

Development application guidelines

Demarcation of the limits of natural features

What is the purpose of this?

The **demarcation of the limits of natural features** (physical and stable top of bank, and limits of natural heritage systems, wetlands, and natural features and/or areas regulated by the Conservation Authority) establishes the limit of a feature and also provides the line to which a buffer distance from the feature is applied.

Who should prepare this?

The limits of natural features must be marked/staked in the field by a qualified staff person from the appropriate Conservation Authority, along with a staff person from the Town and/or Halton Region, as appropriate. The applicant must arrange to have an Ontario Lands Surveyor in attendance during the site walk.

When is this required?

A **demarcation of the limits of natural features** is required as part of a development application for lands south of Dundas Street containing or abutting those natural features found on Figure B of the Livable Oakville Official Plan, a creek or valley feature a natural feature, natural heritage system, and/or natural hazard, including Lake Ontario.

Note: If the proposed development is located north of Dundas Street, the guidelines for the **demarcation of the limits of natural features** are established in the **Environmental Implementation Report/Functional Servicing Study for North Oakville** (see next page).

Why do we need this?

The **demarcation of the limits of natural features** is required to:

- distinguish the line for a buffer distance to be applied against
- provide for the safe and orderly development of the built environment
- provide for the protection of physical property
- provide for the protection of natural features from the effects of development

How should this be prepared?

The **demarcation of the limits of natural features** should include:

- A recent plan of survey showing the staked limits of natural features (e.g. physical top of bank, stable top of bank, natural heritage system limit, natural hazard and/or other lands regulated by a Conservation Authority) to the satisfaction of Halton Region, the applicable Conservation Authority and the Town of Oakville.

The demarcation of these limits shall proceed in the following manner:

- The physical top of bank and the limits of wetlands must be staked in the field by the applicable Conservation Authority staff person and a staff person from the Engineering and Construction Department at the Town or Halton Region as appropriate
- Construction fencing must be installed to the satisfaction of the Town in accordance with the Site Alteration By-law requirements (By-law 2003-021)

What else should we know?

Additional comments from the Conservation Authorities on preparing a Slope Stability Study or Geotechnical Assessment may follow.

Conservation Halton has hazard land mapping prepared for most areas and should be contacted to receive this information. Conservation Halton mapping is available for limits of wetland, which is generally more accurate than the Ministry of Natural Resources wetland mapping.

What other resources are available?

Town of Oakville - Environmental Implementation Report/Functional Servicing Study for North Oakville:

<http://www.oakville.ca/assets/2011%20planning/nco-eir-fss.pdf>

Conservation Halton - Policies, Procedures and Guidelines for the Administration of Ontario Regulation 162/06:

http://www.hrca.on.ca/uploads/Final_Policy_Document_162-06.pdf

Halton Region Conservation Authority - Planning Policy Document, April 2006:

http://www.hrca.on.ca/uploads/Final_Policy_Document_162-06.pdf

Ministry of Natural Resources - Understanding Natural Hazards, Sections 1-6:

http://www.mnr.gov.on.ca/stdprodconsume/groups/lr/@mnr/@water/documents/document/mnr_e002317.pdf

Ministry of Natural Resources - Understanding Natural Hazards, Sections 7-13:

<http://www.mnr.gov.on.ca/stdprodconsume/groups/lr/@mnr/@water/documents/document/199351.pdf>