



KAWARTHA CONSERVATION
 277 Kenrei Road, Lindsay, ON K9V 4R1
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 www.kawarthaconservation.com

PERMIT No.

2025-106

Prohibited Activities, Exemptions and Permits – ONTARIO REGULATION 41/24

Valid: June 5, 2025 to June 5, 2027

This permit expires on the date noted above, at which time it becomes null and void. This permit can be extended. If this permit is nearing expiration and the works have not been completed, a permit revision and applicable revision fee must be submitted at least 60 days before the expiry of the permit.

Permission has been granted to:

Owner(s):	City of Kawartha Lakes	Applicant:	Leah James
		Company:	City of Kawartha Lakes
		Address:	26 Francis St. Lindsay, Ontario K9V 4G3
		Phone:	705-324-9411
		Email:	ljames@kawarthalakes.ca

Location: 44 Francis St; Lot 23, Concession 10, Geographic Village of Fenelon Falls / Ward 3;
City of Kawartha Lakes

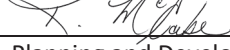
For the: Demolition of the existing storage structure and construction of a new storage structure with the same footprint, addition to connect existing building with new storage structure and replacement of paved surfaces and sidewalk.

Notes: This permit does not exempt the owner/applicant from obtaining and adhering to Municipal, Provincial, and/or Federal permits that may also be required. A copy of this permit may be shared with the local municipality, as they may require it to expedite additional permitting processes.

This permit shall be subject to the following Special and General Conditions:

OFFICE USE ONLY

- Owner: City of Kawartha Lakes
- Applicant: Leah James
- Building Dept:
- KRCA File: PRGK-964
- Prepared by: LG

Kristie McCabe 
 Interim Director, Planning and Development Services

Applicant Signature: emailed to permittee

Date: May 5, 2025

Date: May 5, 2025

Permit No. 2025-106

SPECIAL CONDITIONS

1. That, the permitted works be completed in accordance with the attached site plan drawing prepared by Wilcox Architects Inc. (dated April 16, 2025, drawing A1 – A5), marked 'approved';
2. That, only clean (i.e. uncontaminated) fill material be imported to the site. Should Kawartha Region Conservation Authority suspect that the imported fill material is contaminated, testing may be required;
3. That, absolutely no sediment be allowed to enter any watercourse or leave the property;
4. That, sediment and erosion control measures appropriate to site conditions and the nature of development be properly installed, inspected regularly, and maintained in good repair until all disturbed soil surfaces have become stabilized and/or revegetated. At a minimum, the following shall be implemented:
 - a) Install a row of silt fence between the development area and the tributary on the property prior to the commencement of any on-site works and keep it in place until all disturbed soils have been stabilized. See attached fact sheet on the proper installation/maintenance of a silt fence;
 - b) Limit vegetation removal to the area(s) strictly required to accommodate the permitted works;
 - c) Stabilize and/or revegetate all disturbed soil surfaces immediately upon completion of the permitted works, and;
 - d) Minimize disturbance and sediment release to the greatest extent possible during decommissioning of all sediment and erosion control measures;
5. That, all unused excavated material be removed off-site and disposed of appropriately;
6. That, all materials and equipment used for the purposes of site preparation and project completion be operated in a manner that prevents any deleterious substances (e.g. silt, etc.) from entering the tributary or the natural environment;
7. That, all demolition debris be removed off-site and disposed of appropriately;
8. That, there be no basement associated with the new storage structure and addition;
9. That, the finished floor/lowest opening elevation of the dwelling be located at least 0.3 metres above the flood elevation of the Fenelon North Tributary of 259.25 metres above sea level (mASL) for a total elevation of 259.55 mASL;
10. That, all electrical circuits, outlets and permanently installed electrical equipment in the dwelling (including any crawlspace) be located at least 0.3 metres above the flood elevation of the Fenelon North Tributary of 259.25 mASL for a total elevation of 259.55 mASL;
11. That, there be two openings (e.g. doors, windows, vents, etc.) on opposite walls of the new storage structure and addition at floor level or below an elevation of 259.25 metres above sea level to help equalize hydrostatic pressures during a flood event;
12. That, the storage structure and addition be securely anchored to either a concrete pad or footings;
13. That, all construction materials located below the flood elevation (i.e. below an elevation of 259.25 mASL) be of a type which are not subject to deterioration by water or by alternate drying and wetting;

14. That, should bedrock be encountered when clearing topsoil from the site for foundation works, and if any karst features are identified (ex. caves, deep fracturing of limestone, sinkholes, etc.), that all digging stop immediately, and the bedrock shall be inspected by a geotechnical engineer or geotechnical technician under the supervision of a geotechnical engineer, and the results of this inspection be forwarded to Kawartha Region Conservation Authority for review prior to completion of work.
15. That, all contractors and workers on-site be made aware of the conditions outlined in this permit;
16. That, a copy of this permit be kept on-site for the duration of the work and be made available to Kawartha Region Conservation Authority staff, when requested;
17. That, Kawartha Region Conservation Authority be notified within one business day prior to the project commencement and within one business day following the project completion; and
18. That, any proposed alteration from the approved plans be immediately discussed with Kawartha Region Conservation Authority and not implemented until approval is given.
19. IMPORTANT INFORMATION: The works approved in this permit fall within a Source Water Protection area (i.e. close to a Municipal Surface Water Intake/Groundwater Well that supplies drinking water to the Town of Fenelon). You are encouraged to take extra precautions while completing this project by ensuring no spills or releases of deleterious substances enter into the Cameron Lake and the Fenelon North Tributary and the Municipal Surface Water Intake in Fenelon. For more information or to report a spill, please contact Kawartha Conservation and the MOECC Spills Action Centre. Ministry of Environment and Climate Change (MOECC) - Spills Action Centre 1-800-268-6060Kawartha Region Conservation Authority - Source Water Protection 705.328.2271 ext. 224.

GENERAL CONDITIONS (ALL PERMITS)

The permittee, by acceptance and in consideration of the issuance of this permit, agrees to the following conditions.

1. Authorized representatives of the Kawartha Region Conservation Authority will be granted entry at any time during the period of validity of the permit onto the lands of the permittee, or lands under his control, to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
2. The permittee agrees:
 - a) To indemnify and save harmless, the Kawartha Region Conservation Authority and its officers, employees, or agents, from and against all damage, loss, costs, claims, demands, actions and proceedings arising out of or resulting from any act or omission of the permittee or any of his agents, employees or contractors relating to any of the particulars, terms or conditions of this permit;
 - b) That this permit shall not release the permittee from any legal liability or obligation and remain in force subject to all limitations, requirements and liabilities imposed by law;
 - c) That all complaints arising from the proposed works authorized under this permit shall be reported immediately by the permittee to the Kawartha Region Conservation Authority. The permittee shall indicate any action which has been taken or is planned to be taken, regarding each complaint.
3. This permit shall not be assigned or assumed by any subsequent purchaser, transferee or grantee. Any subsequent purchaser, transferee, grantee, etc. shall reapply for a permit under Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits.
4. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable Federal, Provincial or local agencies.
5. The permittee agrees that should default be made by the permittee in compliance with, or satisfaction of, the enumerated conditions and or submitted application, the Kawartha Region Conservation Authority may enter upon the property with respect to which conditional approval is granted, and cause said conditions to be satisfied, the expense of which will be the sole responsibility of the permittee.

I agree that should default be made by me in compliance with, or satisfaction of, the enumerated specific and general conditions and/or the submitted application, the Kawartha Region Conservation Authority may rescind the conditional approval granted previously such that any acts done by me for which approval is otherwise required are done without lawful authority and which render me liable to prosecution.



Silt Fencing

Silt fencing consists of geotextile material supported by posts and trenched into the ground. It functions as a settling control by reducing velocity, ponding sheet flows and promoting settling of suspended sediment. Silt fences are typically used as a perimeter control to catch sheet flow over a fairly broad area and are not meant to be used in high-flow situations, such as across a flowing ditch or stream. A silt fence should be installed before beginning any work on site. (Figure 1).



Silt Fencing

Installation

Silt fencing should always be installed along the contour, never up and down a hill. Every silt fence should also have its ends angled upslope to direct water flow into the middle of the fence. Very long runs of silt fencing should be avoided whenever possible to reduce water concentration in small areas where it could easily overflow the fencing. Segment the site into manageable sediment storage areas, generally keeping the drainage on any area of fencing under 0.1 hectare (0.25 acre).

To install:

- Dig a trench along the contour where the fence is meant to go. The trench should be approximately 200mm (8 inches) deep and 200mm (8 inches) wide. Be sure to angle the fence ends upslope when digging. Place all excavated soil on the uphill side of the trench.
- Lay out your silt fence along the trench with the stakes on the downhill side of the geotextile fabric to ensure proper support. Ensure the stakes are no more than 2.3m (7.5 feet) apart.
- Drive the stakes into the ground immediately downslope of the trench, making sure that there will be enough geotextile fabric to bury in the trench later. The stakes must be driven a minimum of 600mm (24 inches) into the ground for adequate support. Ensure the geotextile fabric is pulled snug between each stake.
- Place the bottom of the geotextile fabric attached to the stakes into the bottom of the trench and backfill with the soil that was excavated. Compact the soil to ensure the fabric remains in place and is snug.
- Inspect the fence to ensure there are no sagging areas. Add additional stakes to areas that may be subjected to greater flows/forces and secure the geotextile fabric to it with heavy duty staples.

To join two silt fences together:

- Lay the silt fencing out where it is to be installed.
- Place the end stake from one roll of silt fence on top of the end piece of the other roll. Rotate both stakes in the same direction, together, at least 180 degrees to form a tight connection and then drive the two stakes, now stuck together, into the ground adjacent to the trench and install as usual. (Figure 1).

Maintenance & Removal

Silt fences must be inspected on a regular basis and after any significant rainfall event. Sediment deposits should be removed when it reaches no more than one-third the height of the fence. Care must be taken when clearing the sediment so as not to undermine the structural integrity of the fence. Damaged or improperly installed fences must be repaired immediately.

Common deficiencies include:

- Overtopping once too much sediment has been trapped. (Figure 3).
 - Lack of trenching to toe in the bottom of the silt fence. (Figure 4).
 - Inadequate joining of two silt fence sections. (Figure 5).
- Remove the silt fence once the soils on site have been permanently stabilized. For example, the impacted area is well vegetated.



Figure 4
Lack of trenching



Figure 5
Inadequate overlap

Pros & Cons

Pros

- Inexpensive, and readily available
- Relatively easy to install
- Minimal maintenance required when installed correctly

Cons

- Not appropriate for large volumes of water or high flows
- Ineffective if installed improperly or damaged correctly

This project was undertaken with the financial support of the Government of Canada.

Ce projet a été réalisé avec l'appui financier du gouvernement du Canada.

Canada

APPROVED
M. G. G. G.
 M. G. G. G.



WILCOY ARCHITECTS INC.
 ARCHITECTS
 1000 BAYVIEW AVE. SUITE 100
 SCARBOROUGH, ONTARIO M1B 2Y7
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 wilcoy.arch@gmail.com

AMR ENGINEERING LTD.
 STRUCTURAL ENGINEERS
 1000 BAYVIEW AVE. SUITE 100
 SCARBOROUGH, ONTARIO M1B 2Y7
 PHONE: 705-228-0175
 amr.engr@gmail.com

PROJECT NORTH

GENERAL NOTES

1. EXTERIOR WALL DIMENSIONS TO OUTSIDE FACE OF SHEATHING WALLS.
2. FINISH FLOOR DIMENSIONS TO FINISH FLOOR.
3. DOOR DIMENSIONS TO C/P & S.O. (R.S.O. TO BE DETERMINED BY WINDOW/DOR.
4. DIMENSIONS TO ALL OPENINGS & TRIPLE AT MANUFACTURER.
5. TYPE/PROFILE OF METAL SKING TO BE SPECIFIED BY OWNER. TO INCLUDE ALL FASTENERS, CONNECTIONS, FLASHING, ACCESSORIES & TRIM. MAKE GOOD ALL FINISHES WHICH HAVE BEEN ALTERED DUE TO RENOVATIONS.
6. SEE STRUCTURAL & MECHANICAL/ELECTRICAL FOR FURTHER DETAILS.
7. ALL WORK TO MEET OR EXCEED O.B.C. STANDARDS.

FOR PERMIT DATE: APRIL 15, 2025

PROJECT: FENELON FALLS FIRE STATION #22 STORAGE BUILDING

DRAWING TITLE: LOCATION PLAN EX STORAGE BUILDING PLAN EX PHOTOS EX WEST ELEVATION

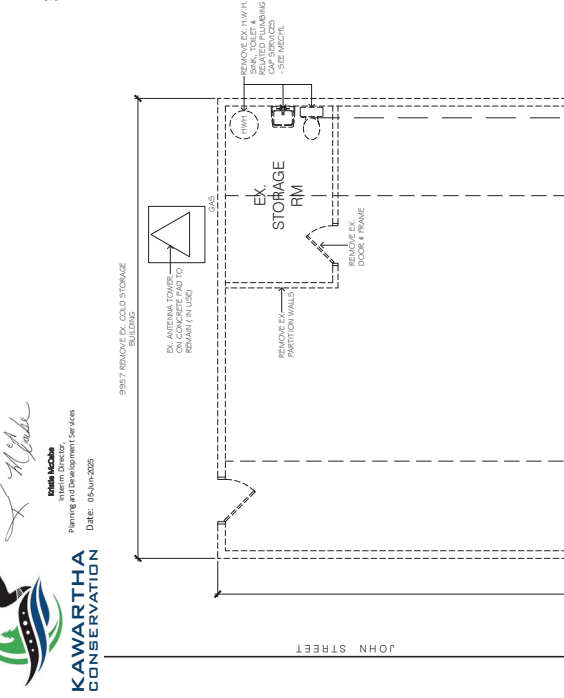
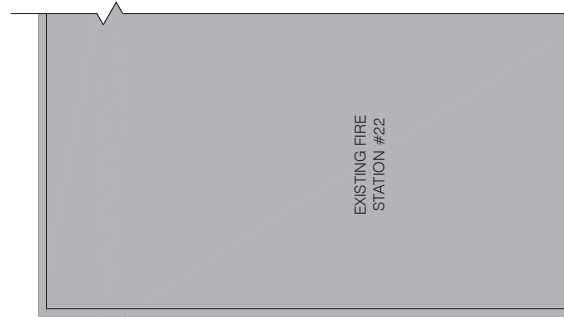
SCALE: AS NOTED DRAWING NUMBER: A1

DRAWN BY: SV CHECKED BY: GW

DATE: APRIL 15, 2025

THIS DRAWING IS COMPLEMENTARY MUST BE READ IN CONJUNCTION WITH THE MAIN DRAWING AND ALL SPECIFICATIONS. REPORT ANY INCONSISTENCIES TO THE ARCHITECT.

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	DATE	REMARKS
1	CONCRETE FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
2	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
3	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
4	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
5	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
6	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
7	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
8	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
9	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
10	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
11	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
12	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
13	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
14	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
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18	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
19	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
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23	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
24	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	
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50	FOUNDATION	1	FOUNDATION	15,000.00	15,000.00	05/06/2025	



NOTE: THIS HAS BEEN RECORDED

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APPROVED
[Signature]
 Interim Director
 Planning and Development Services
 DATE: 05-Jun-2025

WILCOX ARCHITECTS INC.
 700 BAYVIEW AVE. SUITE 100
 MARKHAM, ONTARIO
 PHONE: 705-328-0175
 wilcox.arch@gmail.com

PROJECT NORTH

CONSULTANTS
 STRUCTURAL ENGINEERS
AMR ENGINEERING LTD.
 KIRKLAND ENGINEERING LTD.

PRELIMINARY NOT FOR CONSTRUCTION

FOR PERMIT APRIL 15, 2025
 SHEET NO. DATE

THIS DRAWING IS COMPLEMENTARY TO THE PERMITTING AND CONSTRUCTION DOCUMENTS. ANY CHANGES TO THE DRAWING MUST BE MADE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTIFICATIONS TO THE ARCHITECT.

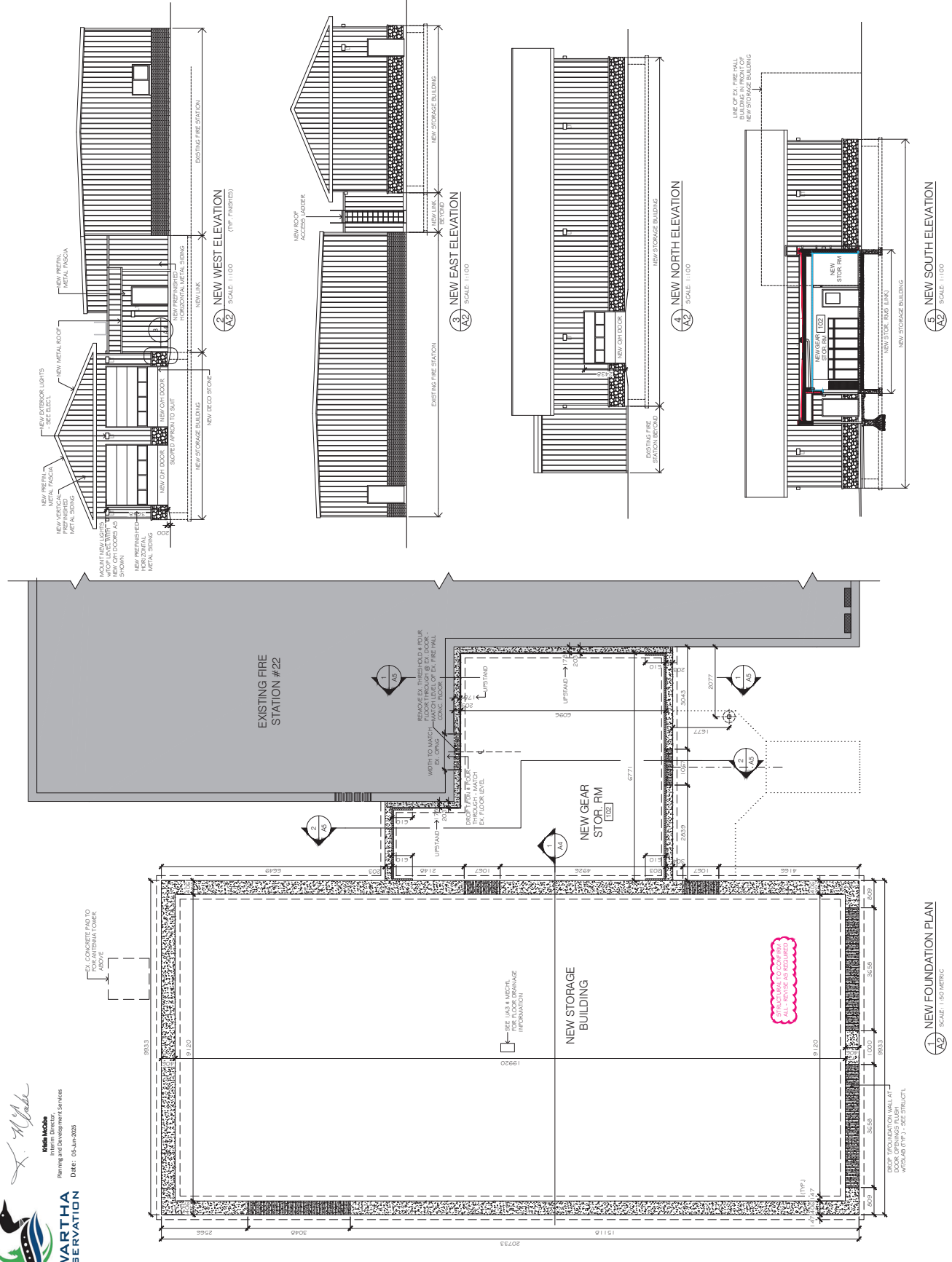
PROJECT
FENELON FALLS FIRE STATION #22 STORAGE BUILDING

9 JOHN STREET, FENELON FALLS, ON, G9V 1J2

DRAWING TITLE
NEW FOUNDATION PLAN ELEVATIONS

SCALE: AS NOTED
 DRAWN BY: SV
 CHECKED BY: GW

DRAWING NUMBER
A2
 OF 5
 23-040



1. NEW FOUNDATION PLAN
 SCALE: 1/8"=1'-0"

2. NEW WEST ELEVATION
 SCALE: 1/16"=1'-0"

3. NEW EAST ELEVATION
 SCALE: 1/16"=1'-0"

4. NEW NORTH ELEVATION
 SCALE: 1/16"=1'-0"

5. NEW SOUTH ELEVATION
 SCALE: 1/16"=1'-0"

