



UTRCA Regulated Areas
Protecting People and Property

Do I need a Conservation Authority permit?

The Upper Thames River Conservation Authority (UTRCA) regulates development in or near natural hazards and associated features under the *Conservation Authorities Act* and Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits. If you plan to undertake work in or near a watercourse, wetland, floodplain, or valley, you may need a permit from the UTRCA before you begin.



UPPER THAMES RIVER
CONSERVATION AUTHORITY



What areas are regulated?

Ontario Regulation 41/24 applies to lands within the following areas:

- Watercourses,
- Hazardous lands,
- Wetlands,
- River or stream valleys,
- Areas adjacent or close to an inland lake and that may be affected by flooding, erosion or dynamic beach hazards, and
- Other areas, including areas within 30 metres of a wetland.

Am I in a regulated area?

To determine if your property is affected by the regulation, please check the UTRCA's regulated area maps at maps.thamesriver.on.ca or call 519-451-2800 to speak to Regulations staff. A property may be regulated for many reasons, and UTRCA staff can help you understand the basis for it. It is important for landowners to be aware of any natural hazards or features on or near their property and the associated risks. The regulated area may also have implications for construction or alterations on your property.



What activities are regulated?

You may require a permit from the UTRCA for the following activities in or near a regulated area:

- constructing, reconstructing, erecting, or placing a building or structure of any kind,
- any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure,
- site grading,
- temporarily or permanently placing, dumping or removing any material originating on the site or elsewhere,
- straightening, changing, diverting, or interfering in any way with the existing channel of a river, creek, stream, or watercourse (all watercourses in the watershed),
- changing or interfering with a wetland in any way.



We can help!

Pre-consultation with the UTRCA is an important early step in any development. We recommend you contact us before beginning any construction or alterations on your property. UTRCA staff will work with you to understand the proposed project and determine if a conservation authority permit is required.

Before reaching out to the UTRCA, please have the legal description of your property (e.g., municipal address, lot and concession, plan or block number) and/or a location map. The UTRCA can also provide written confirmation and a detailed review of how your property is affected by the *Conservation Authorities Act* and Ontario Regulation 41/24 (fees may apply).

Questions?

Email: regulationsinquiry@thamesriver.ca