



FAQs for Quinte Conservation Authority Review of Planning Act Applications

Q. What is the role of the Authority in Planning Act applications?

Conservation Authorities (CAs) have delegated responsibilities to represent provincial interests regarding natural hazards (such as flooding, erosion, dynamic beaches, and unstable bedrock/soils) encompassed by Section 3.1 of the Provincial Policy Statement, 2005 (PPS, 2005).

These delegated responsibilities require CAs to review and provide comments on policy documents (Official Plans and Comprehensive Zoning By-laws) and applications submitted pursuant to the Planning Act (such as consent to sever, variances, official plan and zoning by-law amendments).

As public bodies, Conservation Authorities are circulated planning and development applications in order to provide comment as per their mandate to the municipality and/or planning approval authority.

Q. How are EP – Environmental Protection areas determined?

Most Municipal Official Plans and Zoning By-laws include areas which are designated/zoned as environmental protection. Often several sources of information are utilized, including:

- Provincial mapping of large wetland areas (such as Provincially Evaluated and Significant Wetlands – PSWs)
- Areas with unique geology and plant communities (such as Areas of Natural Scientific Interest – ANSIs)
- Conservation Authority – Flood Risk Mapping
- Air photography collected in the spring of the year outlines areas which are at least seasonally wet

Conservation Authority staff often physically inspect a given property and flag the environmental protection boundary in the field. This field boundary can then be collected by an Ontario Land Surveyor or a consulting engineering firm, and be related to the property boundaries and any other municipal requirements (such as setbacks) for land severance or development.

Q. If I am creating a new lot (for example, consent to sever), how far away from the environmental protection area does my lot need to be?

Quinte Conservation policy requires all new development (such as dwelling, out buildings, sewage system, or laneways) to be located at 15 to 30 metres from the environmental protection area (depending on the feature).

Many municipalities require a 30 metre setback from the highwater mark of lakes and rivers, so please check with the municipality well as the Conservation Authority. In addition to setbacks from the environmental protection areas, municipal zoning by-laws often require setbacks from road allowances, property lines, and other existing structures, such as barns.

It may be advisable to engage an Ontario Land Surveyor early in the process in order establish a severance or building envelope sketch which can provide detailed information to the approval authorities.

Q. Do I need to supply any information directly to the Authority for planning review?

The municipality will collect and circulate the information required for Planning Act applications directly to the Authority. We will reply directly to the municipality, with a copy of our letter being sent directly to the owner/agent.

As there is a fee for Authority review, an invoice for the review will be mailed with the response letter.

