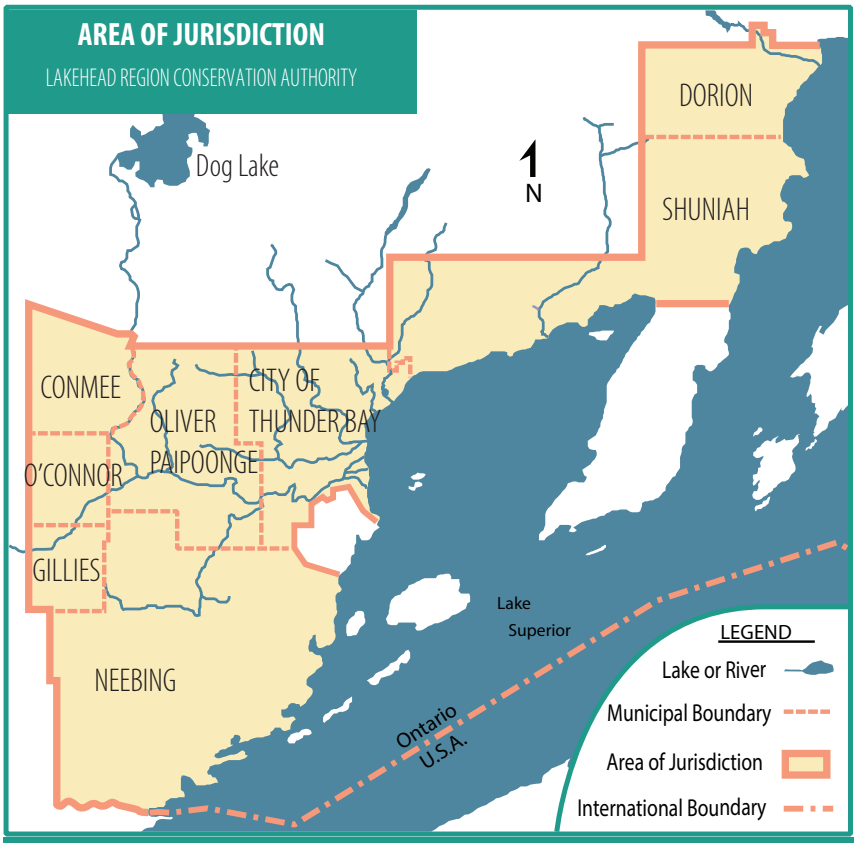
LAKEHEAD REGION
CONSERVATION AUTHORITY

GENERAL INQUIRIES

March 2023



The LRCA Area of Jurisdiction includes:

- City of Thunder Bay
- Municipalities of Neebing, Shuniah and Oliver Paipoonge
- Townships of Conmee, O'Connor, Gillies and Dorion

The Ministry of Natural Resources and Forestry is responsible for areas outside the jurisdiction of the Authority.

The Lakehead Region Conservation Authority (LRCA) administers Ontario Regulation 180/06: Development, Interference with Wetlands and Alterations to Shorelines and Watercourses under the *Conservation Authorities Act* within its Area of Jurisdiction. Development within the Approximate Regulated Area may require a Permit from the Authority. Development that commences prior to receiving a Permit is subject to double the fee. Permit applications are available at the Authority office or can be downloaded from the Authority website (www.lakeheadca.com).

MAPPING SERVICE

Property owners or potential property owners can request a map of a property which will display the Approximate Regulated Area as defined under the Regulations administered by the Authority. Individual maps of specific lots can be viewed at the Authority office or can be mailed, faxed or emailed.

In order for Authority staff to discuss specific development proposals with prospective purchasers, the owner of the property must sign the Permission and Consent Form which allows the Authority to disclose specific details regarding the lot (form available on the Authority website). The Approximate Regulated Area is public information and can be disclosed at any time.

MAP YOUR PROPERTY

Property owners can use the LRCA's on-line map viewer to determine if there is any Approximate Regulated Area on their property.

www.lakeheadca.com/regulations/map-your-property





Ontario Regulation 180/06
Development, Interference with Wetlands and Alterations to Shorelines and Watercourses

REGULATED AREAS

Areas within the LRCA Area of Jurisdiction considered to be regulated by the Conservation Authority include (but not limited to):

- All watercourses including streams, rivers and creeks and area adjacent
- Provincially Significant Wetlands plus 120 metres surrounding the wetland
- Other wetlands that meet the definition in the *Conservation Authorities Act* plus 30 metres surrounding the wetland
- In-land lakes and shorelines
- 15 metres landward and one kilometre lakeward from the 100 year flood level of Lake Superior
- Ravines, valleys, steep slopes and talus slopes
- Hazardous lands including unstable soil and bedrock
- Property zoned "Use Limitation", "Hazard Land" and "Environmental Protection"

REGULATED ACTIVITIES

The Regulation applies to development including (but not limited to):

- The construction, reconstruction, erection or placing of a structure of any kind
- The temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere
- Any alteration to a watercourse including culvert, bridge and boat launch installations

ADDITIONAL INFORMATION

- Title Insurance may not cover purchasers un-informed about applicable regulations on property.
- Other federal, provincial or municipal legislation may apply to properties (i.e. *Species at Risk Act, Lakes and Rivers Improvement Act,* etc.)
- Areas regulated under the *Conservation Authorities Act* do not need to be registered on title.
- Under the *Building Code Act*, other applicable law includes the *Conservation Authorities Act*.
- Screening Maps are available for viewing at the LRCA which depict the "approximate regulated area" for each member Municipality.
- O. Reg. 180/06 is a text based regulation; therefore, features do not need to be mapped to be regulated.

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