



**Nottawasaga Valley**  
Conservation Authority

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May 6<sup>th</sup>, 2024

SENT BY EMAIL

Town of Wasaga Beach  
30 Lewis Street,  
Wasaga Beach, ON  
L9Z 1A1

Attn: Cristy Wilson  
Secretary Treasurer  
[c.wilson@wasagabeach.com](mailto:c.wilson@wasagabeach.com)

**RE: Application for Minor Variance**  
**Town File No. A01124**  
**820 River Road East**  
**NVCA ID #50034**

Dear Ms. Wilson,

Nottawasaga Valley Conservation Authority [NVCA] staff are in receipt of a formal application for several minor variances. The relief the minor variances are seeking are outlined in the *Notice of Public Meeting – Committee of Adjustment* dated April 30, 2024. All minor variances facilitate cabin renovation/expansion. The proposed development is on the lands located at 820 River Road East, Town of Wasaga Beach.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Town of Wasaga Beach and with advisory comments related to policy applicability.

**Ontario Regulation 41/24**

1. The NVCA mapping for the property illustrates a flood hazard, meander erosion hazard, and dynamic beach hazard on the property. Due to the presence of these hazards, the subject property is partially regulated pursuant to Ontario Regulation 41/24 the Prohibited Activities, Exemptions and Permits Regulation. The proposed expansions of existing uses is entirely within the regulated areas.
2. Permits would be required from the NVCA prior to any construction or grading associated with development within the hazard on the property.
3. Should the applicant intend to make further changes to the property, staff recommend that the applicant(s) pre-consult with our Permits and Regulations Department to determine permit requirements.

**Provincial Policy Statement PPS (2020)**

4. The PPS defines **development** to be the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.
5. The subject application for a minor variance does constitute as 'development' as it relates to determining consistency with PPS policy.

### **Natural Hazards – Regulatory**

6. The proposed redevelopment of Cabins 1, 2, and 18 comply with minor addition policy.
7. Bank stabilization recommendations outlined in Tatham's Shoreline Hazard Assessment should be implemented for the long-term protection of Cabin 18. This will be a permit requirement.
8. A minimum finished floor and opening elevation will be required to 179.1masl with appropriate floodproofing measures that will be outlined in the NVCA Permit.
9. Please provide any modelling conducted for the studies.
10. An Erosion and Sediment Control (ESC) plan will be required for the NVCA Permit. This plan should refer to the attached link for guidance:  
[https://sustainabletechnologies.ca/app/uploads/2020/01/ESC-Guide-for-Urban-Construction\\_FINAL.pdf](https://sustainabletechnologies.ca/app/uploads/2020/01/ESC-Guide-for-Urban-Construction_FINAL.pdf)

### **Natural Hazards – Regulatory (Permit Advisory)**

11. There is a proposed garage/wash house on the concept plan. Although this is not subject to the minor variance, the structure should be relocated to a location that does not further encroach into the natural hazard.

### **Conclusion**

The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the minor variances application and based upon our mandate and policies under the *Conservation Authorities Act*. Given the comments above, the NVCA has no objections to the approval of the application. Please feel free to contact the undersigned at extension 233 or [tboswell@nvca.on.ca](mailto:tboswell@nvca.on.ca) should you require any further information or clarification on any matters contained herein.

Sincerely,



Tyler Boswell  
Planner