



LAKEHEAD REGION CONSERVATION AUTHORITY

REALTOR INQUIRIES

July 2024

The Lakehead Region Conservation Authority (LRCA) currently provides a service to Realtors when they are representing their clients during Real Estate transactions. Realtors may request information regarding whether or not subject properties are regulated under Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits, which is administered by the LRCA under the *Conservation Authorities Act*. Staff will provide a letter stating whether or not the subject property is regulated by the Authority and provide a map depicting the "approximate regulated area" if applicable.

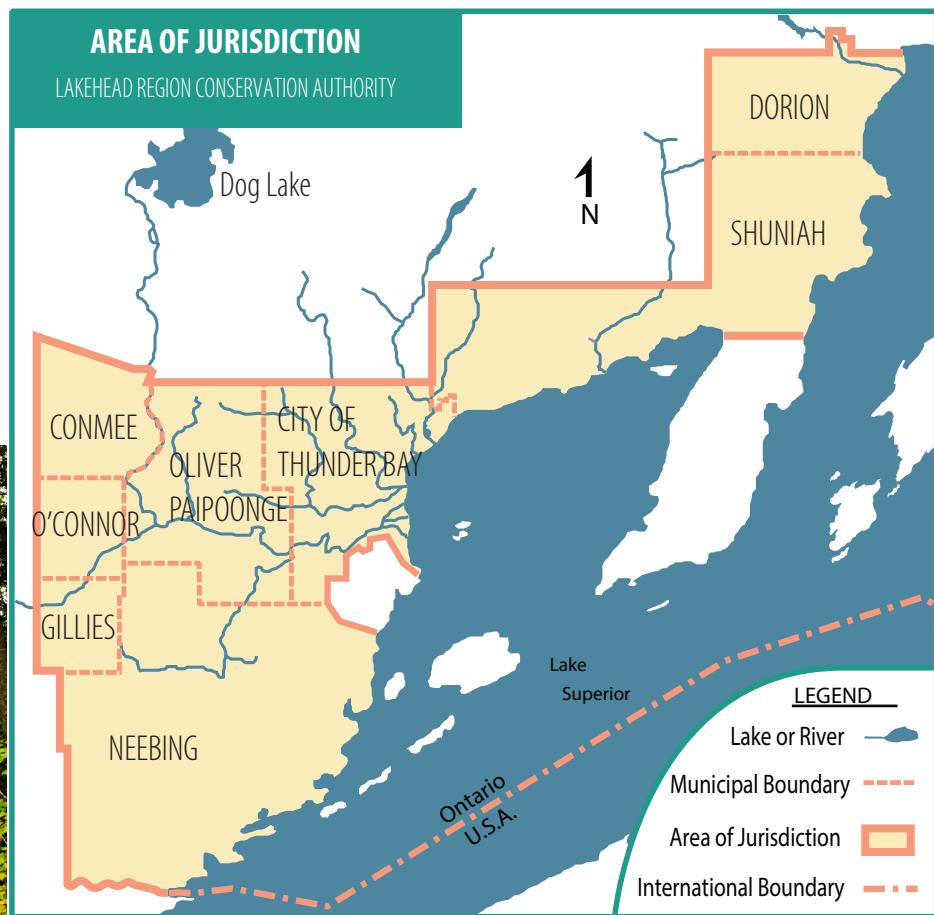
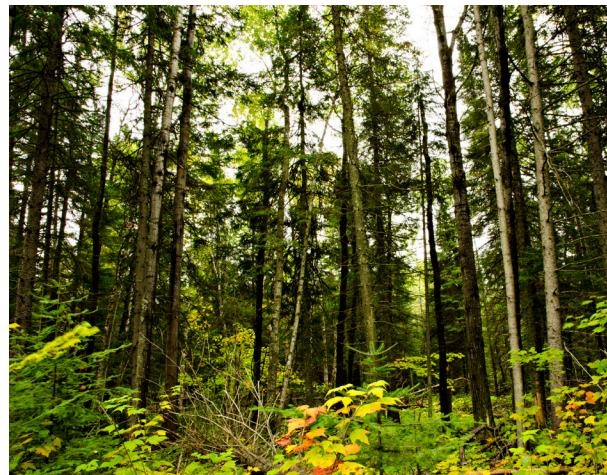
Fee for Service

A nominal fee of \$100 plus HST ($\$100 + \text{HST} = \113.00) is charged per inquiry, which can be paid by cheque, cash, money order or Visa. Cheques/money orders should be made payable to the Lakehead Region Conservation Authority. It is noted that maps are provided free of charge to home owners requesting information regarding their owned properties.

In order for Authority staff to discuss specific development proposals with prospective purchasers, the owner of the property must sign the Permission and Consent Form which allows the Authority to disclose specific details regarding the lot (form available on the Authority website). The approximate regulated area is public information and can be disclosed at any time.

Area of Jurisdiction

The LRCA Area of Jurisdiction includes: City of Thunder Bay, Municipalities of Neebing, Shuniah and Oliver Paipoonge and the Townships of Conmee, O'Connor, Gillies and Dorion. It does not include any unorganized Townships (i.e. Gorham, Ware, Dawson Road Lots, etc.); the Ministry of Natural Resources is responsible for areas outside the jurisdiction of the Authority.



Ontario Regulation 41/24 Prohibited Activities, Exemptions and Permits

Regulated Areas

Areas within the LRCA Area of Jurisdiction considered to be regulated by the Conservation Authority include (but not limited to):

- All watercourses including streams, rivers and creeks and area adjacent
- Wetlands plus 30 metres surrounding the wetland
- In-land lakes and shorelines
- 15 metres landward and one kilometre lakeward from the 100 year flood level of Lake Superior
- Ravines, valleys, steep slopes and talus slopes
- Hazardous lands including unstable soil and bedrock
- Property zoned "Use Limitation", "Hazard Land" and "Environmental Protection"

Regulated Activities

The Regulation applies to development including (but not limited to):

- The construction, reconstruction, erection or placing of a structure of any kind
- The temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere
- Any alteration or interference to the existing channel of a river, creek, stream or watercourse including culvert, bridge and boat launch installations

Additional Information

- Title Insurance may not cover purchasers un-informed about applicable regulations on property.
- Other federal, provincial or municipal legislation may apply to properties (i.e. *Species at Risk Act, Lakes and Rivers Improvement Act, etc.*).
- Areas regulated under the *Conservation Authorities Act* do not need to be registered on title.
- Under the *Building Code Act*, other applicable law includes the *Conservation Authorities Act*.
- Screening Maps are available for viewing at the LRCA which depict the "approximate regulated area" for each Member Municipality.
- O. Reg. 41/24 is a text based regulation; therefore, features do not need to be mapped to be regulated.

