

August 7, 2024



Planning Act Application - Pre-Consultation

Planner: Emily Su
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Application: D00-2024-062

Address: 974 Burma Lane

Municipality: The Leeds and the Thousand Islands

Applicant: Luke Severson, luke.rj.severson@gmail.com

Natural Hazards

- The regulatory 100-year flood plain elevation for Charleston Lake is 86.5 metres GSC.
- The slope height along the shoreline of Charleston Lake in the location of the subject property ranges from 1.5 metres to 3.5 metres.
- Staff attended a site visit and as constructed, the larger deck and pumphouse are located outside the stable slope. The smaller deck is located within the stable slope however at **less than 15 sq metres in size**, the structure is exempt from **Ontario Regulation 41/24**.
- Staff can only recommend that the small deck be relocated further upland and outside the area at risk to long term erosion.

Requirements/Requests

- **Staff have no requirements for the completed development.**

Required Report / Study	Functional Submission	Detailed Design
Site Plan with measured setbacks from regulated features	N/A	N/A
Hydrological and Hydraulic Analysis	N/A	N/A
Hydrodynamic Analysis	N/A	N/A
Geotechnical Report	N/A	N/A
Slope Stability / Erosion Assessment	N/A	N/A
Topographic Survey prepared by an OLS	N/A	N/A
Stormwater Management Report	N/A	N/A
Erosion and Sediment Control Plan	N/A	N/A
Drainage and Grading Plan	N/A	N/A
Top of Bank Demarcation	N/A	N/A
Wetland Delineation through OWES	N/A	N/A