



File: W23/066

May 9, 2023

Rahul Kochar
18A Bentley Avenue
Nepean, ON
K2E 6T8

Dear Mr. Kochar:

**RE: Application Made Under Ontario Regulation 153/06 to Construct New Dwelling within Regulation
Limit of Wetland
208 Silver Dart Private, City of Ottawa (Huntley)**

Enclosed is your Mississippi Valley Conservation Authority (MVCA) - *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses* permit for the subject work, at the above noted location. Please sign a copy of Page 4 provided with the permit and return it to MVCA to indicate that you have read and accept the conditions of the permit, and acknowledge that the details of the proposal, as described in the permit and schedules, are accurate and complete.

This permit comes into effect immediately and expires on May 9, 2025.

The MVCA Board of Directors requires that all permissions granted by the MVCA be posted. We have included the posting with this permit, to be posted on-site in a visible location.

Pursuant to Section 28 of the Conservation Authorities Act (R.S.O. 1990, as amended) any or all of the conditions of the Permit may be appealed to the Regulations Committee of the Conservation Authority within 30 days of the date of issuance of this permit and prior to commencement of the work approved under this permit.

I trust this is clear. If you have any questions or concerns, please contact the undersigned at extension 259.

Sincerely,

A handwritten signature in blue ink that reads "B Moy". The signature is enclosed in a hand-drawn oval.

Brittany Moy
Planning Technician



community • environment • balance

10970 Hwy. 7, Carleton Place, ON K7C 3P1 Tel: 613.253.0006 Fax: 613.253.0122 Email: info@mvc.on.ca mvc.on.ca



PERMIT

DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES ONTARIO REGULATION 153/06

File: W23/066

May 9, 2023

Rahul Kochar
18A Bentley Avenue
Nepean, ON
K2E 6T8

Dear Mr. Kochar:

**RE: Application Made Under Ontario Regulation 153/06 to Construct New Dwelling within Regulation
Limit of Wetland
208 Silver Dart Private, City of Ottawa (Huntley)**

The Mississippi Valley Conservation Authority (MVCA) is in receipt of an application to construct a new residential dwelling. Our mapping indicates that the proposed work is located within the Regulation Limit of a wetland. According to the drawings submitted with this application, the proposed development will include a new dwelling, attached garage, driveway, and clarifier tank for sewage. The proposed dwelling will be located approximately 26 metres from the wetland boundary within a pre-approved building lot. The above-mentioned works were reviewed and accepted during the Plan of Subdivision.

For any application, MVCA is required to assess an application based on the *Conservation Authorities Act*, the regulations in force under that act, and our Board-approved policies under those regulations. These requirements apply for any project that involves:

- Straightening, changing, diverting, or interfering in any way with the existing channel of a watercourse.
- Interfering in any way with a wetland.
- Development within the regulated area that may affect the control of flooding, erosion, pollution, or the conservation of land.

This proposal meets the definition of development, as defined under Section 28 of the *Conservation Authorities Act*, within a regulated area that may affect or interfere with a wetland. The new dwelling will be located partially located within the Regulation Limit of a wetland and there will be no clearing or fill placement within the boundaries of the wetland. Accordingly, the impacts to the wetland have been addressed and appropriate mitigation measures have been proposed to address the MVCA's concerns.



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ONTARIO REGULATION 153/06

Therefore, the Mississippi Valley Conservation Authority hereby grants you permission to undertake the proposal outlined in application W23/066, as shown on Schedule "A" (2 sheets, 1 drawings) attached. Work according to this permit may commence immediately, to be completed by May 9, 2025, subject to the following conditions:

1. The permit holder shall maintain a copy of this permit on site and shall ensure that all individuals involved in carrying out the work are aware of the permit and its conditions.
2. The project shall be carried out as per the plans and reports (Schedule "A") submitted in support of this application as they may be amended through conditions of this permit.
3. No fill other than that shown in Schedule "A", including material excavated for the dwelling, shall be placed within the regulation limit of the wetland.
4. Site disturbance shall be limited to the area required for the dwelling construction. Other than activities allowed under this permit, there shall be no filling nor encroachment of construction equipment or materials into adjacent natural areas, streams, wetlands.
5. A light duty silt fence barrier, installed to OPSD 219.110 specifications, shall be installed between the exposed soil areas and the wetland.
6. It will be the proponent's responsibility to ensure that the sedimentation control measures are inspected daily and that any maintenance, including the removal of accumulated sediment, is carried out as required.
7. All disturbed areas shall be seeded, sodded or stabilized in some other manner acceptable to Authority staff as soon as possible and prior to the expiry of this permit. Once the exposed areas are stabilized, the sediment controls are to be removed from the site.
8. All work, equipment maintenance and refuelling shall be carried out in such a manner that will prevent the release of construction and excavation wastes, overburden soil and any other substances deleterious to aquatic life into the wetland.
9. Natural drainage patterns on the site shall not be substantially altered, such that drainage to the wetland is impacted.

Any deviation from the approved criteria without prior written approval from the Mississippi Valley Conservation Authority will constitute a violation of the approved permit. This could result in the permit being revoked in accordance with Section 8 of Ontario Regulation 153/06, which states:

8 (1) The Authority may cancel a permission if it is of the opinion that the conditions of the permission have not been met.



PERMIT

**DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO
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ONTARIO REGULATION 153/06**

Please be reminded that this permission does not relieve you of your obligation to secure any other necessary approval.



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By this letter, the Mississippi Valley Conservation Authority assumes no responsibility or liability for any flood, erosion, or slope failure damage which may occur either to your property or the structures on it or if any activity undertaken by you adversely affects the property or interests of adjacent landowners. This letter does not relieve you of the necessity or responsibility for obtaining approval from the municipality or for acquiring any other federal or provincial permits (including, but not limited to, *Ontario Planning Act* zoning, site plan approvals and/or *Building Code Act* permits) or compliance with the *Endangered Species Act*. This permission does not give you approval to conduct work on land that you do not own.

NOTE: The information on this form is being collected for the purpose of administering a regulation made pursuant to Section 28, *Conservation Authorities Act*, R.S.O. 1990, Chapter 27. This application and supporting documents and any other documentation received relating to this application, may be released, in whole or in part, to other persons in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990c. M.56, as amended.

A handwritten signature in blue ink, appearing to read 'Matt Craig'.

Matt Craig
Manager, Planning and Regulations

Dated at Carleton Place, Ontario, this 9 day of May, 2023.

By signing this permit, and returning a copy to the Mississippi Valley Conservation Authority, I, as the owner or agent of the owner, agree to the conditions herein.

A handwritten signature in blue ink, appearing to read 'Catherine Buck'.

Signed on behalf of Owner

Catherine Buck

Print Name

May 9, 2023

Date

Permit: W23/066
Staff Contact: Brittany Moy
CAID: RHTPM-210

**NOTICE of PERMISSION GRANTED UNDER
ONTARIO REGULATION 153/06 –**

**DEVELOPMENT, INTERFERENCE WITH WETLANDS AND
ALTERATIONS TO SHORELINES AND WATERCOURSES**

**PERMIT
#W23/066**

Date Issued: May 9, 2023
Expiry Date: May 9, 2025

Property Location: 208 Silver Dart Private

Please post this page in a visible location.



10970 Hwy 7, Carleton Place, ON K7C 3P1 • Tel. (613) 253-0006 • Fax (613) 253-0122 • info@mvc.on.ca

MVCA is a member of Conservation Ontario-Natural Champions

SCHEDULE "A"

MVCA Use Only
Date Rec'd:
File No.:

PERMIT APPLICATION FORM
Development, Interference with Wetlands and Alterations to Shorelines and
Watercourses Pursuant to Ontario Regulation 153/06

A permit must be obtained prior to construction, placement of fill, or alteration to wetlands, shorelines, and watercourses in any area covered by this regulation. Violations of this regulation could result in FINES and an ORDER TO REMOVE the offending works or structures. PLEASE FILL ELECTRONICALLY OR PRINT CLEARLY.

Landowner and /or Agent Details

Owner's Name (Last, First)	Kochar, Rahul	Phone	613-723-9227
Street	18A Bentley Avenue	Cell	
Town/City	Nepean	Fax	613-723-2235
Province	ON	Postal Code	K2E 6T8
		Email	rkochar@phoenixhomes.ca

If using an Agent to complete work:

Agent's Name (Last, First)	Buck, Catherine	Phone	613-723-9227 ext. 191
Street	18A Bentley Avenue	Cell	
Town/City	Nepean	Fax	613-723-2235
Province	ON	Postal Code	K2E 6T8
		Email	cbuck@phoenixhomes.ca

Property Details

Lot	91	Concession	Part of Lot 14 Concession 4
Municipality	City of Ottawa	Former Ward	Huntley
Civic Address	208 Silver Dart Private	Existing Land Use	Vacant
Roll No.	N/A		(vacant, residential, etc.)

Additional Information

Previous MVCA Application for this property?	Yes	If yes, when?	4M-1593reg, 18-Sep-17
Planning Approval Required from Municipality? (e.g. site plan, approval, rezoning)	Yes	If yes, when?	April 20, 2023
Applications made to other agencies? (i.e. MNR, MOE, DFO)	No	If yes, when?	

MVCA Permit Application Form Page 1 of 2

Description of Type of Development/Work(s) Proposed

(attach separate sheet if more space is required)

- ☐ Place or Remove Fill
- ☒ Construct New Building
- ☐ Construct Pond, Reservoir
- ☐ Alter Existing watercourse
- ☐ Add to, Alter or Renovate Building
- ☒ Install Sewage Disposal System
- ☐ Construct Retaining Wall, Erosion Control
- ☐ Construct /Alter/Repair Dock or Boat Ramp
- ☐ Other:

Detailed Description with reference to sketch -.If your description exceeds the depth of the box (650 characters) please send as a separate text file.

Two storey single family home with 3 car attached garage. Clarifier tank for sewage.

Proposed Start Date: June 2023

Proposed FinishDate: April 2024

NOTE: Insufficient information may delay the processing of the application. A written response will be provided within 30 days of receipt of ALL necessary information. This application does not relieve the applicant of the obligation to secure any other necessary approval.

Checklist of Application Requirements

- ☐ Pre consultation with MVCA
- ☐ Municipal permission or consultation (required for realignment of watercourses)
- ☐ Completed Permit Application Form
- ☐ Application Processing Fee (application will not be fully processed until fee is received)
- ☐ Directions to work site/location map
- ☐ Site Plan - Attach drawings and/or plans to application
If plans exceed 11" by 14" please provide both a digital copy and a paper copy
- ☐ Signature or written authorization from Landowner
- ☐ Detailed Professional Drawings such as grading and survey plans from, e.g. Engineer, Contractor, are required for the following work(s):
New Dwellings and/or structures in the floodplain
Additions greater than or equal to 50% of the existing dwelling and/or structure in the floodplain
Retaining Walls greater than 1 metre high
Fill depths greater than 1.5 metres (may be required for fill depths less than 1.5 metres)
Finished crawl spaces

See next page for a detailed breakdown of permit fee costs.

I, Rahul Kochar

declare that I am the landowner/agent and that the above information is correct to the best of my knowledge . I permit MVCA staff to undertake inspections of the work site.

If applicable:

I authorize (Agent):

Catherine Buck

to apply for a permit and the associated site inspections on my behalf.

Signature of Owner:

Date:

April 26, 2023

Signature of Agent:

Date:

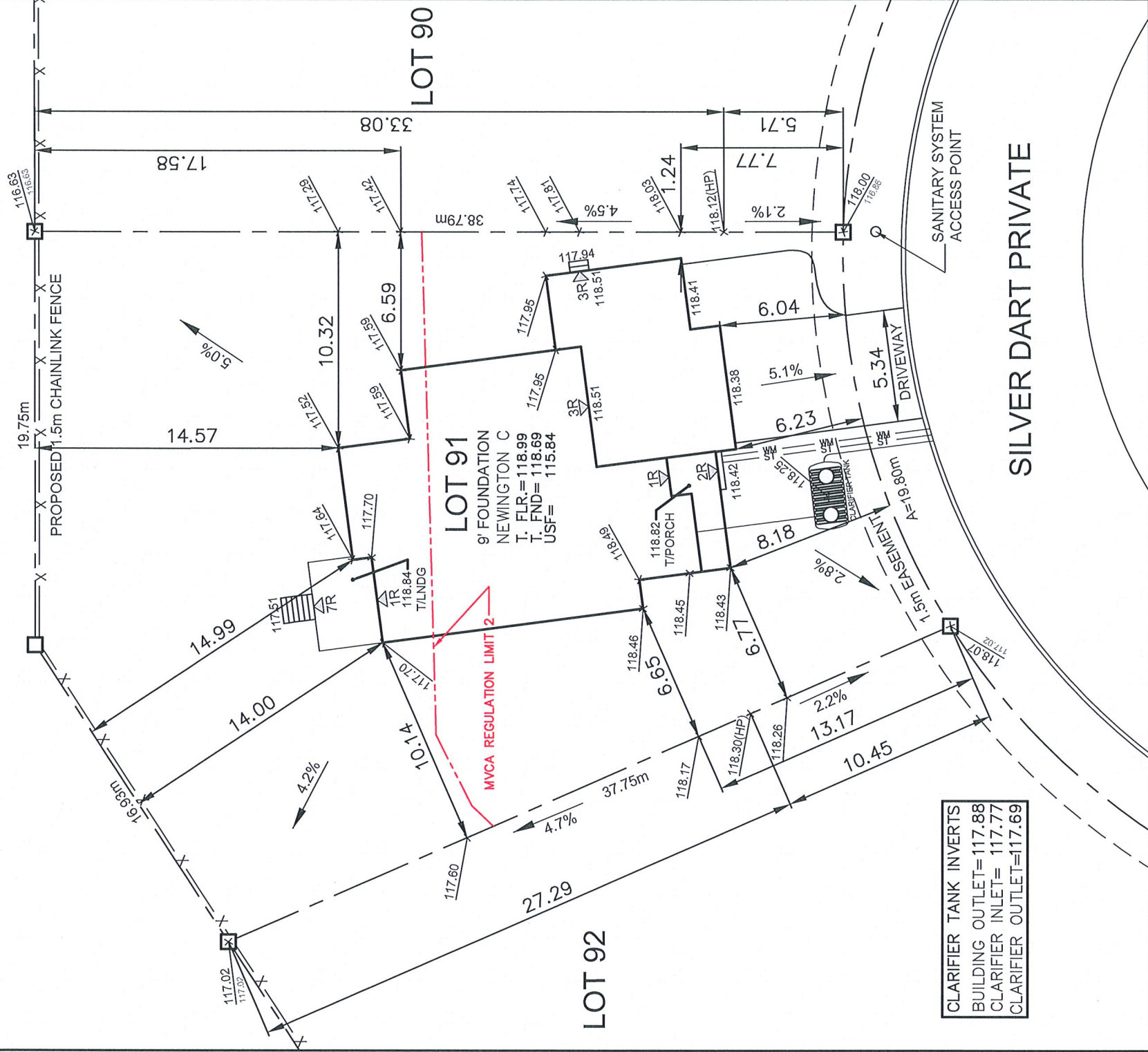
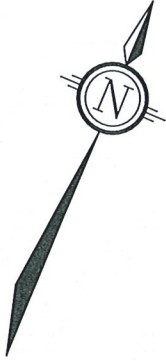
April 26, 2023

Signature or written authorization from the owner is mandatory. (Digital signatures are accepted)

Save as a PDF and email to info@mvc.on.ca

Print Form

SCHEDULE "A"



CLARIFIER TANK INVERTS
BUILDING OUTLET=117.88
CLARIFIER INLET= 117.77
CLARIFIER OUTLET=117.69

Owner/Applicant

DCR/PHOENIX HOMES
Telephone # 723-9227
Plan # 4M-1593
Project name: DIAMONDVIEW
Civic Address: 208 SILVER DART PR.
House model: NEWINGTON C

Bldg. Ht. _____ m
Lot coverage 21.7% %
Scale 1:250
Sod Area 842 m²
Asphalt Area 69 m²

CHECKED/APPROVED BY: T.L.MAK ENG.
REV. APR. 25, 2023 - CB



LOT 91

SITE/GRADING PLAN
DIAMONDVIEW PHASE 3

INDIVIDUAL LOT GRADING REVIEW SUMMARY FOR SITED HOUSE AS COMPARED WITH OVERALL SUBDIVISION PLAN

NOTE: THIS PLAN IS NOT A SURVEY PLAN OR SUBDIVISION PLAN WITHIN THE MEANING OF PLANNING ACT.
THIS PLAN IS FOR REFERENCE ONLY AND IS PRELIMINARY IN NATURE, ALL DIMENSIONS SHOWN ARE APPROXIMATE. E.O&E.