



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 of a tract into three or more lots, with or without development.
- Non-residential or multifamily-residential development that creates at least 5,000 square feet of new or reconstructed impervious surface.
- A public linear project that creates at least 5,000 square feet of new or reconstructed impervious surface.
- Any project on a parcel riparian to a public water requiring a variance from the current local impervious surface requirements for the property.

Rule 3.0 – Erosion Control

- Grading, filling, or other land alteration activity that involves movement or stockpiling of fifty (50) cubic yards or more of earth or erodible material.
- Surface disturbance or removal of vegetative cover on five thousand (5,000) square feet or more of land.
- Any land disturbance with wetland impacts, grading within public waters, or grading within 40-feet of the bluff line.
- Land disturbance of greater than 100-square feet requiring a variance from the Local Governing Unit's shoreland setback requirement for the property.

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.
- If a lot within a buffer zone is subject to land disturbance for the purpose of a new primary use that requires a rezoning; or a 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 bed of a waterbody within the District for the placement of a roadway, utility or water control structure.

Rule 7.0 – Floodplain and Drainage Alterations

- A 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.
- A project proposing to obstruct natural surface water flow or redirect flow across drainage boundaries.

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