

April 8, 2026

Sent by e-mail

Foster Elliott
Planner
Township of Rideau Lakes

Dear Foster Elliott:

**Re: Application for Permission Section 45 (A-7-2026 & SP-7-2026)
1333 LB13, Township of Rideau Lakes
Waterbody: Lower Beverly Lake and Kendricks Bay – Lyndhurst
Provincially Significant Wetland**

Cataraqi Conservation staff have reviewed the above-noted application and offer the following comments for the Committee of Adjustment's consideration. These comments are provided based on Cataraqi Conservation's roles as technical advisor to the Township on *Planning Act* applications, and as administrator of Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits*.

Summary of Proposal

The applicants are proposing to expand an existing 14.9sqm (160sqft) sunroom with a 5.6sqm (60sqft) addition. The addition is on the front of the sunroom which is on the water side of a 60.3sqm (650sqft) 1 storey dwelling. Through this proposal the whole sunroom area will be reconstructed to include the addition. The existing dwelling is located 14.3m (47ft) from the water and Natural Heritage A designation where a standard of 30m is required. The proposed sunroom addition is to be located 13.4m (44ft) from the water and Natural Heritage A designation. It is important to note that the addition has already been constructed.

Staff understand that this property is also subject to a Site Plan Control Application (SP-7-2026) under the authority of Section 41 of the Planning Act where the applicants are proposing to undertake the works as described above as well as, removal and replacement of a 37.2sqm (400sqft) attached uncovered deck as well as install an accessibility ramp to access the deck.

Discussion

The main interest of Cataraqi Conservation with respect to this application is the avoidance of natural hazards (i.e. flooding and erosion) associated with Lower Beverly Lake as well as the protection of the hydrologic function of Kendricks Bay – Lyndhurst Provincially Significant Wetland (PSW).

Natural Hazards

Cataraqi Conservation, through our implementation of Ontario Regulation 41/24 and, in accordance with the natural hazards policies (Section 5.2) of the 2024 Provincial Planning

Statement (PPS), directs development away from lands subject to natural hazards, such as flooding and erosion to protect people and property.

Development and site alteration within and adjacent to the flooding and erosion hazard is typically addressed through appropriate setbacks from the hazard or through mitigation, where warranted by site-specific conditions and the nature of a proposal.

Flooding

The regulatory flood plain elevation for Lower Beverly Lake is 92.9 metres elevation (CGVD28). Any development (buildings and structure) and site alteration (excavating, grading and placement of fill) is required to occur outside a minimum of 6 metres from the flood plain.

Based on the site plan, the sunroom extension is located within the 6-metre safe access setback associated with the regulatory flood hazard. Typically, new development is required to be located outside this setback, however; given the extension does not go any closer towards the shoreline than the existing development and is minor in its intent, policies can be met. Staff understand the proposed accessibility ramp to be compliant with Ontario Building Code. Additionally, the uncovered deck is to be replaced following the same footprint as the existing deck. Therefore, the proposed development generally meets the intent of CRCA policy. Staff understand these works have been completed, retroactive approval will be required.

Erosion

Cataraqui Conservation defines the extent of potential erosion hazards for watercourses as the sum of either a 1(h):1(v) or 3(h):1(v) slope stability allowance (depending on slope material), an erosion allowance, plus an erosion access allowance of 6 metres. Together, these make up what is known as the 'Erosion Hazard Limit'.

Based on the provided site plan, the proposed development is to be located outside immediate erosion hazard concerns.

Kenricks Bay – Lyndhurst Provincially Significant Wetland

Under Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits, 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.

Existing mapping indicates that a portion of Kendrick's Bay – Lyndhurst Provincially Significant Wetland is located along the entire shoreline of the subject lands. Wetlands provide a variety of hydrologic functions, such as flood attenuation and energy dissipation (from flood water, erosion, ice, and wave action).

Based on the site plan, the sunroom extension is located within the regulatory setback associated with the wetland, however; the extension does not go any closer towards the shoreline than the existing development and is minor in its intent. Staff understand the proposed accessibility ramp to be compliant with Ontario Building Code. Additionally, the uncovered deck is to be replaced following the same footprint as the existing deck. Therefore, the proposed development generally meets the intent of CRCA policy. Staff do not have concerns relating to the hydrologic function of the wetland. Staff understand these works have been completed, retroactive approval will be required.

Recommendation

Based on the above information, staff have no concerns from a natural hazards perspective and have no objection to the approval of application A-7-2026 & SP-7-2026.

It is recommended that the landowner maintain a natural shoreline – including native vegetation along the shore and waterfront area in order to create a resilient shoreline and long-term protection of existing development.

Ontario Regulation 41/24

Portions of the subject property are located within an area regulated under Ontario Regulation 41/24: *Prohibited Activities, Exemptions, and Permits* which regulates development and interference with wetlands, and alterations to shorelines and watercourses. **A retroactive permit is required from CRCA for the development.**

If you have any questions, please contact the undersigned. Please inform this office of any decision made by the Committee of Adjustment regarding this application.

Sincerely,



Brooke Wright
Resource Planner
613-546-4228 ex.258

cc: applicant, via e-mail