



Kawartha Conservation

UNDERSTANDING THE PLANNING AND PERMITTING PROCESS



Kawartha Conservation

Agenda

- Identifying a regulated area on a property,
- KRCA Jurisdiction
- Planning and Permitting:
 - Processes and regulated activities,
 - Information requests and pre-consultations,
 - Violations.
- Source Water Protection,
 - Background; Legislative and Jurisdiction,
 - Definitions and regulated areas,
 - Threats and processes,
 - Section 59 Notice.



Kawartha Conservation

We are here to ensure that **development is carried out with integrity** – avoiding natural hazards and protecting invaluable drinking water sources.

Support growing communities.



Reach goals.

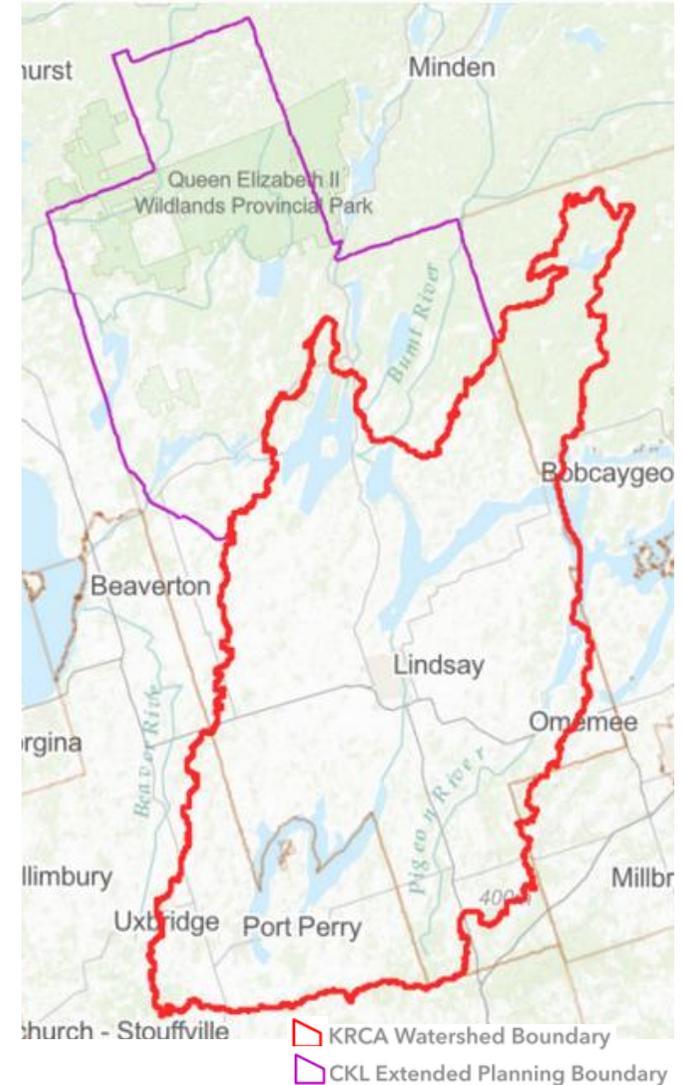
Kawartha Conservation Jurisdiction

Parts of:

- City of Kawartha Lakes
- Peterborough County
- Durham Region

Our watershed is not based on municipal boundaries but rather based on **watershed boundaries**.

We have an extended planning agreement with the City of Kawartha Lakes to provide planning review for properties outside of our Conservation Authority Jurisdiction.

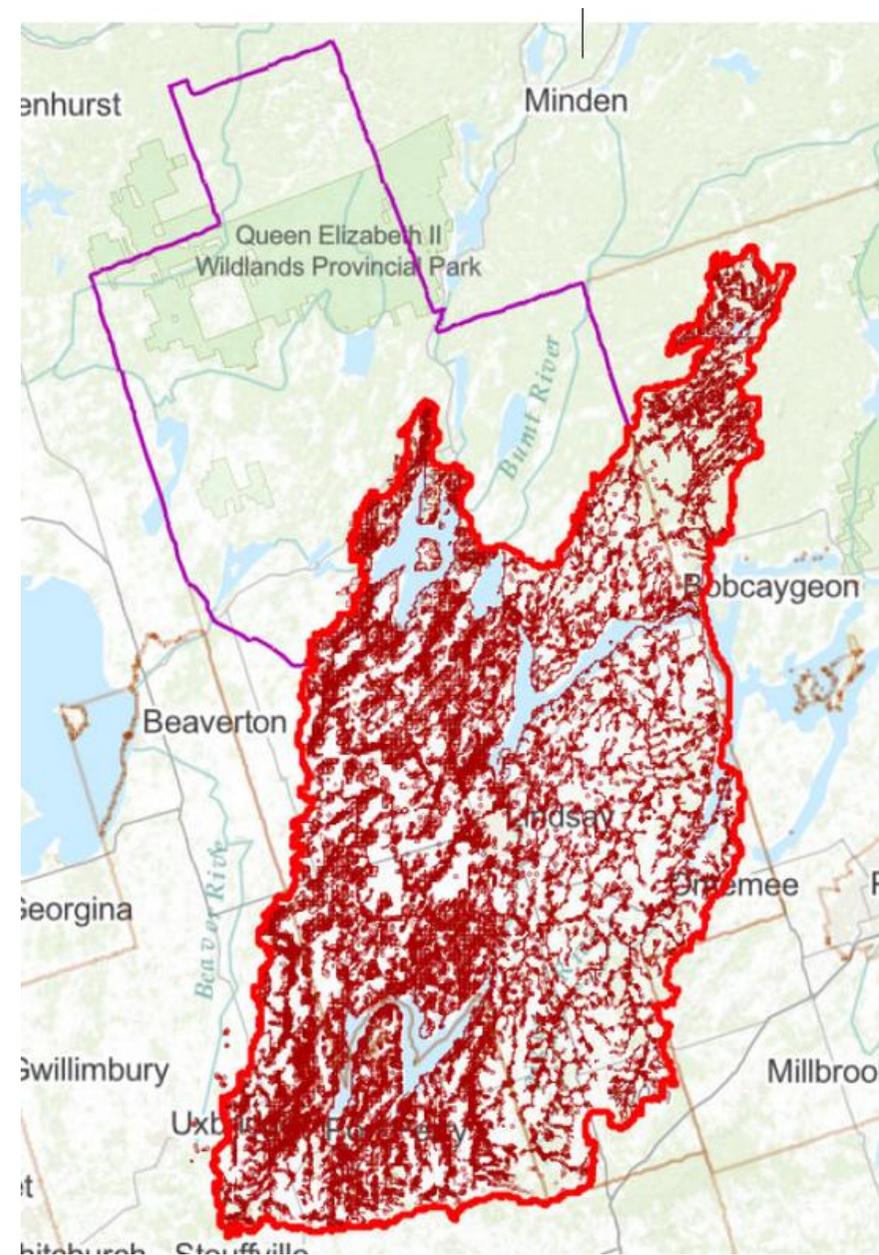


Regulated Areas

Falling within Kawartha Conservation's **jurisdiction** does not mean your property is **regulated**.

Regulated Areas include:

- Wetlands
- Watercourses
- Floodplains
- Erosion hazard
- Steep slopes
- Unstable soil or bedrock (Karst)
- Source Drinking Water Protection



Is the property regulated?

First.

Go to Conservation Ontario's mapping website to determine the Conservation Authority that covers your area

Next.

KRCA Public Mapping Tool shows regulated area, source water, and karst hazards.

The image shows a screenshot of the Kawartha Conservation website. The navigation bar includes 'Conservation Areas', 'Permits & Planning', 'Landowner Services', 'Learn & Get Involved', 'Environmental Sciences', and 'About Us'. The 'Permits & Planning' menu is open, showing options like 'Apply for a Permit', 'Book a Pre-Consultation Meeting', 'Flood Plain Mapping', 'Planning Services', and 'Property Information Requests'. The 'Property Mapping' option is circled in red. Below the menu, there are three panels representing different water levels: 'NORMAL' (green), 'LOW WATER LEVEL 2' (orange), and 'LOW WATER LEVEL 3' (red). Each panel has a corresponding colored bar and a small map icon. The 'Property Mapping' option is highlighted with a red circle.

For more information on wetlands, use the Ministry of Natural Resources mapping tool found on the MNR website.

Property Mapping

Property mapping is available within the Kawartha Conservation Watershed through Conservation Ontario's **CA Maps**. This is an online, interactive map that you can use to determine if your property falls within our Regulated Area (including flood plains) or **Source Water Protection** area. You can also view mapping from our neighbouring Conservation Authorities.

The Ministry of Natural Resources and Forestry also offers **Natural Heritage Mapping** where you can map local wetlands, woodlands, the Ontario Greenbelt, the Oak Ridges Moraine and more.

Regulated areas

If your property falls within Kawartha Conservation's Regulated Area and you want to complete any development, construction or site alteration (e.g. grading, fill placement, excavation, etc.) on it, you will need to apply for a permit before getting started.

Source water protection

If your property falls within a **Source Water Protection** area, the source water protection regulations apply to you. Before any development you may need to apply for a **Source Water Protection Notice** from the Risk Management Official.

Flood plain mapping

Detailed flood plain mapping is available for some creeks and rivers in the area. More information can be found on our **Flood Plain Mapping** page.

Online Mapping Tool

Is your property in a Regulated area? Use our to find out. Not sure how to use it? Watch the short video below for a quick tutorial.

TRY OUR FREE

Online Mapping Tool

Free Online Mapping Tool



Permits and Planning

Property Mapping

[View Full Menu](#)



Contact Us

Kawartha Conservation
277 Kenrei Road
Lindsay, ON K9V 4R1
Tel: 705.328.2271
Fax: 705.328.2286

Scroll down to the Online Mapping Tool

Insert property information here

This table identifies if the property is regulated, karst hazard, and/or source water protection regulations that may apply and information on who to contact.

Kawartha Conservation Public Property Mapping Tool

Legend

- KRCA Assessment Parcels
- KRCA Regulated Area (O. Reg 41/24)
- Wellhead Protection Areas
 - A
 - B
 - C
 - Other
- Surface Water Intake Protection Zones
 - 1
 - 2
- Land Information Ontario Lot Fabric
- KRCA Watershed Boundary
- OGS Karst

94 Joseph St

94 Joseph St	
Location	94 Joseph St
ARN	165102800113800
Municipality	City Of Kawartha Lakes
Regulation4124	Yes
RegulationComment	It appears this property has been identified as being within our regulated/screening area. Please contact KRCA planning staff for confirmation. 705-328-2271. Email - permits@kawarthaconservation.com
KarstRegulation	No
KarstComment	
SourceWaterRegulation	Yes
SourceWaterComment	It appears this property is located within a Surface Water Intake Protection Zone. Please contact Kawartha's Risk Management Official - Sarah Lavoie-Bernstein for further information. By Phone at 705-328-2271 ext. 224 or by email at

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada | Sources: NRCAN, Esri Canada, ... Powered by Esri



What Activities are Regulated?

Any **development activity** within our regulated area requires a permit. Such as:

Construction



Reconstruction

Demolition

Site grading, fill

What is the process?



I want to build/alter/develop

Contact your local **municipal planning department** to determine if any planning applications are required.



If your property falls within a Source Water Protection area, the source water protection regulations apply to you.



Check if your property is regulated by Kawartha Conservation

Optional pre-consultation meeting with Kawartha staff to discuss your proposal.



Apply for a permit

Kawartha Conservation reviews the application for completeness.

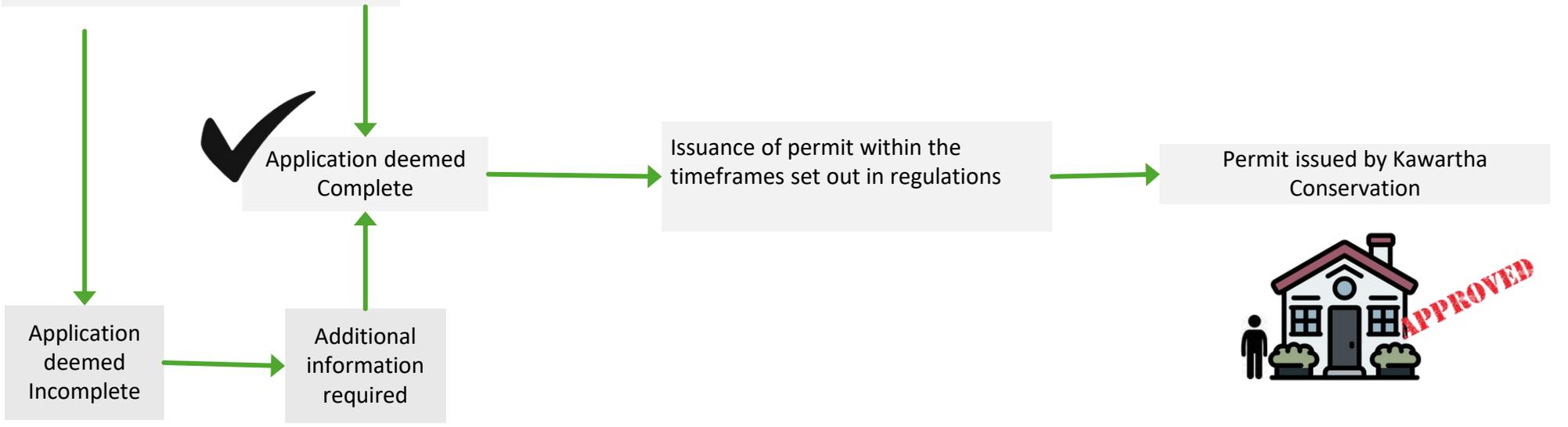
Application deemed Incomplete

Additional information required

Application deemed Complete

Issuance of permit within the timeframes set out in regulations

Permit issued by Kawartha Conservation



IR Request & Pre-Consultation

Information Request	Pre-Consultation
<ul style="list-style-type: none">A formal inquiry, usually by lawyers or real estate agents, providing factual information about a property to help owners, buyers and agents identify potential constraints before purchasing or developing land including regulated hazards, source water considerations, any permits previously issued, and any compliance violations	<ul style="list-style-type: none">A meeting for applicants to discuss a proposed project before submitting an application, clarifying relevant regulations, required studies, and steps needed to support a future permit

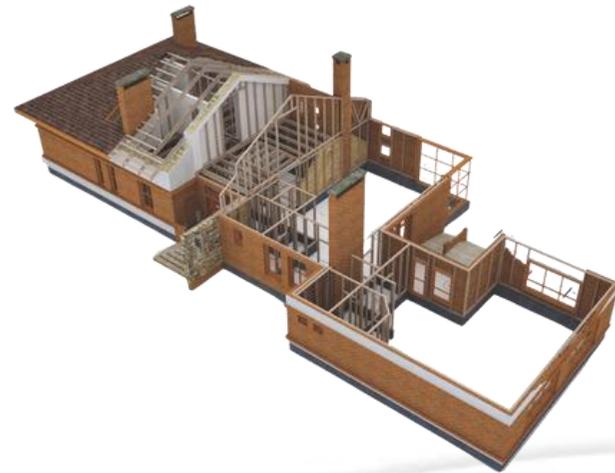
The screenshot shows the Kawartha Conservation website navigation menu. The logo is in the top left. The main navigation bar includes: Conservation Areas, **Permits & Planning**, Landowner Services, Learn & Get Involved, Environmental Sciences, and AI. A dropdown menu for 'Permits & Planning' is open, listing: Apply for a Permit, Book a Pre-Consultation Meeting, Flood Plain Mapping, Planning Services, Property Information Requests, Property Mapping, Report a Violation, Source Protection Notice, and Sediment and Erosion Control. Below the menu are three large colored boxes: 'NORMAL' (green), 'LOW WATER LEVEL 2' (orange), and 'LOW WATER LEVEL 3' (red). Each box has a corresponding colored bar below it. A 'Select Language' button and 'Powered by Google Trans' text are in the top right.

The banner features a blue background with a large, glowing Christmas ornament on the right. The text reads: 'GIVE' in large letters at the top, 'SATURDAY, DECEMBER 6, 2025' below it, and 'Christmas at Ken Reid' in the largest font. A 'Learn More' button is in the bottom left corner.

Planning Vs Permitting

Planning is different from our Permitting Regulations

- Planning is the advisory role a Conservation Authority plays in reviewing municipal land use planning applications under the *Planning Act*.
- Planning applications are initiated by the City and circulated to us for our comments
- Permitting is the regulatory role of a Conservation Authority under the *Conservation Authorities Act* and *Ontario Regulation 41/24*, controlling specific works or alterations in regulated areas.
- Permit application is initiated by the owner/applicant and submitted directly to us for a Conservation Authority Permit.



Types of Permit Applications

Streamlined	Standard
Applicable to minor projects	Applicable to minor and major projects
<ul style="list-style-type: none"> • Non-habitable accessory structures, • Unenclosed, attached decks, patios, • Swimming pools, • Minor grading/fill placement, • Maintenance/repair of public/private infrastructure. 	<p>Type 1:</p> <ul style="list-style-type: none"> • Accessory structures, • Residential reconstruction, • On-shore boathouses, • Internal renovations that change the use or potential use of the dwelling. <p>Type 2:</p> <ul style="list-style-type: none"> • New single residential/agricultural buildings • Additions • Commercial/industrial/institutional reconstruction. <p>Type 3:</p> <ul style="list-style-type: none"> • New multiple residential units, • New commercial/industrial/institutional buildings, additions, private infrastructure <p>Fill Placement, Excavation, Grade modifications</p>
Review time: 10 days Issuance time: 14 days	Review time: 14 days Issuance time: 21 days (minor), 28 days (major)
Duration: 1 years	Duration: 2 years

Violations

- All violations are associated with the **property, not the landowner**;
- Any outstanding violation on a property means the new owner cannot apply for a permit or develop the property until the violation is resolved.



Planning & Permitting

Thank you for your attention

Questions?

Moving to Source Water Protection - next



Source Water Protection

Overview and Regulatory Requirements

October 30, 2025

Presented by

Sarah Lavoie-Bernstein

Overview

Source Protection Program



Tragedy of Walkerton

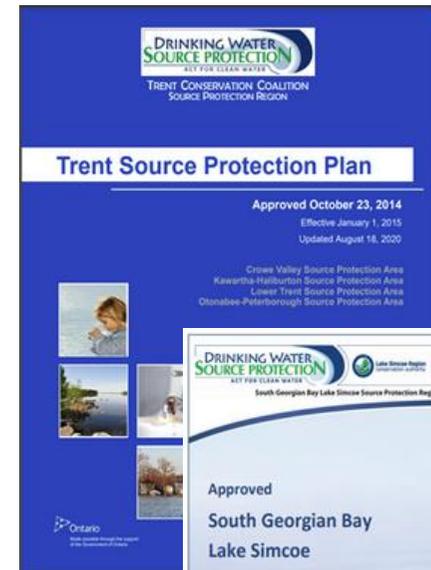
- May 2000
- Ecoli
- 7 Deaths

Clean Water Act 2006

- Contamination and Overuse,
- Existing and Future threats.



Source Protection Plan



Trent Conservation Coalition - Source Protection Region

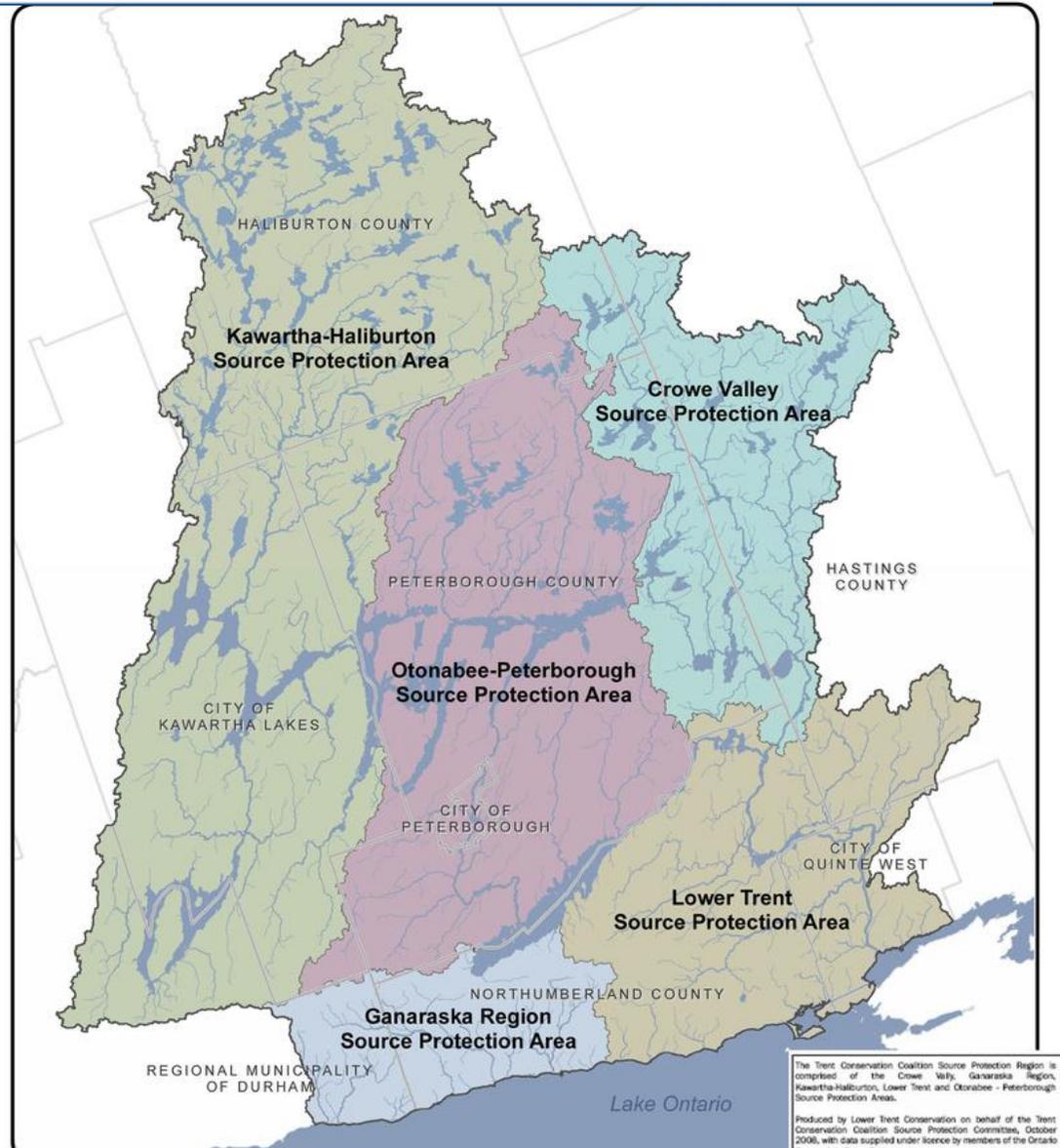
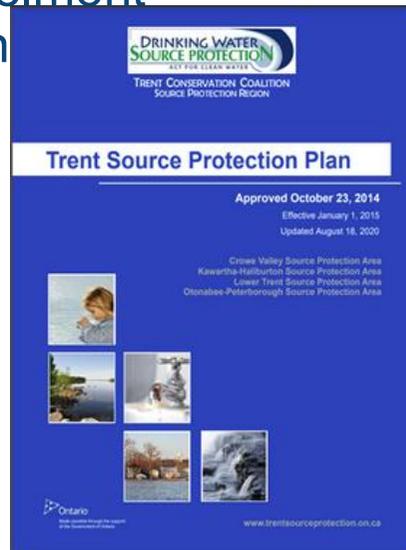
Source Protection Region includes:

- Crowe Valley CA
- Ganaraska Region CA
- Kawartha Conservation
- Lower Trent Conservation
- Otonabee Conservation

+

Areas outside of CA jurisdiction:

- Part of Haliburton County
- Part of Peterborough County
- Part of Havelock-Belmont-Methuen/Trent



**KAWARTHA
CONSERVATION**

DRINKING WATER SOURCE PROTECTION

South Georgian Bay Lake Simcoe - Source Protection Region

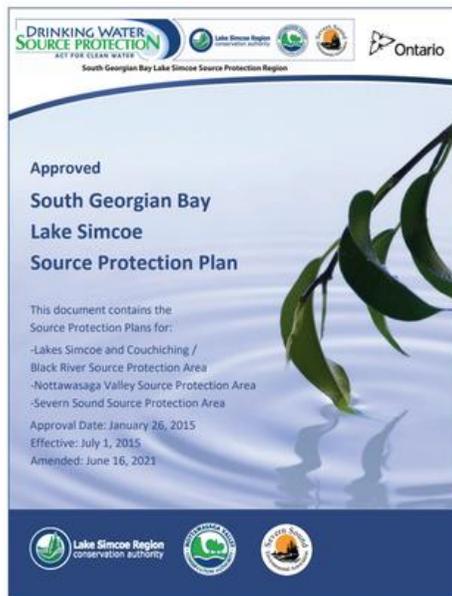
Source Protection Region includes:

- Nottawasaga Valley CA
- Lake Simcoe Region CA

+

Areas outside of CA jurisdiction:

- Part of Simcoe County
- Part of Haliburton County
- Part of City of Kawartha Lakes
- Part of Muskoka District Municipality



Protection Zones

1
2

Wellhead Protection Areas

WHPA - A

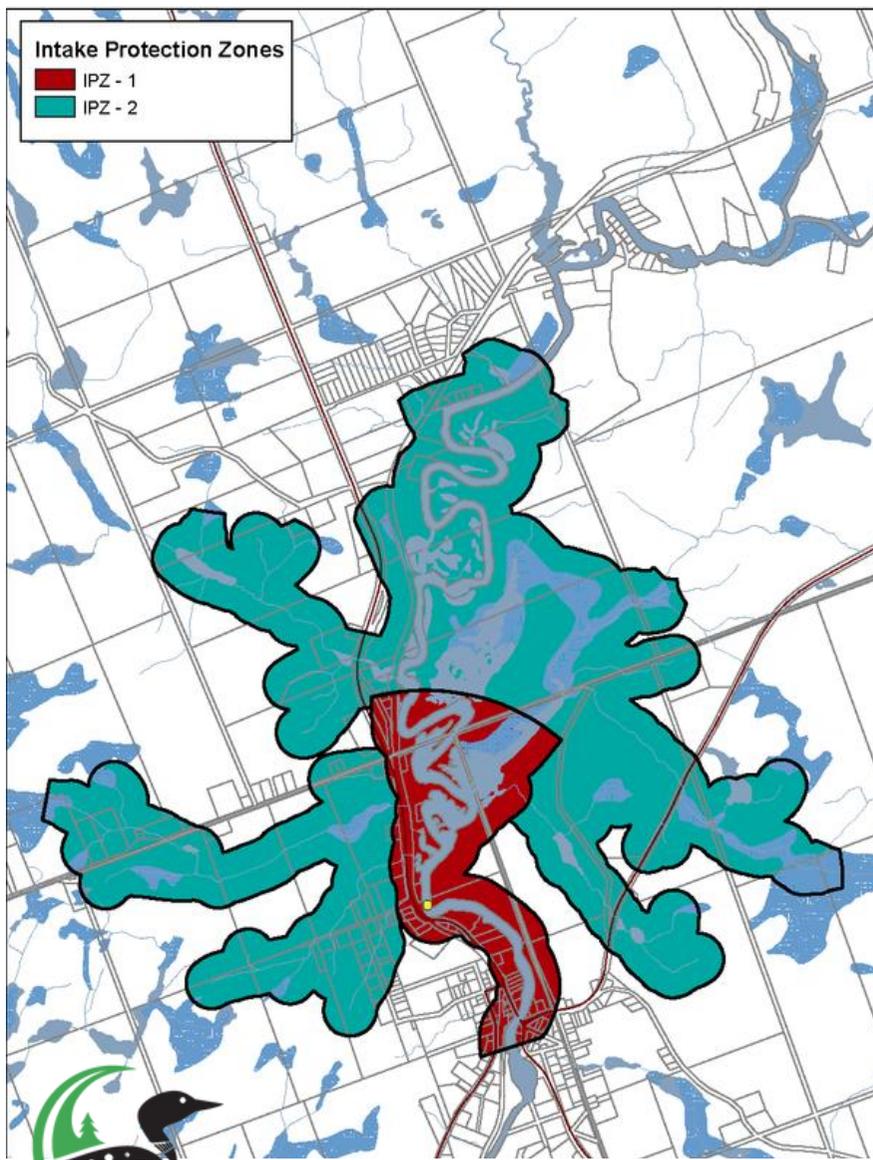
**Municipal sources of water
only.**



**KAWARTHA
CONSERVATION**

DRINKING WATER SOURCE PROTECTION

Vulnerable Areas: Intake Protection Zones and Wellhead Protection Areas



Intake Protection Zone:

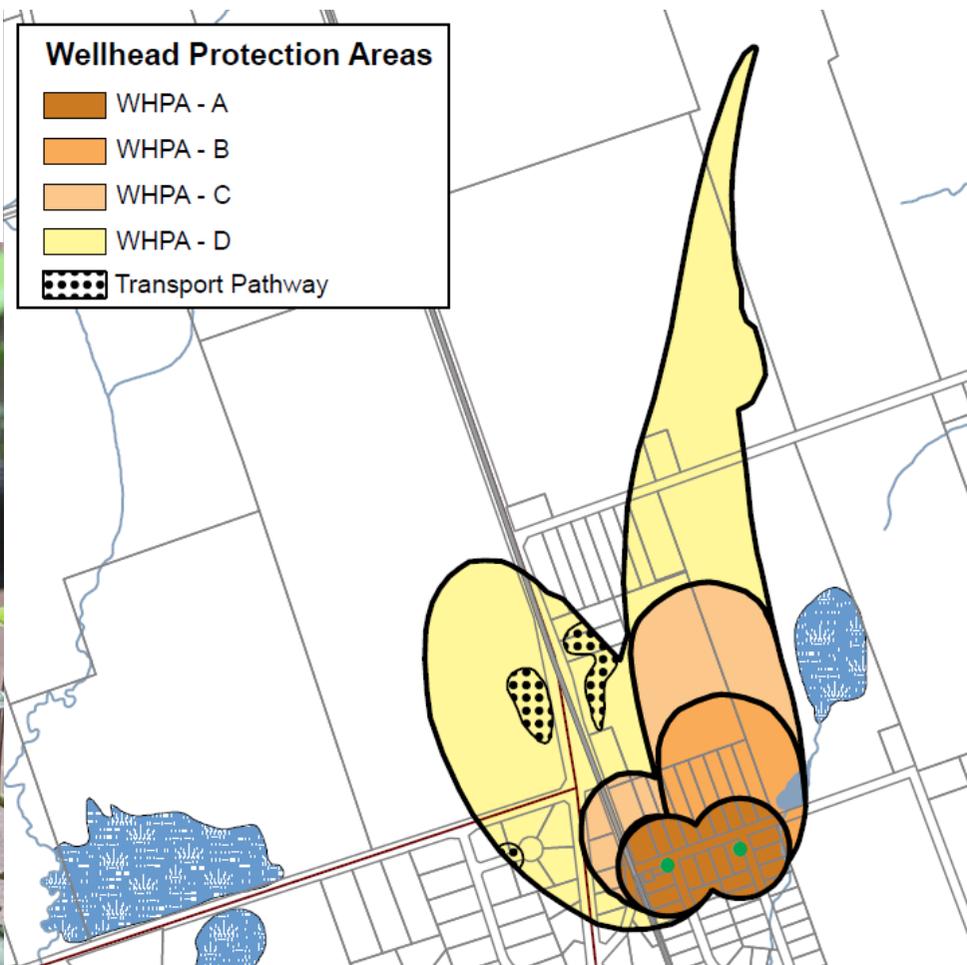
- Surface water intake
- IPZ 1; IPZ 2



Vulnerable Areas: Intake Protection Zones and Wellhead Protection Areas

Wellhead Protection Zone:

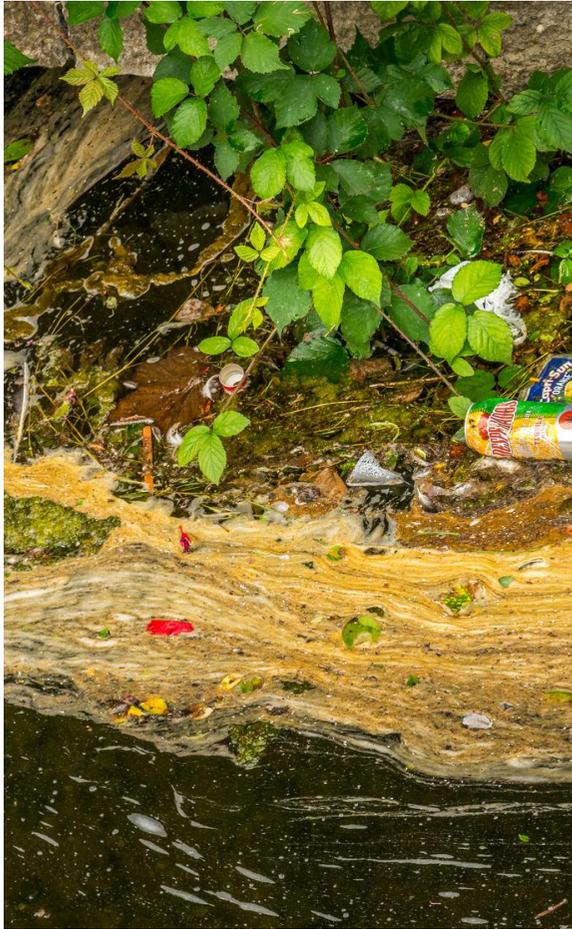
- Drilled well
- WHPA A thru D



22 Drinking Water Threats



22 Prescribed Drinking Water Threats



Waste, Stormwater, and Sewage:

1. Waste disposal site,
2. Stormwater and Sewage.

22 Prescribed Drinking Water Threats



Waste and Sewage:

1. Waste disposal site,
2. Sewage.



Agriculture:

- 3-5. Agricultural source material (ASM);
storage & handling, management, and application,
- 6-7. Non-agricultural source material (NASM);
storage & handling, application,
- 8-9. Commercial fertilizer;
storage & handling, and application,
- 10-11. Pesticides;
storage & handling, and application,
21. Livestock.

22 Prescribed Drinking Water Threats



Waste and Sewage:

1. Waste disposal site,
2. Sewage.



Agriculture:

- 3-5. Agricultural source material (ASM);
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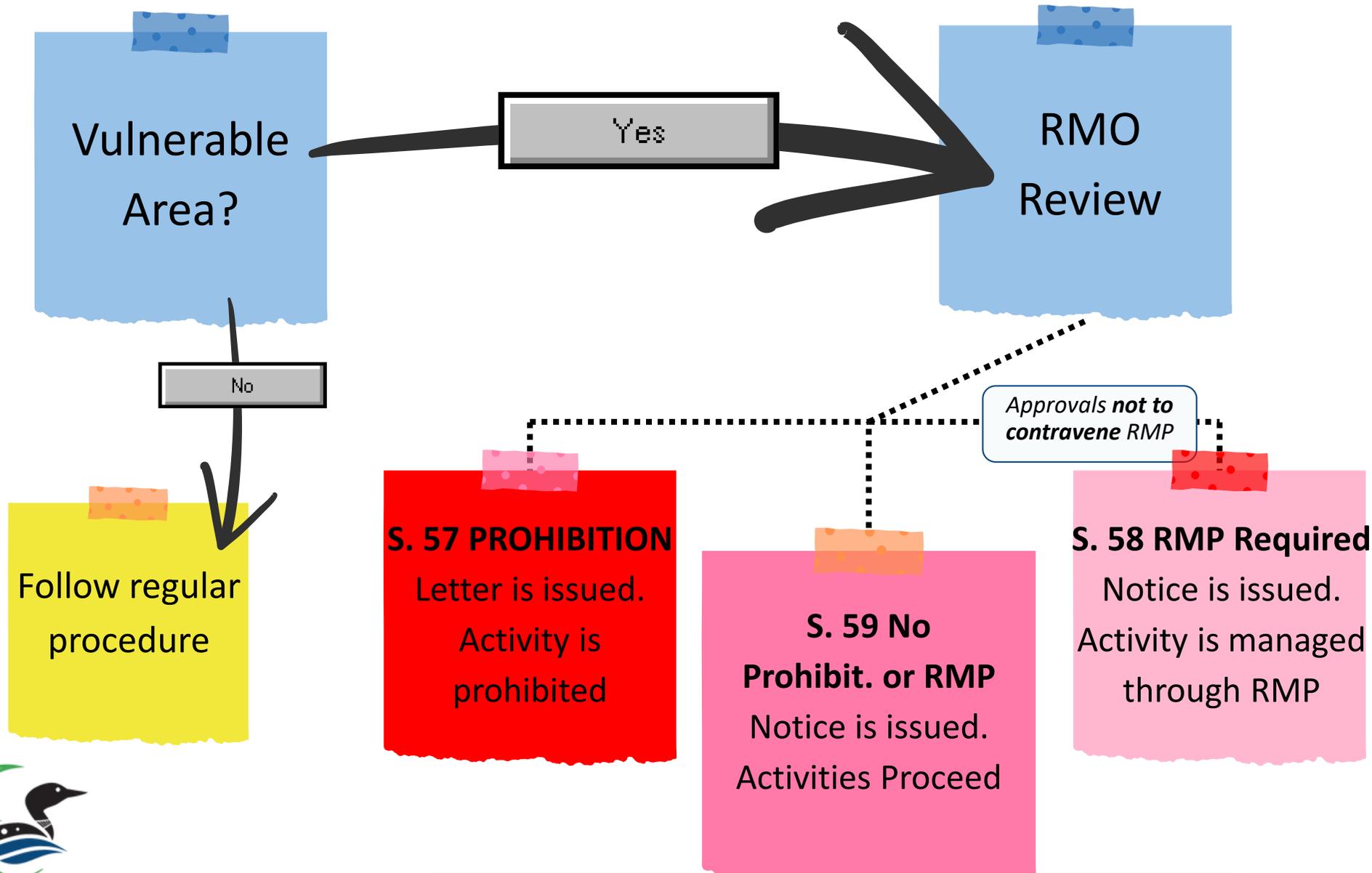
Other; Quality:

- 12-13. Road salt; storage & handling, application,
14. Storage of snow,
15. Fuel; storage & handling,
16. Dense Non-aqueous Phase Liquids; storage & handling
17. Organic solvents; storage & handling,
18. Aircraft de-icing runoff,
22. Hydrocarbon pipeline.

Other; Quantity:

19. Taking large qty of water without returning,
20. Activity that reduces the recharge rate.

Policy Process and Tools



KRCA Website (SWP and S 59 notice only)

The screenshot shows the top navigation bar of the Kawartha Conservation website. The main navigation items are: Conservation Areas, Permits & Planning, Landowner Services, Learn & Get Involved, Environmental Sciences, and About Us. A dropdown menu is open under 'Permits & Planning', listing the following options: Apply for a Permit, Book a Pre-Consultation Meeting, Flood Plain Mapping, Planning Services, Property Information Requests, Property Mapping, Report a Violation, **Source Protection Notice** (circled in red), and Sediment and Erosion Control. The website header includes a 'Select Language' dropdown, 'Powered by Google Translate', and a search icon. The main content area features a large aerial photograph of a lake and forested land, with the text 'artha Conservation' and 'COME TO' visible. A search bar at the bottom of the main area is labeled 'ENHANCED BY Google'.



KRCA Website -- SWP & Section 59 Notice



Source Protection Notice

If you live near a municipal drinking water system, things you do on your property could impact the water in that system. Before the municipality allows you to make any changes to your property, you need to get approval from the Risk Management Official.

[Source Protection Notice Application](#)

You can also download the application and submit it by email or in person at the Kawartha Conservation office.

Actions that require a source protection notice

If you live in a vulnerable area, you will need a source protection notice in order to apply for a:

- Zoning by-law amendment
- Official plan amendment
- Site Plan Approval
- Minor Variance
- Consent
- Building permit



Additional Required Documents:

- Complete copy of deed and registered plan
- Location map showing nearest intersections
- Signed letter of authorization from owner to applicant (if applicable)
- Statement of agreement from any persons sharing right-of-ways, easements, etc. (if applicable)
- Detailed letter/report describing the proposal
- Location map showing proposed activity on property including existing structures
- Application fee (as applicable)

Permits and Planning

Source Protection Notice

[View Full Menu](#)



Contact Us

Kawartha Conservation
277 Kenrei Road
Lindsay, ON K9V 4R1
Tel: 705.328.2271
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DRINKING WATER SOURCE PROTECTION

ACT FOR CLEAN WATER

Questions?

THANK YOU

Sarah Lavoie-Bernstein
Risk Management Official and Source Protection Technician
Kawartha Conservation

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