

From: [Brooke Wright](#)
To: [Foster Elliott](#)
Cc: [Development](#); [Amy Schur](#)
Subject: RE: Notice of Public Meeting for ZBA-3-2026 Laidlaw & Lyndhurst Lake Shore Inc
Date: Wednesday, April 8, 2026 3:56:37 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Foster,

CRCA staff have reviewed the Zoning By-Law Amendment (ZBA-3-2026) application for the properties on Upper Beverly Lake (ARN: 0831831046143010). We understand the application is to change the zoning classification on a portion of the subject properties from Rural (RU) to Waterfront Residential Special Exception (RW-X) to require a 40m water setback where a standard 30m water setback is called for in the Township's Zoning By-law. Staff understand this application is required as a condition of consent approval for consent applications B-48-22 to B-50-22 and applies to the RU zoned area only. Additionally, it is understood that the Flood Plain (FP) and Environmental Protection B (EP-B) zones on the property will remain zoned FP and EP-B.

It is important to note that previous comments were formalized under Ontario Regulation 148/06 where Provincially Significant Wetlands (PSW) required a 120-metre regulatory setback for any new development. Pursuant to the current legislation, Ontario Regulation 41/24 under the Conservation Authorities Act, the required regulated setback for new development is 30-metres from all wetlands (including PSW's). Therefore, staff are supportive of the Waterfront Residential Special Exception (RW-X) to require a 40m water setback as well as the remaining zoning classifications Flood Plain (FP) and Environmental Protection B (EP-B). **Based on this, we have no concerns or objections to the approval of the Zoning By-Law Amendment application (ZBA-3-2026). Staff would remind current and future landowners of the natural hazards on site, please see below. Current and future landowners should contact our office to confirm permitting requirements for future development once they have reached that stage.**

Natural Hazards

Flooding: For Upper Beverly Lake, the regulatory (1:100 year) flood level has an elevation of 95.10 metres geodetic. All development is required to be set back a minimum of 15 metres from the regulatory floodplain of a waterbody for newly created lots. Based upon elevation mapping data, there is considerable area outside of the setback from the regulatory flood plain for development to occur on all three proposed parcels. **Erosion:** The shoreline of the subject lands consists of a gradually sloping embankment approximately 2-3 metres high. CRCA defines the extent of potential erosion hazards for

shorelines made of till to be the sum of an allowance for toe erosion (approximately 8 m using a conservative estimate for the subject property), a stable slope allowance of 3(h):1(v), plus an erosion access allowance of 6 metres. Together these allowances make up the erosion hazard limit. CRCA estimates the erosion hazard limit to be approximately 23 metres measured from the toe of slope inland. Provided development is not located within 23 metres from the shoreline, development will also be located well outside the erosion hazard limit.

Upper Beverly Lake Wetland (PSW): All new development and site alteration is required to occur outside a minimum 30-metre setback from the boundary of all wetlands greater than 0.5 hectares. The 30-metre setback is required to protect the hydrologic function of the wetland especially as it relates to the wetland's ability to store water during high water levels or peak flows events and ultimately assist in flood prevention.

Please let me know if you have any questions.

CRCA File No. ZBL-RID-59-2026

Kind regards,
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Resource Planner



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Cataraqi Conservation sits on the traditional lands of the Haudenosaunee & Anishinabek peoples, and we want to thank the Indigenous people for their continued care and protection of All of Our Relations on this shared land.