

OPG File No: McNab 632.1-1203

August 28, 2023

Attention: Braeburn Estates Community – Property Owners**RE: Application for Individual Waterfront Licence and Water Access Structure and/or Dock on OPG Lands [Part Lot 17, Concession 2, Township of McNab/Braeside, County of Renfrew]**

This letter outlines the submission requirements for property owners within the Braeburn Estates community to request an individual OPG Waterfront Licence for the passive recreational use of the OPG-owned shoreline lands (the “Lands”) adjacent to your property along the Madawaska River, and for permission to construct a water access feature or structure and/or dock on those Lands.

SUBMISSION REQUIREMENTS:

1. Property ownership information and description of the property:
 - (a) Full legal name(s) of the property owner(s)
 - (b) Property Identification Number (PIN), subdivision lot number, or municipal address

2. Property owner contact information:
 - (a) Mailing address
 - (b) Email address
 - (c) Telephone number

3. Proof of ownership – one of the following:
 - (a) Agreement of Purchase and Sale (APS)
 - (b) Land Transfer document
 - (c) Municipal Property Tax Bill

4. A summary Report of the site(lot) specific geotechnical review and slope stability assessment of the proposed method of access from the private lands to the OPG Lands and the water’s edge (e.g. pedestrian pathway, staircase, or other structure). The Report shall be sealed by a Professional Engineer (P.Eng.) in good standing in Ontario and confirm the acceptability of the proposed works

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for the specific site conditions, identify any necessary slope stabilization requirements, and describe the environmental protection measures required during the installation.

5. Detailed and dimensioned drawings, which include an overall site plan and cross-section(s), and illustrate the size & location of the water access structure or feature and/or dock. A description of the materials and method of construction shall be provided, including the proposed method of seasonal dock removal. For all structures, excepting prefabricated docks, the drawings shall be prepared and sealed by a Professional Engineer (P.Eng.) in good standing in Ontario. The drawing(s) shall identify those structures, or parts thereof, that will be located on the OPG Lands.
6. The planned start and finish dates of the installation, if known. Note, the installation dates may be restricted based on allowable “In-water” work timing windows as prescribed by the Ontario Ministry of Natural Resources and Forestry.
7. Photographs of the waterfront/shoreline prior to installation – current, snow-free photographs of the overall shoreline and at the specific location of the proposed installation.
8. Application Fees as identified in the table below. Note, an application is not deemed “complete” and/or processed until the fees have been received by OPG.

Application information can be submitted electronically or by mail to the following address:

E-mail:	waterfront@opg.com
Mail:	Ontario Power Generation Inc. 700 University Avenue Toronto, ON M5G 1X6 <u>Attention:</u> Real Estate Services – Waterfront Licence
Fees:	<p>a. OPG Waterfront Licence - one-time administrative set-up fee = \$ 250.00 + HST</p> <p>b. Water Access Structure and/or Dock review fee, and provision of OPG Letter of Permission = \$ 150.00 + HST</p> <p>Payable by cheque or money order in the amount of \$ 452.00 payable to “Ontario Power Generation Inc.” sent to the Mailing address above. Please indicate “WFL + your last name” on the cheque or money order.</p>

Notes to Submission Requirements:

- (i) All applications must be complete upon submission, and submission of the noted requirements does not imply permission of the proposed works or that an OPG Waterfront Licence will be granted. Permission and an OPG Waterfront Licence will be forthcoming only if the submissions fully address the OPG and statutory requirements.
- (ii) The property owner is responsible to obtain all other permits or approvals as might be required from the Municipality, and/or other Provincial or Federal agencies prior to the initiation of the works, and after OPG has provided consent to the works.
- (iii) Property owners are responsible for all costs to obtain all other required approvals, all costs associated with the installation, and all future maintenance obligations of any structure or dock located on the OPG Lands.
- (iv) Requests for shoreline protection or erosion control works, or any other alterations to the shoreline, will only be considered after a current and valid Waterfront Licence has been issued by OPG. Separate documentation and fees may be required.

OPG General Guidelines for Water Access Structures and/or Docks:

- Each lot will only be provided with permission to install one (1) water access structure or feature and/or dock.
- To conserve the natural shoreline on the OPG Lands, disturbances related to water access or use must not result in a cumulative disturbance of more than a maximum of 4.5 meters (15 feet) of the overall shoreline width of the lot. The balance of the lot frontage should be left undisturbed.
- To minimize potential impacts and conflicts with neighboring properties and navigation, docks should be located a minimum of 4.5 meters (15 feet) away from side lot lines, with this property line projected out into the water to account for water traffic, access & egress, and navigation safety.
- Dock designs must allow for varying river water levels and be seasonally removable to accommodate winter ice flow conditions.
- Recommended dock designs are those styles that are least disruptive to the environment - cantilevered, floating, or docks supported on posts or pipes.
- The total dock surface area above the water shall be limited to 15 sq. meters (162 sq. feet).
- The maximum allowable projection of docks into the waterway = 10 meters (33 feet), unless otherwise approved. Docks shall be configured in a preferred linear design; however, “T” or “L” shaped docks will also be considered.
- OPG will not approve crib style docks and solid-in water structures, such as concrete pads or gabion baskets.
- OPG will not approve boathouses, boat lifts, boat ramps and boat launches.

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- Recommended materials for docks include non-treated lumber; particularly cedar and hemlock due to their moisture resistance qualities, galvanized metal, aluminum, plastic, or composite materials. Treated or painted lumber shall not be placed in contact with the Madawaska River.
- To minimize the impact on the natural shoreline, landings for stairs on OPG Lands shall not exceed 2 meters (6.5 feet) width by 2 meters (6.5 feet) length, unless otherwise permitted by OPG. Stairs shall be constructed using wood or metal material, and shall be constructed such that they can be easily removed in the future.

Figure 1 – Approximate representation of the OPG Lands along the Madawaska River fronting Braeburn Estates (shaded in red)

