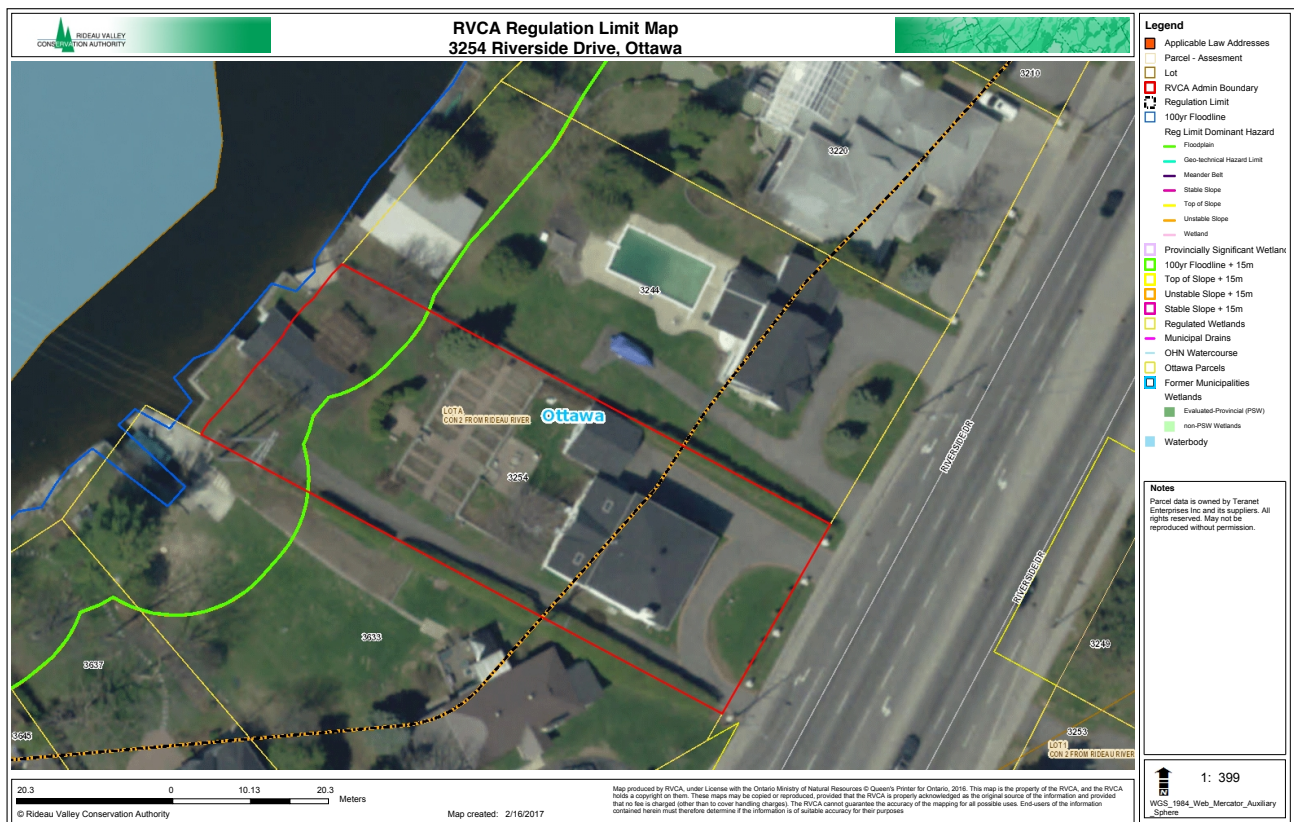


Thank you for your email regarding potential development at 3254 Riverside Drive (map attached- note the map may not be to scale). Note that proposed development on most of this property will require a permit from our office.

Please note some information for your consideration:

- The RVCA administers development regulations (Conservation Authorities Act – Ontario Regulation 174/06 “*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*”) in areas subject to natural hazards (flooding, erosion, and unstable slopes) and in environmentally sensitive areas (wetlands, shorelines, and waterways). The RVCA also reviews and comments on development proposals (Municipal Planning applications) within or adjacent to natural areas in an effort to conserve and protect natural resources in the Rideau River valley.
- Note a **slope/soil stability hazard** has been identified in our mapping. The area between the Rideau River and the RVCA Regulation Limit (indicated by the orange/black dashed line) is subject to Ontario Regulation 174/06. Therefore, any proposed development within the Regulation Limit will require a permit from our office.
- Development includes, but is not limited to building, construction, reconstruction, decks, some docks, foundations, additions, auxiliary buildings, sewage systems, placing fill, shoreline alterations, regrading of any type, etc.
- Note the **minimum** development setback from the river is 30 metres, or 15 metres from the top of bank as per RVCA regulations. The municipal setback in the zoning by-law is a minimum of 30 metres from water, 15 metres from top of bank or that determined by a geotechnical report.

- Applications submitted to the RVCA must demonstrate that the development proposal meets RVCA policies. The applicable policies are found at the link below. You may refer specifically to Section 1.1 General Principles, and Section 2.6 Slope and Soil Instability (**however please note that these sections should not be read in isolation and that other sections of the policy may apply**): <http://www.rvca.ca/plan-reg/PDF/10%20Development%20%20Interference%20Regs.pdf>
- It must be demonstrated that a proposal is acceptable from a geotechnical perspective. As required, the scope of the geotechnical analysis required by a Professional Engineer will depend on the proposal.
- Any application that does not meet RVCA Policies could not be approved at a staff level, and would require a hearing before the Executive Committee. The onus would be on the applicant to demonstrate to the Committee why an exception should be granted to the RVCA's Policies.
- It is advisable to contact the City of Ottawa (613-580-2424) to ensure the current zoning reflects the intended use of the property and for building permit requirements. If any Planning Act applications (eg. Minor Variance, Site Plan Control, etc.) are required through the City, the RVCA would provide comments on the application(s).
- Proposed in-water and shoreline works along the Rideau River require approval from the **Parks Canada Rideau Canal Office** (*in addition* to any permits that may be required to the RVCA). Contact Hillary Knack at 613-283-7199 ext. 284 to discuss further. Website reference: <http://www.pc.gc.ca/eng/lhn-nhs/on/rideau/visit/riverains-shoreline.aspx>



Please note there may be an interest in RVCA's Property Inquiry Service (for a fee):

- If a property inquiry is requested, RVCA staff will go through our records to see if a permit has been issued from our office for structures/other development that took place while our Regulation Limit was in place, or if a violation has been noted on the property. A site visit can also be requested.
- Please note the RVCA may not have any records on file. To proceed with the Property Inquiry Service, you may submit the completed form to [info@LROnline.com](mailto:info@LROnline.com) with credit card information for payment. Payment can be sent separately via cheque, but please note a file search will not commence until payment is received.

- The **Property Inquiry form, with fee information**, can be found below. Please note that response times vary depending on the level of service requested (ie. expedited service vs. non-expedited service) Please allow for at least 2 weeks for non-expedited requests:  
<http://www.rvca.ca/plan-reg/Property%20Inquiry%20Form%202016.pdf>
- For more information on the RVCA's Property Inquiry Service please visit:[http://www.rvca.ca/plan-reg/property\\_inquiry.html](http://www.rvca.ca/plan-reg/property_inquiry.html)

**Should your clients wish to discuss a specific proposal with an RVCA Inspector/Planner, please contact our office with details of the proposal.**