



Frequently Asked Questions: South Nation Conservation Regulations

Does my project require permission from SNC?

Before proceeding, your project may require permission from SNC if you plan to undertake work within or around:

- River valleys (floodplains and shorelines)
- Watercourses (rivers, streams, creeks, etc.)
- Hazardous lands
- Unstable soil or bedrock
- Unstable slopes
- Wetlands

How can I find out if my property is in a regulated area?

Development within and around Provincially Significant Wetlands, floodplains, erosion, and landslide hazard areas is regulated by SNC to protect people and property and support environmentally sustainable development activities.

Regulated areas within the watershed jurisdiction can be found on SNC's [Public Geoportal](#).

If your property is in a regulated area on SNC's Public Geoportal, please contact SNC before proceeding with your project as permission may be required.

If your property is outside of SNC's watershed jurisdiction, please contact your local Conservation Authority. You can find your local Conservation Authority [here](#).

Can I meet with someone to further discuss my project?

SNC's Planning and Approvals Team is available for free consultation on projects. For now, meetings are being held online or by phone only, but site visits can proceed with appropriate COVID-19 precautions in place. Please contact 1-877-984-2948 or info@nation.on.ca to book your free consultation.





How much does a permit from SNC cost?

Permit fees are based on project type as established in SNC's Board-approved [Fee Schedule](#).

Once you submit your application, the fee and file number will be confirmed and communicated to you by email. You are welcome to contact SNC Regulatory Staff to discuss your project.

How do I pay for a permit application?

SNC offers the following payment options:

- Credit card (3% service fee applies)
- Cheque
- Cash

April 2021 Update: SNC's Administration Office in Finch remains closed to visitors due to the COVID-19 Pandemic. Credit card payments can be made over the phone; cash or cheque payments can be mailed or left in the secure drop box outside of SNC's Administration Office. Please ensure you include your name, phone number, and property address with all payments. Please also cite your file number, if known.

Why does SNC regulate development in natural hazard and ecologically sensitive areas?

[SNC's Regulation](#), made under Section 28 of the [Conservation Authorities Act](#), is titled [Ontario Regulation 170/06 Regulation of Development, Interference with Wetlands and Alteration to Shorelines and Watercourses](#).

Ontario Regulation 170/06 ensures public safety and protection of property from natural hazards. The regulation also works to prevent pollution and destruction of sensitive environmental areas such as wetlands, shorelines, and watercourses.

Ontario Regulation 170/06 also establishes Regulated Areas where development may be subject to flooding, erosion, or dynamic beaches; or where interference with wetlands and alterations to shorelines and watercourses might have an adverse effect on those environmental features.

A permit from the Conservation Authority:

- Provides you with the steps needed to safely undertake your project.
- Protects people and property from natural hazards.
- Ensures environmentally sustainable development activities.



How do I submit a permit application?

The easiest and most convenient way to submit your Ontario Regulation 170/06 permit application to SNC is to use SNC's paper-free online portal [here](#).

You can also download a PDF copy of the application form [here](#). Completed forms can be emailed to SNC at regulations@nation.on.ca or mailed to SNC's Administration Office in Finch.

What do I need to submit with my application?

Supporting documentation requirements vary according to project type and are outlined in the [online application form](#).

Additional clarification on supporting documentation can also be provided throughout the consultation process with SNC staff.

I submitted my application. What's next?

SNC will contact you to discuss additional details and finalize your application's fees once it has been reviewed by staff.

How long will it take to get my permit after I apply?

As a member of Conservation Ontario's Timely Review Taskforce, SNC is committed to improving its client service and accountability, speed of approvals, and reduce red tape and regulatory burden.

SNC's service standards are 21 days for minor applications, 28 days for major applications, and 14 days for routine applications. Additional time is provided for resubmissions.

Major applications are highly complex, requiring full technical review, and need to be supported by comprehensive analysis or those that do not conform to existing Board-approved policies.

Incomplete applications or failure to submit payment will delay processing.



How long are permits valid for?

Permits are valid for 24 months from the date they are issued. Expiring permits may be re-issued within six months of their expiry date. Conditions and [fees](#) apply.

Can I do the work myself or do I need a contractor?

Permits are valid regardless of who is completing the work, so long as the project details are consistent. You may need to work with a third party where technical reports or drawings are required. You may also identify an agent on your application who can manage the file on your behalf. You will find further details on agent authorizations in the application form.

Can you refer me to a consulting firm?

SNC does not refer applicants to consulting firms. You may employ an Ontario licenced and qualified professional of your choosing.

The following is a non-exhaustive list of local consultants. SNC does not endorse any of the following parties; please use this list at your own discretion and consider completing additional research:

- Bowfin Environmental
- BT Engineering
- CIMA+
- Dillon Engineering
- Gemtec
- Golder
- Kilgour and Associates
- Lascelles
- LRL Engineering
- McIntosh Perry
- Morrison Hershfield
- Muncaster Environmental Planning
- Niblett Environmental
- Parsons
- Stantec
- WSP Engineering.



How will I receive my permit?

Once your permit is finalized, SNC will email it to the landowner and agent on file. Permits can also be mailed or picked up at SNC's Administration Office.

April 2021 Update: *Permits currently cannot be picked up at SNC's Administration Office in Finch as it remains closed to visitors due to the COVID-19 Pandemic. For the time being, permits can only be mailed or emailed.*

Do I need to display the permit while work is in progress?

A copy of the permit must be kept at the work site and be made available for review upon request by visiting agencies.

Is there a fee if I make changes to my project?

Applications that are amended or resubmitted following SNC approval (including modifications to previously reviewed sediment and erosion control plans) are subject to a fee of 50% of the existing project's fees, as established by SNC's Board-approved [Fee Schedule](#).

What should I do if I didn't get a permit before starting my project?

You will still need to apply for a permit. Applying for a permit after the project has started (retroactive permits) will be subject to additional fees as outlined in SNC's Board-approved [Fee Schedule](#).

Do you regulate tree cutting?

Conservation Authorities do not regulate tree cutting on private property unless within a Provincially Significant Wetland; however, municipalities can introduce by-laws to regulate tree cutting and protect tree canopy. Please contact your municipality to share your concerns regarding tree cutting.

The role of a Conservation Authority is to primarily protect people and property from natural hazards and support environmentally sustainable development activities. The Conservation Authority also provides outdoor natural spaces, environmental education, and landowner outreach programs to help raise awareness and conserve local forest cover. However, the Conservation Authority does not (and cannot) generally regulate or restrict tree cutting on private property.



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Can I report a tip or concern to SNC?

Residents can submit their tips and concerns to SNC through its online Report a Concern portal [here](#). Reported concerns are monitored and followed-up by our Regulations Team.

For More Information:

Contact SNC's Administration Office at
1-877-984-2948 or info@nation.on.ca