forecasting and Warning	Belmont and Union Conservation Areas	Central Elgin	2001/Current	Tree Planting	Land Acquisition
Dam Operations	Elgin County Woodlands Conservation Bylaw	County of Elgin	April 1994/Current		Stewardship
Natural Hazards Technical Studies/Info Management					Education
Low Water Response					
Significant Areas					
Land Acquisition and Disposition Policy					
Inventory of Conservation Authority Owned Lands					
Conservation Area Strategy Development					
Provincial Water Quality Monitoring					
Drinking Water Source Protection Program					
General Operating (Corporate Services)					
Communications					
Information Technology Management/GIS					
Volunteerism and Fundraising					
Vehicle Operations					
Core Watershed-Based Resource Management Strategy					



**Notice of Public Consultation Meeting
St. Thomas Water Pollution Control Plant Wastewater
Management Master Plan**

The City of St. Thomas is preparing a Master Plan for its wastewater treatment infrastructure as part of ongoing efforts to improve the performance of the City's infrastructure. St. Thomas Water Pollution Control Plant (WPCP) Wastewater Management Master Plan (WWMP) will provide the City with guidance for capital planning and project implementation for wastewater treatment to accommodate growth for the next 20 years and beyond in a cost effective and environmentally sustainable manner.

The study is being undertaken in accordance with the Municipal Class Environmental Assessment (MCEA), 2023 process for Master Plans. The WWMP was developed following Approach #1 of the MCEA.

How do I Participate?

We are hosting an in-person Public Consultation Meeting to review the findings and next steps of the WWMP and provide members of the public with an opportunity to provide comments.

When? Wednesday November 29, 2023, from 6:00 – 8:00 p.m.

Where? City Hall, Room 304, 545 Talbot Street, St Thomas, ON

How? In-person

Information to be shared at the meeting will be available at www.stthomas.ca/wwmp on November 22. A summary of Questions received along with Answers will be posted to the website following the meeting.

For more information, or to be added to the study's distribution list to receive updates, please contact a member of the study team below:

Patrick Anckaert, P.Eng.

Senior Project Manager
City of St. Thomas
Tel: 226-378-3671
panckaert@stthomas.ca
545 Talbot St., PO Box 520
St. Thomas, ON N5P 3V7

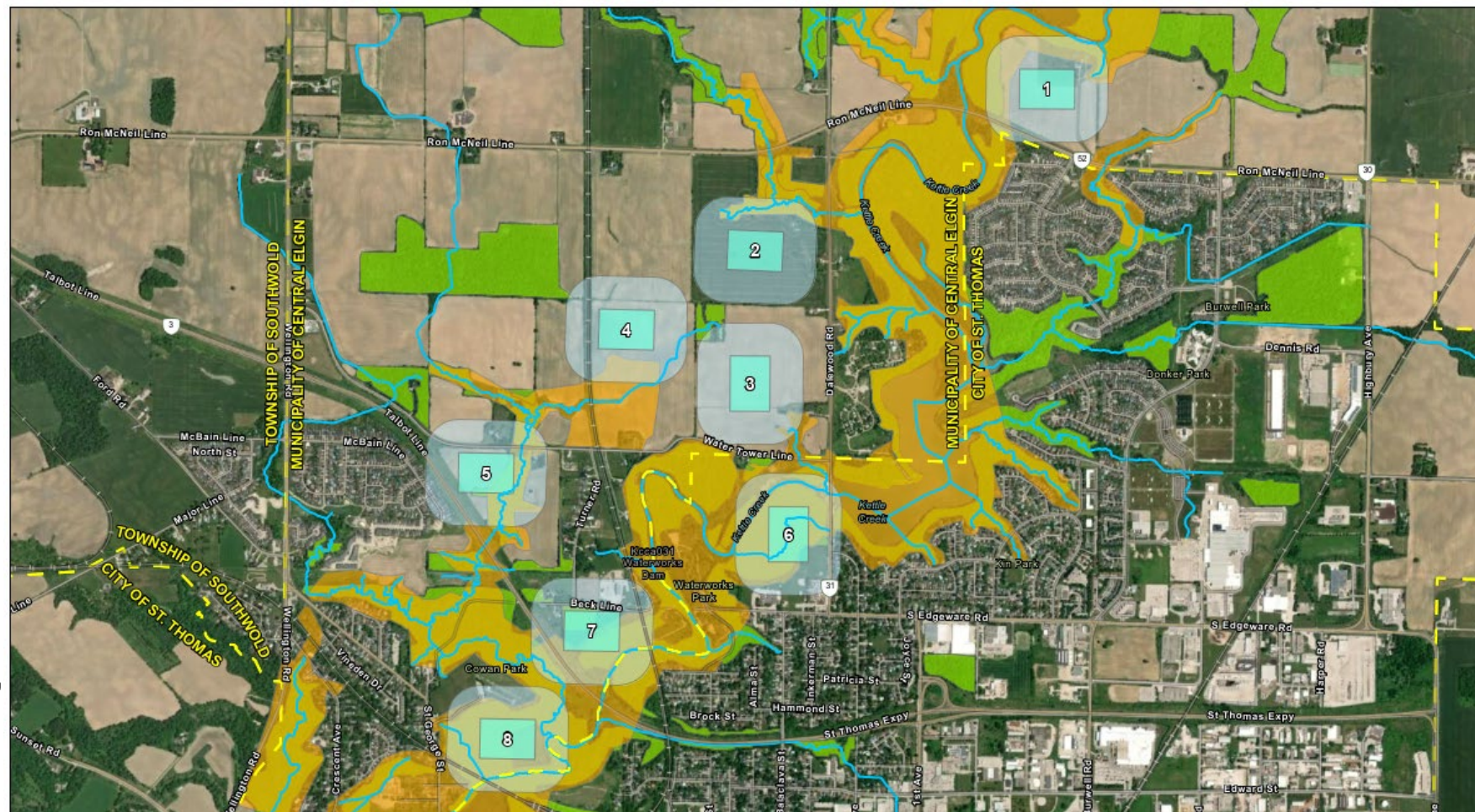
John Tyrrell, M.Sc. (Eng.), P. Eng.

Senior Project Manager
R.V. Anderson Associates Limited
Tel: 519-681-9916 ext. 5038
jtyrrell@rvanderson.com
557 Southdale Road East, Suite 200
London, ON N6E 1A2

Except for personal information, all comments will become part of the public record of the study. The study is being conducted according to the requirements of the MCEA, which is a planning process approved under Ontario's Environmental Assessment Act.

Candidate Sites for the WWTP

- 8 Candidate sites were reviewed
- Criteria used to review:
 - SAR Impacts
 - KCCA Requirements
 - DFO Requirements
 - Forcemain Length
 - Outfall Length
 - SPS Reduction
 - Odour Impacts
 - Property Cost
 - Constructability
 - Expansion
 - Social/Cultural
- At WWMP stage Sites 3, 4, and 5 ranked the highest
- Sites to be confirmed as part of the Schedule C MCEA



December 20, 2023

Patrick Anckaert, P.Eng

Senior Project Manager, Industrial
City of St. Thomas
545 Talbot Street, PO Box 520
St. Thomas, ON N5P 3V7
Email: panckaert@stthomas.ca

John Tyrrell, P.Eng

Associate, Regional Manager
R.V. Anderson Associates Limited
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DELIVERED BY EMAIL

RE: City of St. Thomas Water Pollution Control Plant Wastewater Management Master Plan

Dear Patrick Anckaert and John Tyrrell,

Thank you for the opportunity for Kettle Creek Conservation Authority (KCCA) to review and comment on the Master Plan for the City of St. Thomas Water Pollution Control Plant (WPCP).

It is our understanding that the Wastewater Management Master Plan (WWMP) will provide the City of St. Thomas with guidance for capital planning and project implementation for wastewater treatment to accommodate growth for the next 25 years and beyond. Further, we understand that the current preferred option to address future wastewater demand is to build a new Waste Water Treatment Plant for the north/east employment lands and existing areas.

KCCA staff reviewed the Notice of Public Consultation Meeting #1 and the accompanying documents that were posted on the City of St. Thomas's website.

Our review was completed with regard to the Authority's mandatory programs and services related to the risk of natural hazards and Source Water Protection. Specifically, KCCA relied upon its delegated responsibility to represent 'provincial interest' on matters relating to natural hazard policies of the *Provincial Policy Statement* (PPS), its regulatory authority under Section 28 of the *Conservation Authorities Act*, and its duties, functions and responsibilities as a source protection authority under the *Clean Water Act, 2006*.

Beyond the Authority's regulatory jurisdiction, it is also a landowner of multiple properties that may be affected by the proposal for a new WWTP in the north end of the City. As a result, preliminary comments as a potential adjacent landowner are included for consideration.

KCCA staff respectfully submit the following preliminary comments at this stage in the planning process:

Risk to Natural Hazards:

1. The primary objective for natural hazard policies within the Province of Ontario is to direct development away from hazardous lands that are subject to flooding or erosion hazards, where there is an unacceptable risk to public health and safety and property damage, and not to create new or aggravate existing hazards.

2. The construction of a new WWTP must be located completely away from and outside of any hazardous lands to be considered consistent with natural hazard policies of the Provincial Policy Statement (PPS).
3. Pursuant to regulations enacted under Section 28 of the *Conservation Authorities Act*, KCCA regulates development within or adjacent to watercourses, floodplain, valley slopes, shoreline, wetlands and hazardous lands. The regulation prohibits development within an area of the Authority's jurisdiction unless in its opinion, the control of flooding, erosion and dynamic beach will not be affected by the development. Written permission of KCCA is required prior to undertaking any development, alteration to a watercourse or interference with a wetland within the Regulation Limit. Development includes construction, reconstruction or placement of a building or structure, site grading, and placement or removal of fill material.
4. The regulatory flood standard for the Kettle Creek watershed is the Hurricane Hazel Flood event.
5. The existing WPCP is located within the Authority's regulatory jurisdiction and is susceptible to flooding hazards during a regulatory storm event based on a flood elevation of 204.2m (CVGD2013).

Any proposed refurbishment or replacement of existing buildings or structures to the existing WPCP must consider any impacts upon the control of flooding and erosion and incorporate site-specific flood damage reduction measures to an extent that is technically possible.

6. Several of the candidate sites being considered for the new WWTP are affected by KCCA's regulation limit, thereby, requiring written permission of KCCA prior to development within the Regulation Limit. KCCA Regulation Limit mapping is available for review on KCCA's website at <https://www.kettlecreekconservation.on.ca/map-your-property/> . Digital mapping of KCCA's Regulation Limit and available hazard layers maybe provided upon request.
7. It is also our understanding that a new sanitary trunk main will be required to cross Kettle Creek in order to facilitate a new WWTP in the north end of the City. KCCA requests an opportunity to review and comment on the potential crossing location(s) for any regulatory requirements/concerns as early as possible in the planning process.
8. A KCCA permit would be required for outlet at all candidate sites. Documentation prepared by qualified professionals must demonstrate that the outlet for the new WWTP will not have an impact upon the control of flooding or erosion.

Source Water Protection:

9. The Wastewater Management Master Plan is the best time to consider regulatory requirements of the *Ontario Clean Water Act* and the Kettle Creek Source Protection Plan as well as designated vulnerable areas. The master planning process offers an excellent opportunity to document how these factors have been considered in assessing candidate sites for a new WWTP through the planning process.

The Kettle Creek Source Protection Plan can be found at <https://www.sourcewater.ca/en/source-protection-areas/Kettle-Creek-Source-Protection-Plan.aspx#gsc.tab=0>

10. In addition to KCCA staff, we would recommend that the following individuals be circulated for review and comment on the proposed WWMP for additional comments related to potential impacts to drinking water source protection:

- a. Alex Piggot
Manager of Environmental Services, Municipality of Central Elgin
Risk Management Officer – Kettle Creek Source Protection Area
APiggott@centralelgin.org
- b. Andrew Henry
Director, Regional Water
Lake Huron & Elgin Area Water Supply Systems
ahenry@huronelginwater.ca

Landowner:

Depending on the preferred location, several properties owned and managed by KCCA have the potential to be impacted by the development of a new WWTP. KCCA's permission as a landowner may be required to outlet on KCCA's lands for sites 1 and 6.

In addition, KCCA's Dalewood Conservation Area campground, located at 10518 Dalewood Road, is immediately adjacent to proposed site 3. Development of a new WWTP within immediate vicinity of the campground could hinder an important revenue stream for the Authority.

As an adjacent landowner to a site under consideration, KCCA requests that it continues to be consulted and informed throughout the site selection and planning process.

Preliminary comments on Candidate Sites for new WWTP:

Based on staff's review of the PIC information in consideration of the above comments, sites 4 and 5 rank the highest as the most suitable locations for the new WWTP. A WWTP as proposed could be developed on site 4 or 5 with minimal impact to KCCA's regulatory jurisdiction and would outlet downstream of the Dalewood Dam and Reservoir.

Candidate sites 6, 7 and 8 should no longer be considered due to flooding hazards.

As an abutting landowner, KCCA has concerns with the proximity of Site 3 to the Dalewood Campground and impact to revenue streams.

The attached chart summarizes KCCA regulatory and landowner comments for each proposed site. While some of staff's preliminary comments may be dealt with at the detail design stage, they are provided to facilitate early consultation.

KCCA staff appreciate the opportunity to provide preliminary comments at this stage and look forward to additional opportunities to review and comment on draft documents and/or technical studies in regards to the Authority's regulatory jurisdiction for risks to natural hazards.

As a potential adjacent landowner to a number of the proposed sites, KCCA is eager to gain a better understanding of potential impacts to its programs and services through ongoing consultation.

KCCA staff are happy to provide clarification and discuss any of the comments provided above. If you have any questions regarding the above, please contact the undersigned at extension 226.

Yours truly,
per KETTLE CREEK CONSERVATION AUTHORITY



(Digitally signed)
Joseph (Joe) Gordon
Manager of Planning and Development

cc.
KCCA Board of Directors
Alex Piggot, Risk Management Officer – Kettle Creek Source Protection Area
Andrew Henry, Lake Huron & Elgin Area Water Supply Systems

Encl: Summary of Comments and Ranking (KCCA)

City of St.Thomas Wastewater Master Plan – Candidate Sites for the WWTP
Summary of Comments and Ranking (KCCA)

Site	Regulatory Comments	REG Concern	Landowner Comment	Owner Concern
1	<ul style="list-style-type: none"> A portion of the subject property is affected by KCCA regulations due to the abutting valley slopes of Kettle Creek and the proximity to the Kettle Creek Woods Provincially Significant Wetlands. A geotechnical evaluation and slope stability assessment may be required to establish setbacks for development from valley slopes. A hydrogeological assessment or environmental impact study may be required to demonstrate no negative impacts to the adjacent wetlands feature and/or its function. Flooding hazards appear to be contained within the abutting apparent river or stream valley. Outlet to Kettle Creek is upstream of the Dalewood Dam and reservoir. 	Medium	<ul style="list-style-type: none"> Site abuts KCCA's Dalewood/Dan Patterson Tract KCCA landowner permission may be required for outlet 	Medium
2	<ul style="list-style-type: none"> A portion of the subject property is affected by KCCA regulations due to a river or stream valley of an unnamed tributary of Kettle Creek. A geotechnical evaluation and slope stability assessment may be required to establish setbacks for development from valley slopes. Flooding hazards appear to be contained within the apparent river or stream valley. Outlet to Kettle Creek is upstream of the Dalewood Dam and reservoir. 	Low	<ul style="list-style-type: none"> Within proximity of KCCA owned lands as part of the Dalewood Conservation Area and campground. 	Medium
3	<ul style="list-style-type: none"> A portion of the subject property is affected by KCCA regulations due to a river or stream valley of a tributary of Kettle Creek. A geotechnical evaluation and slope stability assessment may be required to establish setbacks for development from valley slopes. Outlet to an unnamed tributary of Kettle Creek is located immediately upstream of the Dalewood Dam 	Low	<ul style="list-style-type: none"> Within close proximity of Dalewood Conservation Area and campground. Concern with possible impact to an important KCCA revenue stream and business interruption. 	High
4	<ul style="list-style-type: none"> A portion of the subject property is affected by KCCA regulations due to flooding hazards associated with a tributary of Kettle Creek known as the Carter Drain. A topographic survey and/or flood assessment may be required to delineate the extent of the flooding hazard based on current grade elevations. Outlet to the Carter Municipal Drain prior to Kettle Creek upstream of the Parkins Street flood damage centre. 	Low	<ul style="list-style-type: none"> n/a 	Low
5	<ul style="list-style-type: none"> A portion of the subject property is affected by KCCA regulations due to the abutting valley slopes of a tributary of Kettle Creek known as the McBane Drain. A geotechnical evaluation and slope stability assessment may be required to establish setbacks for development from the valley slopes. Flooding hazards appear to be contained within the abutting apparent river or stream valley. Outlet to the McBane Municipal Drain prior to Kettle Creek upstream of the Parkins Street flood damage centre. 	Low	<ul style="list-style-type: none"> n/a 	Low
6	<ul style="list-style-type: none"> Subject property is affected by KCCA regulations due to being located within a valleyland, adjacent to a watercourse and located within a flooding hazard. Entire subject property appears to be located upon lands susceptible to flooding hazards. The entire WWTP must be located above and outside of the associated flooding hazards. Outlet to Kettle Creek is immediately downstream of the Dalewood Dam. Abuts lands owned by KCCA as part of the Dalewood Dam. 	High	<ul style="list-style-type: none"> Site abuts KCCA's Dalewood Dam KCCA landowner permission may be required for outlet 	Medium
7	<ul style="list-style-type: none"> A portion of the subject property is affected by KCCA regulations due to the abutting valley slopes of Kettle Creek. A geotechnical evaluation and slope stability assessment may be required to establish setbacks for development from the valley slopes. Facility appears to be located with the valley and may have limited area outside of flooding hazards. Flooding hazards appear to be contained within the abutting apparent river or stream valley. Outlet to Kettle Creek is downstream of Waterworks Park. 	Medium	<ul style="list-style-type: none"> n/a 	Low
8	<ul style="list-style-type: none"> Subject property is affected by KCCA regulations due to being located within a valleyland, adjacent to a watercourse and located within a flooding hazard. Entire subject property appears to be located upon lands susceptible to flooding hazards. The entire WWTP must be located above and outside of the associated flooding hazards. Outlet to Kettle Creek is upstream of the Parkins Street flood damage centre. 	High	<ul style="list-style-type: none"> n/a 	Low

TO: Board of Directors
 FROM: Joe Gordon
 Date: December 20, 2023
 Subject: December 2023 Planning and Regulations Activity Report



RECOMMENDATION:

That the December 2023 Planning and Regulations Activity Report be received.

REPORT SUMMARY

The following is a summary of KCCA’s Plan Input and Review responses and Section 28 permits issued by staff during the period of November 10 to December 14, 2023.

Plan Input and Review:

KCCA #	File No.	Municipality	Application Type	Support	Conditions
2370					

Section 28 Permit(s):

Permit No.	Address	Municipality	Description
P23-047	42399 Southdale Line	Central Elgin	Three additional residential lots on the east side of Hawk’s Gate subdivision in Central Elgin at the Southdale Line intersection. Natural hazard concerns were addressed through geotechnical assessments completed in support of the Plan of Subdivision process.
P23-048	205 McClary Ave	Central Elgin	Modifications to an existing shoreline protection structure located within the Orchard Beach reach of the Lake Erie shoreline. The modifications have been designed and certified by a qualified coastal and geotechnical engineers and includes placement of additional armourstone toe protection and an additional block concrete pad construction at the top. The application is supported by a coastal analysis and geotechnical evaluation. The shoreline

			protection modifications are required to consider future development of the subject property.
P23-049	10293 Lynhurst Park Dr	Southwold	Installation of an inground swimming pool in the rear yard adjacent to a ravine slope. The application is supported by a geotechnical development review.

Annual Reporting for 2023:

The *Client Service Standards for Conservaton Authority Plan and Permit Review* (endorsed by Conservation Ontario Council, June 24, 2019) recommends annual reporting of Section 28 Permits using the following template for comparison purposes across the Province.

In addition to the 49 permits issued below, staff have also provided 16 Site Clearances for a grand total of **65 permissions** issued under the Authority’s Section 28 regulation in 2023.

Kettle Creek Conservation Authority	Number of Permits Issued Within Policy and Procedure timeline ⁱ			Number of Permits Issued Outside of Policy and Procedure Timeline			Reason for Variance from Policy and Procedure (Optional)		
	Major		Minor	Major		Minor	Major		Minor
	20		29	0		0	n/a		n/a
	Number of Permits Issued Within CO Guideline timeline			Number of Permits Issued Outside of CO Guideline timeline			Reasons for Variance from Guidelines (Optional)		
	Major	Minor	Routine	Major	Minor	Routine	Major	Minor	Routine
20	22	7	0	0	0	n/a	n/a	n/a	

ⁱ Ministry of Natural Resources and Forestry. *Policies and Procedures for Conservation Authority Plan Review and Permitting Activities*. 2010