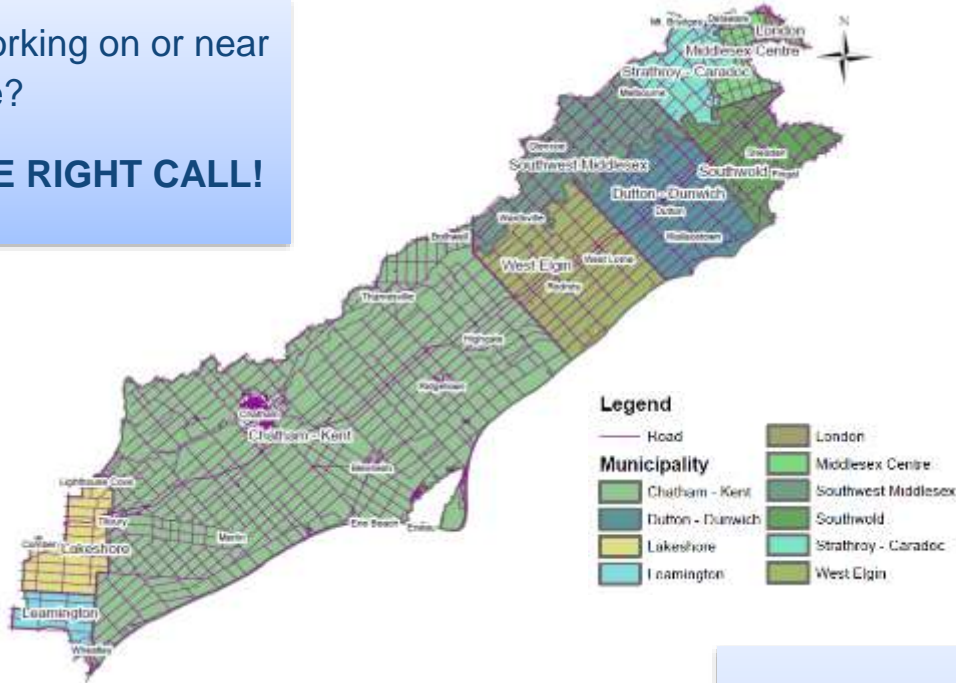


Are you working on or near a shoreline?

**MAKE THE RIGHT CALL!**



**Contact the Lower Thames Valley Conservation Authority (LTVCA)**

if you are ...

- ✓ Buying or building on a vacant lot
- ✓ Planning an addition
- ✓ Constructing a new breakwall
- ✓ Replacing an existing breakwall
- ✓ Building a new structure, dock, gazebo, pool, or deck near water
- ✓ Landscaping or excavating on a bluff or near-shore area
- ✓ Adding fill to low-lying areas
- ✓ Reporting a major environmental event
- ✓ Working in an area where aquatic (fish/mussel) species at risk are present or may be directly or indirectly affected

**A building permit** from your local municipality is also required for any new buildings greater than 10 square metres (100 sq. foot), including any additions or material alterations to existing buildings. The above map shows the member municipalities of the LTVCA. Municipal contact information is on reverse.

**Working around Water? – New for 2017** – To find out if aquatic (fish/mussel) species at risk or critical habitat are present at your work site and whether Fisheries and Oceans Canada needs to review your project, see: [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 have been added.

(August 2017)



# Guide for Shoreline Landowners

in the  
Lower Thames Valley Watershed



"For a balanced and healthy watershed"

Lower Thames Valley  
Conservation Authority

100 Thames Street  
Chatham, ON N7M 2Y8  
Phone: 519-354-7310  
Fax: 519-352-3435  
[info@ltvca.ca](mailto:info@ltvca.ca)

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



## 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 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 foot) 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 native vegetation such as shrubs, wildflowers, and trees instead of 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!*



*Dune sand pushing up against a property barrier wall.*

## 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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**Town of Lakeshore**  
519-728-2700    [www.lakeshore.ca](http://www.lakeshore.ca)

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**Municipality of Leamington**  
519-326-5761    [www.learmington.ca](http://www.learmington.ca)

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**City of London**  
519-661-2489    [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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