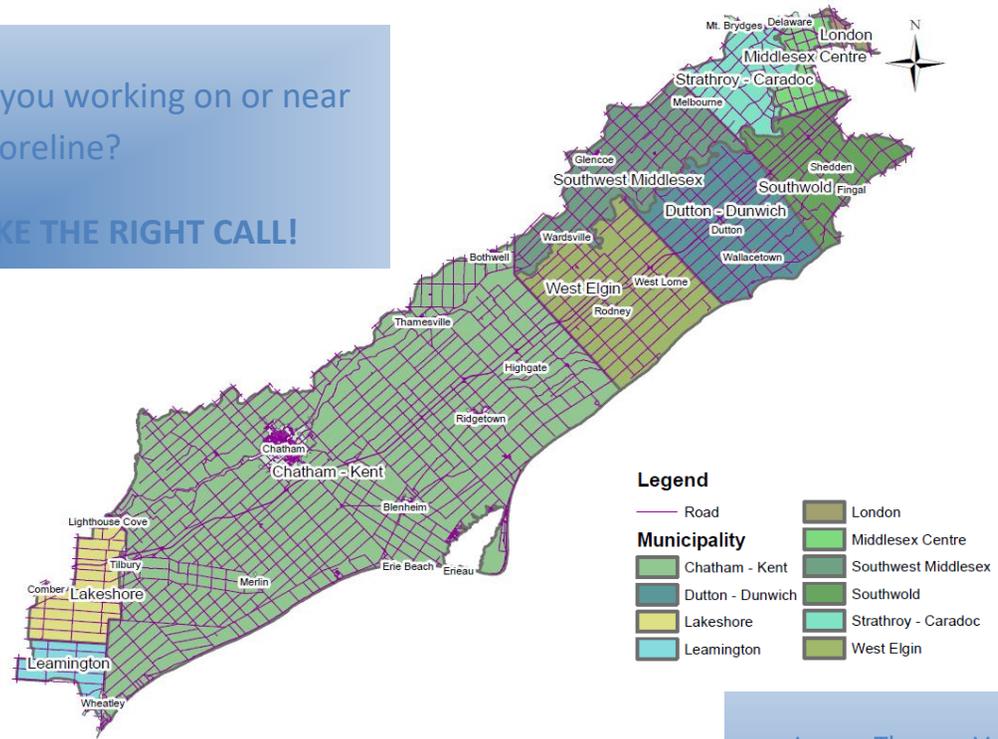


Are you working on or near a shoreline?

MAKE THE RIGHT CALL!



# Guide for Shoreline Landowners

in the  
Lower Thames Valley Conservation Authority

## Lower Thames Valley Conservation Authority

100 Thames Street  
Chatham, ON N7M 2Y8  
Phone: 519-354-7310

[www.ltvca.ca](http://www.ltvca.ca)

### Contact the Lower Thames Valley Conservation Authority if you are....

- ✓ Buying or building on a vacant lot
- ✓ Planning an addition
- ✓ Building a new structure, dock, gazebo, pool or deck near water
- ✓ Constructing a new breakwall / jetty
- ✓ Replacing an existing breakwall / jetty
- ✓ Landscaping or excavating on a bluff or near-shore area
- ✓ Adding fill to low-lying areas
- ✓ Reporting a major environmental event

<https://www.lowerthames-conservation.on.ca/contact-us/enforcement-and-environmental-compliance/>

A **building permit** from your local municipality is also required for any new buildings greater than 15 square metres (160 sq. feet), including any additions or material alterations to existing buildings. The map above shows the member municipalities of the LTVCA. Contact information can be found on reverse for the municipalities.

**Working around Water?** – To find out if any other permits are required by other agencies (including the LTVCA: <https://www.lowerthames-conservation.on.ca/planning-and-regs/regulations/>), for say aquatic (fish/mussel) species at risk or critical habitat present at your work site, Crown Land requirements, etc., please contact the following agencies:

#### Department of Fisheries and Oceans (DFO):

You can e-mail them at: [fisheriesprotection@dfo-mpo.gc.ca](mailto:fisheriesprotection@dfo-mpo.gc.ca) or call them at: 1-855-852-8320. You can also log into their self-assessment website: [www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html](http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html). New maps and species at risk self-assessment criteria are available through this link.

#### Ministry of Natural Resources and Forestry (MNRF):

You can e-mail them at: [Lands.Aylmer@ontario.ca](mailto:Lands.Aylmer@ontario.ca).

#### Ministry of Environment, Conservation and Parks (MECP):

You can e-mail them at: [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca).



“For a balanced and healthy watershed”



## What You Should Know

Shorelines are particularly prominent and valuable natural features in the Lower Thames Valley watershed, including the banks of Lake St. Clair and Lake Erie, the Thames River, and many other smaller watercourses. Prospective purchasers of waterfront property should be aware that they are buying an eroding asset. What you have today you may not have tomorrow, next year, or twenty years from now. Beaches and sandbars will grow and disappear. Shorelines and bluffs will continue to erode in an unpredictable fashion, in spite of, or even as a direct result of protective measures.

Erosion occurs at various levels on shorelines:

- Overland or sheet flows (especially if vegetation is mowed near the shore and/or top of bank);
- Rain and snow directly impacting the shoreline;
- Groundwater flowing through the soil layers and destabilizing the bank;
- Storm events causing erosion at the toe of the slope or removing beach sands;
- Down cutting of the lake bed; and
- Wind erosion of dunes where vegetation has been removed

This erosion is difficult to control, but damage may be mitigated by following Sustainable Shoreline Best Practices. These recommendations explain how to best maintain shorelines to ensure their sustainability for the benefit of landowners and the community at large.

## Sustainable Shoreline Best Practices

If your shoreline property experiences excessive erosion, you may not be following Sustainable Shoreline Best Practices...

- ✓ Maintain a minimum 1 to 2 metre (3 to 6 feet) strip of vegetation or greater in its natural state along the length of your shoreline at the top of the bank/water's edge
- ✓ Do not use pesticides, herbicides, fertilizers, or products containing phosphorous
- ✓ Keep your shoreline in its natural state
- ✓ Maintain a functioning and healthy septic system that is inspected and pumped out regularly
- ✓ Consider allowing your lawn to grow naturally and plant deep rooting native vegetation such as shrubs, wildflowers, and trees instead of short rooting grass
- ✓ If you are a farmer with livestock, or even a non-farmer with household pets, ensure that all animal waste is managed so that it does not enter waterways, and ensure that heavy animals do not destroy or trample natural buffer zones of slopes
- ✓ Restrict beach grading to small access points to prevent flooding during Lake storm events or large sand dune movement (as in photo below)

*Taking a few simple steps today can help keep your shoreline healthy for tomorrow!*



We're Here to Help!



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### Lower Thames Valley Conservation Authority

519-354-7310 [www.ltvca.ca](http://www.ltvca.ca)

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### Municipality of Chatham-Kent

519-360-1998 [www.chatham-kent.ca](http://www.chatham-kent.ca)

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### Municipality of Dutton Dunwich

519-762-2204 [www.duttondunwich.on.ca](http://www.duttondunwich.on.ca)

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### Municipality of Lakeshore

519-728-2700 [www.lakeshore.ca](http://www.lakeshore.ca)

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### Municipality of Leamington

519-326-5761 [www.leamington.ca](http://www.leamington.ca)

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### City of London

519-661-4530 [www.london.ca](http://www.london.ca)

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### Municipality of Middlesex Centre

519-666-0190 [www.middlesexcentre.on.ca](http://www.middlesexcentre.on.ca)

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### Municipality of Southwest Middlesex

519-287-2015 [www.southwestmiddlesex.ca](http://www.southwestmiddlesex.ca)

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### Township of Southwold

519-769-2010 [www.southwold.ca](http://www.southwold.ca)

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### Municipality of Strathroy-Caradoc

519-245-1070 [www.strathroy-caradoc.ca](http://www.strathroy-caradoc.ca)

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### Municipality of West Elgin

519-785-0560 [www.westelgin.net](http://www.westelgin.net)

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