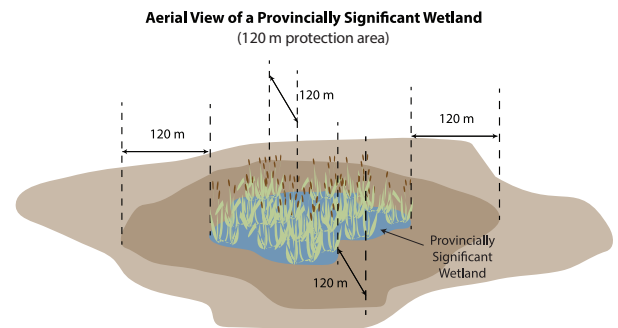
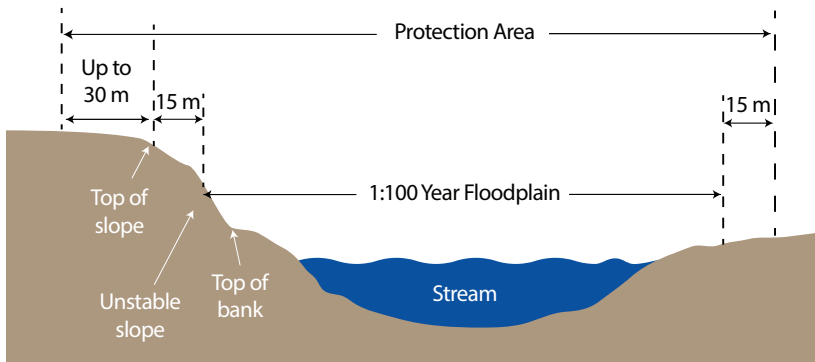


PROTECTING PEOPLE AND PROPERTY

PERMITTING IN PROTECTED AREAS

Landowners completing development in areas with natural hazards, including floodplains and unstable slopes, must contact South Nation Conservation (SNC) before starting their project. These areas are protected through policies designed to reduce risks to people, properties, and the natural environment. Development projects including buildings, docks, landscaping, etc. require a permit from SNC. A protection area of 15 metres exists adjacent to mapped floodplains, and up to 30 metres for stream banks, which are prone to erosion or slope failure.



How do I confirm if my property is regulated?

If you live close to a lake, stream, river, valley, wetland, or watercourse, contact SNC before you start work. Our Property and Approvals Team is pleased to assist you in determining if your property requires a permit at 1-877-984-2948 ext. 240.



May I develop in a protected area?

All properties within a protected area are regulated and need a SNC permit in addition to a permit from the municipality before you start construction activities. The permit sets out conditions for construction that reduce the risks associated with flooding and/or unstable slopes. Activities requiring a permit and which Conservation Authorities also regulate under Section 28 of the Conservation Authorities Act are:

- New construction, reconstruction, and additions or alteration to existing buildings or structures;
- Site grading including placing, dumping or removal of fill or other material;
- The straightening, changing or diverting or interfering with an existing channel of a river, creek, stream, watercourse, or shoreline; or
- Changing or interfering with a Provincially Significant Wetland.

How much will a permit cost?

There is a cost for permits under this regulation. The fees are determined by the type of permit for which you apply. Call our Property and Approvals Team for more information at 1-877-984-2948 ext. 240.

Who else should I call?

- The building department of your local municipality;
- Your local Ontario Ministry of Natural Resources and Forestry if you are proposing to do work in the water or close to the shore.