

Development application guidelines

Demarcation of the limits of natural features and natural hazards

What is the purpose of this?

The *demarcation of the limits of natural features and natural hazards* establishes the limit of a natural feature and/or natural hazard and provides the line to which a buffer distance from the feature is applied for the purpose of a development proposal.

Who should prepare this?

At the discretion of the Town and/or as determined by an *environmental impact study/statement*, the marking/staking of the limits of natural features must be completed in the field by a qualified staff person from the Town and/or Halton Region.

At the discretion of the Conservation Authority, the limits of the natural hazard regulated by the Conservation Authority may be marked/staked in the field by a qualified staff person from the respective Conservation Authority. Attendance may include staff from the Town and/or Halton Region.

Permission to enter onto the land and demarcate the feature and/or hazard must be received from the landowner prior to the site visit. The applicant must arrange to have an Ontario Lands Surveyor in attendance.

When is this required?

A *demarcation of the limits of natural features and natural hazards* is required as part of a development application for areas outside of North Oakville as contained between Tremaine Road, Highway 407, Ninth Line and Dundas Street.

At the discretion of the approval agency, demarcation of natural features and natural hazards may have to be reassessed if there is a lapse greater than 5 years between the staking.

Note: If the proposed development is subject to the North Oakville policies, the guidelines for the *demarcation of the limits of natural features and natural hazards* 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 and natural hazards* is required to:

- establish the limit of the natural feature and/or natural hazard and associated buffer
- understand potential constraints to development
- 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 and/or natural hazards from the effects of development

How should this be prepared?

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

- A recent plan of survey showing the staked limits of natural features and natural hazards, who it was staked by and the date. Confirmation from the approval agency that the plotting of the demarcation is correct is required.

What else should we know?

Additional comments and studies may be required to establish the appropriate buffers to natural features and/or natural hazards as directed by the Town, the applicable Conservation Authority and the Region.

Consult with the Conservation Authority to determine if there are any known regulated features in or adjacent to the proposed development. Early consultation with the Town and Region is also recommended to determine if any natural features require demarcation.

Note that some demarcations can only be completed during the growing season. Early consultation with the approval agency is recommended.

What other resources are available?

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

<https://www.oakville.ca/business-development/planning-development/planning-applications-forms/planning-applications/development-application-guidelines/>

Town of Oakville – North Oakville Secondary Plans: <https://www.oakville.ca/business-development/planning-development/official-plan/north-oakville-secondary-plans/>

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

<https://www.conservationhalton.ca/wp-content/uploads/2022/05/Consolidated-Policy-document-26.11.20-Signed.pdf>

Credit Valley Conservation – Watershed Planning and Regulation Policies:

<https://cvc.ca/document/cvc-watershed-planning-and-regulation-policies/> wtlan

Last Updated November 2023