

Section 2:

Location and Identification of Property

Section 2.1: Property Information

What is the legal description of your property? Your municipal tax notice or notice of property valuation can provide this information. Note the location and description of your property (e.g. Part Lot 3 and 4, Concession 5, Township of Hillier, Reference Plan 9R-2578). The notice of property valuation also contains a 19-digit code number called the Property Identifier (roll number). Since your wetland may cover several parcels of land, each with a different code number, include all the numbers that relate to your property. The total area of the wetland and the property must also be listed. When referring to the size of your property, you can use either *hectares* or *acres*, but use the same unit of measurement throughout the plan. Also, check with the municipality to determine your land's zoning in case there are by-laws that prevent specific activities planned for the property.

Section 2 Location and Identification of Property

2.1 Property Information

property identifier (roll number)	lot/concession/ township/county/zoning	total property (units)	total wetland (units)
0256 000 009 87600 0000	Pt. Lot 3&4/Conc. 5 Hillier Twp., Hampshire County Environmental Protection Zoning, Ref. Plan 9R-2578	1.00 acres	25 acres

2.2: Wetland Information

The Ontario government has developed a comprehensive Wetland Evaluation Program, which recognizes the importance of wetlands and expresses concern for their loss. Through this program, wetlands are evaluated under four headings: biological, hydrological, sociological and special features value. Wetlands are given a score out of a possible 1000 points. Wetlands scoring 600 or more points are considered to be Provincially Significant. If your wetland is Provincially Significant it may limit the scope of activities you can undertake.

The local Ontario Ministry of Natural Resources (OMNR) office, conservation authority or municipal office will have details about your wetland if it has been evaluated under the Provincial Wetland Program. When completing Section 2.2, include the name of the wetland, its classification and any associated waterways, such as streams or municipal drains.

2.2 Wetland Information

Wetland name *Bullfrog Wetland*
Wetland classification *Provincially Significant*
Associated waterway(s) *Muskrat Creek*

2.3: Provincial and Local Regulations

When planning activities on your land, you need to be aware of regulations which may exist in your area. You should check with local officials (OMNR, conservation authority and municipal government) to determine what regulations and policies are applicable to your projects. Good intentions aside, if a landowner improperly removes a beaver dam and floods a downstream neighbour, the landowner could be held responsible for damages. Knowing the policies and regulations will help you develop your wetland plan.

2.3 Provincial and Local Regulations

Muskrat Creek and Bullfrog Wetland are regulated by the Hampshire Conservation Authority. Any shoreline work requires Authority approval under the Fill, Construction and Alterations to Waterways regulation. Brian West is the contact person at the Authority.

*The OMNR has classified the wetland as Provincially Significant. Under my municipality's Official Plan, my property is designated "Agricultural" with zoning for the wetland "Environmental Protection." As a result, the wetland cannot be developed. *Reminder: check with municipality about zoning bylaws and required permits.*

Section 2.4: Location Map

On the location map, show your property in the context of the surrounding land. Identify features such as property boundaries, roads, woodlots, drainage, fence lines and buildings. Lots and concessions should also be indicated. **You may find it useful to use an air photo or Ontario Base Map to assist you. Air photos and base maps are available through the OMNR Information Centre (tel. 705-755-2000 or 1-800-667-1670).** Easements and rights of way should also be included as reminders of the scope, and potential limitations, of the wetland plan.

