

**From:** [Susan Millar](#)  
**To:** [Amy Schur](#); [Foster Elliott](#)  
**Subject:** RE: Notice of Hearing for A-14-2024 Courville  
**Date:** Thursday, July 3, 2025 9:02:31 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Foster,

Thank you for circulating Parks Canada on the above noted application for new seasonal dwelling on an existing lot of record, located within the 30m development setback/buffer zone of the Rideau NHS/WHS. As you are aware, we are interested in minimizing impacts to the cultural, natural and scenic values of the waterway. Minimizing impacts, including visual impacts can be achieved through minimizing or ideally avoiding interventions within the 30 metre buffer zone surrounding the World Heritage, maintaining and enhancing vegetative buffer/screening of development, building siting, height and massing, and building materiality and colours. A minimum buffer of 30 metres also serves as an appropriate riparian buffer or “ribbon-of-life”, providing a zone of undisturbed soil and vegetation along the shoreline, which will help to filter runoff, prevent soil erosion, and provide wildlife habitat.

It is acknowledged that this is an undeveloped, existing lot of record which predates modern planning policy; a lot creation of this limited area would not be permissible today. As such, while the lot is significantly undersized, our focus remains on minimizing impacts within this context. It is understood that consultation and a EIS was undertaken by previous owners in 2013, and has been used as a baseline for this proposal. It is understood that consultation has occurred with the Township and the CRCA in order to confirm an appropriate building envelope within the constrained site, maximizing setback from the adjacent PSW and minimizing the loss of mature vegetation. Parks Canada does not object to the approach taken, but would not be supportive of any future footprint expansion on the site.

Please note that the Parks Canada Rideau Canal Office is an approval authority for in-water and shoreline works along the waterway. If the landowner wishes to carry out any new in-water and shoreline works, including repairs to existing structures, the Rideau Canal Office must be contacted. Written approval must be obtained prior to the commencement of construction. Work must adhere to the Rideau Canal's *Policies for In-water and Shoreline Works and Related Activities*. Parks Canada/Rideau Canal permitting staff can be reached at [on-rc-cr.permits-permis@pc.gc.ca](mailto:on-rc-cr.permits-permis@pc.gc.ca).

Sincerely,  
Susan Millar, BComm, MSc  
Planner / Planificatrice  
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**NB : I am away from the office July and August**

**Je suis absente du bureau en juillet et août**

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