
Comfort Lake – Forest Lake Watershed District (CLFLWD) Permit Program “Cheat Sheet”

When is a Permit required from the CLFLWD?

A permit is required from the District when one or more of the following conditions are met:

Rule 2.0 - Stormwater Management

- Residential subdivision or development of three (3) or more lots within one thousand (1000) feet of a public water and residential subdivision or development of four (4) or more lots elsewhere.
- Non-residential or multi-residential development, including road and other linear projects not connected to a development parcel, creating new impervious surface or disturbing existing impervious surface that, in the aggregate, exceeds:
 - One (1) acre or five (5) percent of a site (whichever is less) within one thousand (1000) feet of a public water; or
 - One (1) acre or twenty-five (25) percent of a site (whichever is less) elsewhere.
- All existing impervious on non-residential or multi-residential will be subject to stormwater management standards if above applies, except for road and other linear projects where only net new surface is considered.

Rule 3.0 – Erosion Control

- The grading, filling, or other land alteration activities which involve movement of more than two hundred (200) cubic yards of earth or erodible material.
- Surface disturbance or removal of vegetative cover on one quarter (1/4) acre or more of land within one thousand (1000) feet of a public water or one (1) acre or more of disturbance elsewhere.

Rule 4.0 – Lake, Stream, Wetland Buffers

- If any lot within a buffer zone of a water resource is subdivided into two or more lots on or after February 1, 2009.
- That is subject to land disturbance for the purpose of a new primary use (below) has been approved on or after February 1, 2009.
 - a rezoning; or
 - land use variance for lot hard surface percentage or structure setback from a water resource.

Rule 6.0- Watercourse and Basin Crossing

- Any use of the beds of any waterbody within the District for the placement of roadways, utilities, water control structures.

Rule 7.0 – Floodplain and Drainage Alterations

- Any project proposing filling below the 100-year flood elevation of a waterbody or wetland in a municipality that does not have a state-approved floodplain ordinance.
- Any project proposing redirection of flow.