

Policy Section	Existing Policies Proposed to be Deleted or Amended ( <del>strikethrough</del> for deletions, <b>red text</b> for additions)	Proposed New or Amended Policies ( <del>strikethrough</del> for deletions, <b>red text</b> for additions)	Commentary
<b>General Policies</b>  2.4.2. Stable Top of Bank (Valleylands and Shoreline)	2.4.2.1 Valleylands  The <del>stable top of bank is to be established by a professional, geotechnical engineer utilizing the guidelines and manuals outlined in Section 5, to the satisfaction of Conservation Halton staff. Where no geotechnical assessment has been undertaken, a minimum 8 to 15 metre toe erosion allowance (depending on soil type) and 3:1 stable slope allowance will be utilized. In addition to the requirements outlined in Section 5, the geotechnical assessment must take into consideration, and make recommendations pertaining to: construction equipment/access; limit of work area; vegetation protection; sediment and erosion controls; drainage; etc.</del>	2.4.2.1 Valleylands  <b>For any <i>development</i> adjacent to a valley slope, a slope stability assessment may be required to verify the limit of the stable top of bank, to demonstrate that erosion hazard risks have been mitigated, and to demonstrate that the proposal does not create new or aggravate existing hazards on neighbouring properties . The slope stability assessment must be completed by a qualified professional(s) following the most current versions of Conservation Halton and Provincial guidelines and to the satisfaction of Conservation Halton. Where no geotechnical assessment has been undertaken, a minimum 8 to 15 metre toe erosion allowance (depending on soil type) and 3:1 stable slope allowance is required.</b>	Updates general policy to require that the slope stability assessment demonstrates that erosion hazard risks are mitigated.  The existing policy has also been amended to remove recommendations related to limit of work area, drainage, etc., that are now addressed by CH’s Board approved Slope Stability Assessment Guidelines.
<b>2.24.2 Swimming Pools</b>	Above and below ground swimming pools will only be considered within the <i>flood plain</i> where an alternative site outside of the <i>flood plain</i> is not available and where it is not within a confined valley in a natural state. Pools are not permitted within the <i>meander belt allowance</i> and the 6-metre erosion access allowance. There must be no loss of flood storage or flood conveyance due to the pool’s construction, fencing or associated grading. Electrical facilities must be <i>dry floodproofed</i> . An assessment of potential hydrostatic pressures under both normal and <i>regulatory storm</i> conditions may be required for below ground pools. It must be shown that on-going maintenance of the pool can be achieved without any <i>adverse environmental impacts</i> .	Above and below ground swimming pools will only be considered within the <i>flood plain</i> where an alternative site outside of the <i>flood plain</i> is not available and where it is not within a confined valley in a natural state. Pools are not permitted within the <i>meander belt allowance</i> and the 6- metre erosion access allowance <b>or within the 6 metre access allowance adjacent to the stable top of bank</b> . There must be no loss of flood storage or flood conveyance due to the pool’s construction, fencing or associated grading. Electrical facilities must be <i>dry floodproofed</i> . An assessment of potential hydrostatic pressures under both normal and <i>regulatory storm</i> conditions may be required for below ground pools. It must be shown that on-going maintenance of the pool can be achieved without any <i>adverse environmental impacts</i> .	Text added to existing swimming pools policy to clarify that swimming pools must also be a minimum of 6 metres from the stable top of bank, consistent with proposed policy direction.
<b>2.24.3.2 Agriculture</b>	The construction of farm buildings and structures (excluding residences, commercial greenhouse operations and large- scale enclosed equestrian or livestock facilities) may be considered within the <i>flood plain</i> , where: a) It is not located within a confined valley in a natural state; b) It is not located within the <i>meander belt allowance</i> and 6 metre access allowance of an unconfined system; c) No site can be reasonably utilized for the proposed works outside of the <i>flood plain</i> ; and, d) The structures and buildings will be <i>wet floodproofed</i> .	The construction of farm buildings and structures (excluding residences, commercial greenhouse operations and large- scale enclosed equestrian or livestock facilities) may be considered within the <i>flood plain</i> , where: a) It is not located within a confined valley in a natural state <b>or within the 6 metre access allowance adjacent to the stable top of bank;</b> b) It is not located within the <i>meander belt allowance</i> and 6 metre access allowance of an unconfined system; c) No site can be reasonably utilized for the proposed works outside of the <i>flood plain</i> ; and, d) The structures and buildings will be <i>wet floodproofed</i> .	Text added to existing agriculture policy to clarify that farm buildings and structures must also be a minimum of 6 metres from the stable top of bank, consistent with the PPS Erosion Hazard definition and Provincial technical guides.
<b>2.24.5.1 Stormwater Management Facilities</b>	A stormwater management facility may be permitted within the <i>Regional Storm flood plain</i> if there is sufficient technical justification and it meets the following requirements: a) The facility will not be located within a confined valley; b) The facility will be located outside of the 1:100-year <i>flood plain</i> ; c) The facility will be located outside of the 1:100-year <i>meander belt allowance</i> and a 6-metre erosion access allowance;	A stormwater management facility may be permitted within the <i>Regional Storm flood plain</i> if there is sufficient technical justification and it meets the following requirements: a) The facility will not be located within a confined valley <b>or the 6 metre access allowance adjacent to the stable top of bank;</b> b) The facility will be located outside of the 1:100-year <i>flood plain</i> ;	Text added to existing stormwater management facilities policy to clarify that the SWM facility must also be a minimum of 6 metres from the stable top of bank, consistent with the PPS Erosion Hazard definition and Provincial technical guides.

	<p>d) There will be no loss of <i>flood plain</i> storage or conveyance, achieved by the removal of fill from the <i>flood plain</i> or through an incremental balanced cut and fill analysis. Flood storage provided by the facility itself is excluded from the <i>flood plain</i> storage; and,</p> <p>e) All other recommended Ministry of Environment, Conservation and Parks guidelines (see Section 4).</p>	<p>c) The facility will be located outside of the 1:100-year <i>meander belt allowance</i> and a 6-metre erosion access allowance;</p> <p>d) There will be no loss of <i>flood plain</i> storage or conveyance, achieved by the removal of fill from the <i>flood plain</i> or through an incremental balanced cut and fill analysis. Flood storage provided by the facility itself is excluded from the <i>flood plain</i> storage; and,</p> <p>e) All other recommended Ministry of Environment, Conservation and Parks guidelines (see Section 4).</p>	
<p>2.25 All Major Valley Systems – Development within 15 metres of Flood Plain</p>	<p><del><b>2.25.1 Existing Development Within 15 metres of Flood Plain</b></del> <del>Where buildings and structures already exist within 15 metres of the flood plain, reconstruction, alteration or additions may be permitted subject to the following:</del></p> <p><del>a) The reconstruction, alteration or addition does not encroach any closer to the flood plain than the existing development at its closest point;</del></p> <p><del>b) Even if existing development is closer than 6 metres to the flood plain, no new development is permitted within 6 metres in order to provide for an access allowance as per the Provincial Policy Statement; and,</del></p> <p><del>c) In cases where the building or structure can be reasonably relocated outside of the flooding hazard setback the applicant will be encouraged to do so.</del></p>		<p>Replaced by proposed new policy 2.33.</p>
<p>2.25 All Major Valley Systems – Development within 15 metres of Flood Plain</p>	<p><del><b>2.25.2 New Development Within 15 metres of Flood Plain</b></del> <del><b>2.25.2.1</b> Where there is an existing lot of record and residential dwelling in existence prior to May 11, 2006, and where no land exists outside of the 15 metre area adjacent to the flood plain, decks, sheds and other non-habitable accessory structures that are less than 20 square metres in size may be permitted. Generally, non-habitable accessory structures under 10 square metres in size, that do not require a building permit from the municipality, will not require a Permit and Conservation Halton will issue a clearance letter for approvals.</del></p>		<p>Replaced by proposed new policy 2.34.</p>
<p>2.25 All Major Valley Systems – Development within 15 metres of Flood Plain</p>	<p><del><b>2.25.2.2</b> Works that would be considered or permitted under Policies 2.24.2 to 2.24.6 would also be considered or permitted within 15 metres of the flood plain.</del></p> <p><del><b>2.25.2.3</b> Non-structural development, such as grading works, may be permitted if all general policies have been met. Minor grading works may only require the issuance of a clearance letter but major grading works would require that a Permit be obtained.</del></p>		<p>Replaced by proposed new policy 2.36.</p> <p>Replaced by proposed new policy 2.35.</p>

<b>2.25 All Major Valley Systems – Development within 15 metres of Flood Plain</b>	<del><b>2.25.2.4</b> Except as provided for in Policies 2.25.2.1 – 2.25.2.3, no new development is permitted within 15 metres of the flood plain.</del>		Propose to no longer restrict all new development within the regulatory allowance but rather a new building policy has been added to address the requirements for any new construction in the regulatory allowance. See new policy 2.32.
<b>2.26 Unconfined Major Valley Systems - Development within 15 metres of Meander Belt Allowance</b>	<del><b>2.26.1 Existing Development Within 15 Metres of Meander Belt Allowance</b> Where buildings and structures already exist within 15 metres of the meander belt allowance, reconstruction, alteration or additions may be permitted subject to the following: a) The reconstruction, alteration or addition does not encroach any closer to the meander belt allowance than the existing development at its closest point; b) Even if existing development is closer than 6 metres to the meander belt allowance, no new development is permitted within 6 metres in order to provide for an access allowance as per the Provincial Policy Statement; and, c) In cases where the building or structure can be reasonably relocated outside of the erosion hazards limits the applicant will be encouraged to do so.</del>		Replaced by proposed new policy 2.33.
<b>2.26 Unconfined Major Valley Systems-- Development within 15 metres of Meander Belt Allowance</b>	<del><b>2.26.2 New Development Within 15 metres of Meander Belt Allowance</b> <b>2.26.2.1</b> Where there is an existing lot of record and residential dwelling in existence prior to May 11, 2006, and where no land exists outside of the 15 metre area adjacent to the flood plain, decks, sheds and other non-habitable accessory structures less than 20 square metres in size may be permitted between 6 and 15 metres from the meander belt allowance. Structures permitted within the meander belt allowance as per Policy 2.24.1c) may be permitted throughout the 15 metre allowance. Generally, non-habitable accessory structures under 10 square metres in size, that do not require a building permit from the municipality, will not require a Permit and Conservation Halton will issue a clearance letter for approvals.</del>		Replaced by proposed new policy 2.34.
<b>2.26 Unconfined Major Valley Systems - Development within 15 metres of Meander Belt Allowance</b>	<del><b>2.26.2.2</b> Works that would be considered or permitted under Policies 2.24.2 to 2.24.6 would also be considered or permitted within 15 metres of the meander belt allowance.  <b>2.26.2.3</b> Non-structural development, such as grading works, may be permitted if all general policies have been met. Minor grading works may only require the issuance of a clearance letter but major grading works would require that a permit be obtained.</del>		Replaced by proposed new policy 2.36.  Replaced by proposed new policy 2.35.
<b>2.26 Unconfined Major Valley Syst–ms - Development within 15 metres of Meander Belt Allowance</b>	<del><b>2.26.2.4</b> Except as provided for in Policies 2.26.–.1 – 2.26.2.3, no new development is permitted within 15 metres of the meander belt allowance.</del>		Propose to no longer restrict all new development within the regulatory allowance but rather a new building policy has been added to address the requirements for any new construction in the regulatory allowance. See new policy 2.32.

<b>2.27 Minor Valley Systems – Development within 7.5 metres of Flood Plain</b>	<del><b>2.27.1 Existing Development Within 7.5 metres of Flood Plain</b> Where buildings and structures already exist within 7.5 metres of the flood plain, reconstruction, alteration or additions may be permitted subject to the following: a) The reconstruction, alteration or addition does not encroach any closer to the flood plain than the existing development at its closest point; b) Even if existing development is closer than 6 metres to flood plain, no new development is permitted within 6 metres in order to provide for an access allowance as per the Provincial Policy Statement; and, c) In cases where the building or structure can be reasonably relocated outside of the setback the applicant will be encouraged to do so.</del>		Replaced by proposed new policy 2.33.
<b>2.27 Minor Valley Systems – Development within 7.5 metres of Flood Plain</b>	<del><b>2.27.2 New Development Within 7.5 metres of Flood Plain</b> <b>2.27.2.1</b> Where there is an existing lot of record and residential dwelling in existence prior to the adoption of these policies, and where no land exists outside of the 7.5 metre area adjacent to the flood plain, decks, sheds and other non-habitable accessory structures less than 20 square metres in size may be permitted. Generally, non-habitable accessory structures under 10 square metres in size, that do not require a building permit from the municipality, will not require a Permit and Conservation Halton will issue a clearance letter for approvals.</del>		Replaced by proposed new policy 2.34.
<b>2.27 Minor Valley Systems – Development within 7.5 metres of Flood Plain</b>	<del><b>2.27.2.2</b> Works that would be considered or permitted under Policies 2.24.2 to 2.24.6 would also be considered or permitted within 7.5 metres of the flood plain.  <b>2.27.2.3</b> Non-structural development, such as grading works, may be permitted if all general policies have been met. Minor grading works may only require the issuance of a clearance letter but major grading works would require that a permit be obtained.</del>		Replaced by proposed new policy 2.36.  Replaced by proposed new policy 2.35.
<b>2.27 Minor Valley Systems – Development within 7.5 metres of Flood Plain</b>	<del><b>2.27.2.4</b> Except as provided for in Policies 2.27.2.1 – 2.27.2.3, no new development is permitted within 7.5 metres of the flood plain.</del>		Propose to no longer restrict all new development within the regulatory allowance but rather a new building policy has been added to address the requirements for any new construction in the regulatory allowance. See new policy 2.32.
<b>2.28 Unconfined Minor Valley Systems - Development within 7.5 metres of Meander Belt Allowance</b>	<del><b>2.28.1 Existing Development Within 7.5 metres of Meander Belt Allowance</b> Where buildings and structures already exist within 7.5 metres of the meander belt allowance, reconstruction, alteration or additions may be permitted subject to the following: a) The reconstruction, alteration or addition does not encroach any closer to the meander belt allowance than the existing development at its closest point; b) Even if existing development is closer than 6 metres to the meander belt allowance, no new development is permitted within 6 metres in order to provide for an access allowance as per the Provincial Policy Statement; and,</del>		Replaced by proposed new policy 2.33.

	<p>c) In cases where the building or structure can be reasonably relocated outside of the erosion hazards limits the applicant will be encouraged to do so.</p>		
<p><b>2.28 Unconfined Minor Valley Systems – Development within 7.5 metres of Meander Belt Allowance</b></p>	<p><b><del>2.28.2 New Development Within 7.5 metres of Meander Belt Allowance</del></b> <del><b>2.28.2.1</b> Where there is an existing lot of record and residential dwelling in existence prior to the adoption of these policies, and where no land exists outside of the 7.5 metre area adjacent to the meander belt allowance, decks, sheds and other non-habitable accessory structures less than 20 square metres in size may be permitted between 6 and 7.5 metres from meander belt allowance. Structures permitted within the meander belt allowance as per Policy 2.24.1 € may be permitted throughout the 7.5 metre allowance. Generally, non-habitable accessory structures under 10 square metres in size, that do not require a building permit from the municipality, will not require a Permit and Conservation Halton will issue a clearance letter for approvals.</del></p> <p><b><del>2.28.2.2</del></b> Works that would be considered or permitted under Policies 2.24.2 to 2.24.6 would also be considered or permitted within 7.5 metres of the meander belt allowance.</p>		<p>Replaced by proposed new policy 2.34.</p>
<p><b>2.28 Unconfined Minor Valley Systems - Development within 7.5 metres of Meander Belt Allowance</b></p>	<p><b><del>2.28.2.2</del></b> Works that would be considered or permitted under Policies 2.24.2 to 2.24.6 would also be considered or permitted within 7.5 metres of the meander belt allowance.</p> <p><b><del>2.28.2.3</del></b> Non-structural development, such as grading works, may be permitted if all general policies have been met. Minor grading works may only require the issuance of a clearance letter but major grading works would require that a Permit be obtained.</p>		<p>Replaced by proposed new policy 2.36.</p> <p>Replaced by proposed new policy 2.35.</p>
<p><b>2.28 Unconfined Minor Valley Systems - Development within 7.5 metres of Meander Belt Allowance</b></p>	<p><b><del>2.28.2.4</del></b> Except as provided for in Policies 2.28.2.1 – 2.28.2.3, no new development is permitted within 7.5 metres of the meander belt allowance.</p>		<p>Propose to no longer restrict all new development within the regulatory allowance but rather a new building policy has been added to address the requirements for any new construction in the regulatory allowance. See new policy 2.32.</p>
<p><b>2.35 Major Valley Systems - Development within 15 metres of Stable Top of Bank</b></p>	<p><b><del>2.35.1</del></b> Where there is a 7.5 metre publicly owned access adjacent to the stable top of bank, neither a Permit nor a clearance letter will be required from Conservation Halton, pursuant to Ontario Regulation 162/06, for any development between 7.5 metres and 15 metres of the stable top of bank.</p>		<p>The existing policy was intended to provide flexibility in permitting requirements for development between 7.5-15 metres of the stable top of bank where a 7.5 metre publicly owned access exists. No longer required as the proposed new policy provides flexibility to allow development within this area.</p>
<p><b>2.35 Major Valley Systems - Development within 15 metres of Stable Top of Bank</b></p>	<p><b><del>2.35.2</del></b> Where buildings and structures already exist within 15 metres of the stable top of bank of major valley systems, and a 7.5 metre publicly owned access is not provided adjacent to the stable top of bank the following policies will apply:</p>		<p>Replaced by proposed new policy 2.33.</p>

	<p><del><b>2.35.2.1</b> Any replacement (same size and use) or additions, to the existing buildings and structures may be permitted subject to the following:</del></p> <p><del>a) the replacement or addition does not encroach any closer to the stable top of bank than the existing development at its closest point;</del></p> <p><del>b) even if existing development is closer than 6 metres to the stable top of bank, no new development is permitted within 6 metres of the stable top of bank in order to provide for an erosion access allowance as per the Provincial Policy Statement;</del></p> <p><del>c) a geotechnical assessment by a qualified engineer (at the expense of the applicant), may be required to determine the location of the stable top of bank and to determine if the proposed development would have a negative impact on slope stability. See Policy 2.4.2 and Section 4 for study requirements; and,</del></p> <p><del>d) In cases where the building or structure can be reasonably relocated outside of the setback the applicant will be encouraged to do so.</del></p>		
<p><b>2.35 Major Valley Systems - Development within 15 metres of Stable Top of Bank</b></p>	<p><del><b>2.35.2.2</b> Pools, decks and non-habitable accessory structures may be permitted subject to:</del></p> <p><del>a) no reasonable alternative exists outside of the 15 metres from the stable top of bank;</del></p> <p><del>b) no development permitted within 6 metres of the stable top of bank in order to provide for an erosion access allowance as per the Provincial Policy Statement;</del></p> <p><del>c) a geotechnical assessment by a qualified engineer (at the expense of the applicant), may be required to determine the location of the stable top of bank and to determine if the proposed development would have a negative impact on slope stability. See Policy 2.4.2 and Section 4 for study requirements.</del></p>		<p>Replaced by proposed new policy 2.34.</p> <p>Building Code permit exemption has been added to the stable top of bank policies to be consistent with the approach taken adjacent to flood plains and meander belts.</p>
<p><b>2.35 Major Valley Systems - Development within 15 metres of Stable Top of Bank</b></p>	<p><del><b>2.35.3</b> Except as provided for in Policies 2.35.1 and 2.35.2, no new development or redevelopment is permitted within 15 metres of the stable top of bank of major valley features.</del></p>		<p>Propose to no longer restrict all new development within the regulatory allowance but rather a new building policy has been added</p>

			to address the requirements for any new construction in the regulatory allowance. See new policy 2.32.
<b>2.36 Minor Valley Systems – Development within 7.5 metres of Stable Top of Bank</b>	<del>2.36.1</del> Where buildings and structures already exist within 7.5 metres of the stable top of bank of minor valley systems, any replacement (same size and use) or additions may be permitted subject to the following: a) the replacement or addition does not encroach any closer to the stable top of bank than the existing development at its closest point; b) even if existing development is closer than 6 metres to the stable top of bank, no new development is permitted within 6 metres of the stable top of bank in order to provide for an erosion access allowance as per the Provincial Policy Statement; c) a geotechnical assessment may be required (at the expense of the applicant, by a qualified geotechnical engineer) to determine the location of the stable top of bank and to determine if the proposed development will have a negative impact on slope stability. See Policy 2.4.2 and Section 4 for study requirements; and, d) In cases where the building or structure can be reasonably relocated outside of the setback the applicant will be encouraged to do so.		Replaced by proposed new policy 2.33.
<b>2.36 Minor Valley Systems - Development within 7.5 metres of Stable Top of Bank</b>	<del>2.36.2</del> Where there is an existing lot of record and residential dwelling, in existence prior to May 11, 2006, and where no reasonable alternative exists outside of the 7.5 metre area adjacent to the stable top of bank, pools, decks and non-habitable accessory structures may be permitted within three (3) metres of the stable top of bank. A geotechnical assessment by a qualified engineer (at the expense of the applicant) may be required to determine the location of the stable top of bank and to determine if the proposed development will have a negative impact on slope stability. See Policy 2.4.2 and Section 4 for study requirements.		Replaced by proposed new policy 2.34.  The existing 3 metre setback was established as a transitional policy to recognize approved minor valley creek block systems in new subdivisions prior to 2006 that did not contain a regulatory allowance in order to allow landowners some potential to have accessory structures in their rear yards. Since this transitional policy has been in place for 17 years, propose removal of this direction to align with all other hazards and require a minimum 6 metre setback unless the landowner is replacing an existing structure within 6 metres of the hazard.
<b>2.36 Minor Valley Systems - Development within 7.5 metres of Stable Top of Bank</b>	<del>2.36.3</del> Except as provided for in Policies 2.36.1 – 2.36.2, no new development or redevelopment is permitted within 7.5 metres of the stable top of bank of minor valley systems.		Propose to no longer restrict all new development within the regulatory allowance but rather a new building policy has been added to address the requirements for any new construction in the regulatory allowance. See new policy 2.32.
<b>NEW</b>  <b>Regulatory Allowance - Preamble</b>		<b>REGULATORY ALLOWANCE- Flood Plains, Meander Belts and Valleylands</b>  Ontario Regulation 162/06 establishes that CH may regulate an allowance from the limit of the greater of the <i>flood plain, stable top of bank, physical top of bank and/or meander belt allowance</i> associated with a <i>watercourse</i> , depending on the hazards present on site. In CH’s	This section describes the limits and size of the regulatory allowance.  Proposed policy continues to encourage applicants to relocate development out of the regulatory allowance to eliminate the need for future permits and to enhance protection of the watercourse system, where feasible.



		<p>watershed, a 7.5 metre regulatory allowance is applied from the limit of each hazard associated with a <i>minor valley system</i> and a 15 metre regulatory allowance is applied adjacent to each hazard associated with a <i>major valley system</i>. The following policies guide <i>development</i> within the regulatory allowance.</p> <p>Wherever reasonable, the applicant is encouraged to relocate development outside of the regulatory allowance.</p>	
<p><b>NEW</b></p> <p><b>2.32</b></p> <p><b>Regulatory Allowance – New Buildings</b></p>		<p><b>2.32 New Buildings</b></p> <p>New buildings may be permitted within 15 metres of any hazard in <i>major valley systems</i> or within 7.5 metres of any hazard in <i>minor valley systems</i>, provided:</p> <p>a) The building and site grading is designed to mitigate hazard risks and does not create new hazards or aggravate existing hazards on neighbouring properties; and,</p> <p>b) The building and any associated structures are located a minimum of 6 metres from all hazards.</p>	<p>New buildings are required to be setback the minimum 6 m access allowance. The building and site must be designed to mitigate hazard risks (e.g., stabilizing disturbed areas, providing appropriate freeboard, stormwater management measures to prevent an increase downstream flooding, etc.).</p>
<p><b>NEW</b></p> <p><b>2.33</b></p> <p><b>Regulatory Allowance – Reconstruction Alteration or Additions to Existing Buildings</b></p>		<p><b>2.33 Reconstruction, Alteration or Additions to Existing Buildings</b></p> <p>Where there is no proposed change to the building or structure that would have the effect of altering the use or potential use of the building or structure, and where buildings already exist within 15 metres of any hazard in <i>major valley systems</i> or within 7.5 metres of any hazard in <i>minor valley systems</i>, reconstruction, alteration, and/or additions may be permitted subject to the following:</p> <p>a) The building and site grading is designed to mitigate hazard risks and does not create new hazards or aggravate existing hazards on neighbouring properties; and,</p> <p>b) If the existing building is within the 6 metre access allowance, the proposed works do not encroach closer to each hazard than the existing building at its closest point and the proposed change, including any reconstruction, alteration or addition is minor in nature; or,</p> <p>c) If the existing building is located outside of the 6 metre access allowance, the proposed works must be located a minimum of 6 metres from all hazards.</p> <p>The applicant is encouraged to provide sufficient space to allow for future accessory structures. Policy 2.34 applies to decks, sheds, and other non-habitable accessory structures.</p> <p>Building reconstruction, alteration, and additions that do not meet the above policy will be assessed as a new building under policy 2.32.</p>	<p>This policy is intended to recognize the reconstruction, alteration, or additions to <u>existing buildings</u>. Buildings must be a minimum of 6 metres from all hazards, except for properties with existing buildings within the 6 metre access allowance, which are offered some flexibility in recognition that access has already been impeded, and provided the development is the same use and any additions are minor in nature. Any proposals that do not meet these criteria are subject to the new building policy, 2.32.</p> <p>The proposed policies ensure that all proposed development is not at a greater risk than existing development and will provide for reconstruction that may improve risk.</p> <p>The same use provision ensures no higher risk uses (e.g., vulnerable uses, higher density residential) are permitted within the 6 metre access allowance to ensure any change of use is consistent with the PPS Erosion Hazard definition and Provincial technical guides.</p> <p>The proposed flexibility within the 6 metre access allowance recognizes reconstruction scenarios where the development is a second story addition or addition to a building that is already in the access allowance; and/or, the redevelopment can take the building out of the hazard but not out of the allowance entirely.</p> <p>Proposals must mitigate risks where necessary and to the extent possible (e.g., stabilizing disturbed areas, providing appropriate freeboard through grading, etc.)</p> <p>This approach would eliminate the need for commonly requested policy exceptions.</p>



<b>NEW</b> <b>2.34</b> <b>Regulatory Allowance -</b> <b>Decks, Sheds, and Other</b> <b>Non-habitable Accessory</b> <b>Structures</b>		<b>2.34 Decks, Sheds, and Other Non-habitable Accessory Structures</b>  Decks, sheds, and other non-habitable accessory structures may be permitted within 15 metres of any hazard in <i>major valley systems</i> or within 7.5 metres of any hazard in <i>minor valley systems</i> , subject to the following:  a) The structure and site grading are designed to mitigate hazard risks and do not create new hazards or aggravate existing hazards on neighbouring properties; and, b) The structure is located a minimum of 6 metres from all hazards; or, c) If there is an existing building or structure within the 6 metre access allowance, the proposed structure does not encroach closer to each hazard than the existing structure at its closest point.  Non-habitable accessory buildings and structures under a total of 15 square metres in size that do not require approval under the Building Code do not require a Conservation Halton Permit within the regulatory allowance adjacent to the hazard.	New decks, sheds and other non-habitable accessory structures must be a minimum of 6 metres from all hazards, except for properties with existing non-habitable accessory structures which are offered flexibility within the 6 metre allowance.  In April 2022 the Building Code was amended to exempt sheds under 15 square meters in size. New policy proposes exemption of structures under 15 square meters to be consistent with the Building Code.
<b>NEW</b> <b>2.35</b> <b>Regulatory Allowance –</b> <b>Non-structural</b> <b>Development and Grading</b>		<b>2.35 Non-structural Development and Grading</b>  Non-structural development, such as grading works, may be permitted within 15 metres of any hazard in <i>major valley systems</i> or within 7.5 metres of any hazard within <i>minor valley systems</i> , subject to the following:  a) The non-structural development and site grading are designed to mitigate hazard risks and do not create new hazards or aggravate existing hazards on neighbouring properties.	Maintains policy direction from existing policies 2.25.2.3, 2.26.2.3, 2.27.2.3, and 2.28.2.3, with a minor editorial change to remove reference to clearance letters which have not been required in practice for minor grading as it is typically proposed in conjunction with other permitted works. Revised policy also clarifies that hazard risks must be mitigated, new hazards are not created or aggravated.
<b>NEW</b> <b>2.36</b> <b>Regulatory Allowance –</b> <b>Other Works</b>		<b>2.36 Works that would be permitted under Policies 2.24.2 to 2.24.6</b> may be permitted within 15 metres of any hazard in <i>major valley systems</i> or within 7.5 metres of any hazard in <i>minor valley systems</i> , subject to the requirements of policies 2.24.3 to 2.24.6	Maintains policy direction from existing policies 2.25.2.2, 2.26.2.2, 2.27.2.2, and 2.28.2.2.
<b>Land Use Policies</b>  <b>3.2 Flood and Erosion</b> <b>Hazard Limits</b>	3.2.2 Through the review of planning applications, staff will work with the applicant and watershed municipalities to ensure no new development, including lot creation, or site alteration is permitted within the flooding and erosion hazard limits, that would be contrary to the Provincial Policy Statement and/or Conservation Halton regulatory policies. For major valley systems, a minimum lot line setback of 15 metres from the greater of the limit of the flooding and erosion hazard limit. For minor valley systems a minimum lot line setback of 7.5 metres from the greater of the limit of the flooding and erosion hazard limit will be recommended.	3.2.2 Through the review of planning applications, staff will work with the applicant and watershed municipalities to ensure no new development, including lot creation, or site alteration is permitted within the flooding and erosion hazard limits, that would be contrary to the Provincial Policy Statement and/or Conservation Halton regulatory policies. For major valley systems, a minimum lot line setback of 15 metres from the greater of the limit of the <i>flooding hazard, stable top of bank</i> and <del>erosion hazard</del> <i>meander belt allowance</i> limit <b>will be recommended</b> . For minor valley systems a minimum lot line setback of 7.5 metres from the greater of the limit of the flooding and erosion hazard limit will be recommended.	Housekeeping edits to clarify that CH’s existing policies to recommend a 15 m or 7.5 m lot line setback from the greatest hazard will continue to apply through the review of <i>Planning Act</i> applications where new lots including new creek blocks are created.
<b>Land Use Policies</b>	3.3.2 Through the review of planning applications, staff will work with the applicant and watershed municipalities to ensure no new development,	3.3.2 Through the review of planning applications, staff will work with the applicant and watershed municipalities to ensure no new	

<b>3.2 Flood and Erosion Hazard Limits</b>	including lot creation, or site alteration is permitted within valleylands and the associated erosion hazard limits that would be contrary to the Provincial Policy Statement and/or Conservation Halton policies. Where the flooding hazard limit is contained within the valley, the lot line setbacks are a minimum of 15 metres from the greater of the physical or stable top of bank adjacent to major valley systems and 7.5 metres from the greater of the physical or stable top of bank adjacent to minor valley systems. Conservation Halton will recommend to municipalities, through the provision of conditions of draft plan approval, that applications for a plan of subdivision adjacent to valleylands, be required to include protection of the valleyland and adjacent tableland in perpetuity. It is Conservation Halton’s preference that this be done through dedication to the municipality however there may be other acceptable methods to ensure that these areas are protected by a public agency.	development, including lot creation, or site alteration is permitted within valleylands and the associated erosion hazard limits that would be contrary to the Provincial Policy Statement and/or Conservation Halton policies. Where the flooding hazard limit is contained within the valley, <del>the lot line setbacks are</del> a minimum <b>lot line setback</b> of 15 metres from the greater of the physical or stable top of bank adjacent to major valley systems and 7.5 metres from the greater of the physical or stable top of bank adjacent to minor valley systems <b>will be recommended</b> . Conservation Halton will recommend to municipalities, through the provision of conditions of draft plan approval, that applications for a plan of subdivision adjacent to valleylands, be required to include protection of the valleyland and adjacent tableland in perpetuity. It is Conservation Halton’s preference that this be done through dedication to the municipality however there may be other acceptable methods to ensure that these areas are protected by a public agency.	Housekeeping edits to clarify that CH’s existing policies to recommend a 15 m or 7.5 m lot line setback from the greatest hazard will continue to apply through the review of <i>Planning Act</i> applications where new lots including new creek blocks are created.
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