



APPROVALS FEE SCHEDULE

Effective January 1, 2022



South Nation Conservation (SNC) Approvals Fee Schedule (Effective January 1, 2022)

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Payment can be made by cheque, cash, debit or credit.

Please note that payments made by credit card are subject to a 3% convenience charge.



SCHEDULE A: PLANNING

| Planning Application Type | 2022 |
|--|--------------------|
| Official Plan and Zoning Amendments | |
| Standard | \$785 |
| Major | \$3,920 |
| Zoning By-law Amendments | \$400 |
| Minor Variance Applications | \$400 |
| Application for Consent | |
| Clearance of conditions | \$490 |
| | \$230 |
| Site Plan Control | |
| Single Residential | \$400 |
| Minor | \$665 |
| Standard | \$1,065 |
| Major | \$2,655 |
| Plan of Subdivision/ Part Lot Control/ Condominium | |
| Less than 2 ha and/or 10 lots on full municipal services | \$1,295 |
| Under 10 lots and 2 ha on private services | \$2,565 |
| Over 10 lots and/or 2 ha on private or full municipal services | \$3,920 |
| Clearance of conditions (per phase) | \$1,970 |
| Priority review (per phase) | \$5,995 |
| File reactivation (dormant files over 2 years) | 50% of current fee |
| Revision: all file types | 50% of current fee |
| Pre-consultation | Free |

Application Categories:

- Minor: no technical studies
- Standard: one technical study
- Major: more than one technical study



NOTES (SCHEDULE A: PLANNING)

Reviews comply with South Nation Conservation (SNC) circulation requirements under the Planning Act, SNC's Fee Administration Policy, SNC's Client Service Policy, Conservation Ontario Timely Review Taskforce Policies, and the 2001 Provincial Memorandum of Understanding on Procedures to Address Conservation Authority Delegated Responsibility [Ministry of Natural Resources and Forestry & Ministry of Municipal Affairs and Housing].

Reviews may be completed under municipal planning service agreements or agreements with Federal and Government agencies. Clause 21(1) (m.1) of the Conservation Authorities Act permits SNC to charge for services in accordance with SNC's Fee Administration Policy.

Fees are exclusive of technical report review fees (Schedule C). All fees must be paid prior to the release of written comments to approval authorities.

One fee (the highest) applies for concurrent applications unless otherwise stated (ex. where an Official Plan Amendment and Zoning By-law Amendment are submitted for the same development).

No fee is charged to a municipality within SNC's jurisdiction for planning reviews initiated by that municipality.



SCHEDULE B: CONSERVATION AUTHORITIES ACT PERMITS

| Application Type | | Description | 2022 |
|--------------------------|---|---|---------|
| Water Crossing | Private - culvert/bridge | Private entrance replacement ≤ 30 m | \$275 |
| | | Private entrance replacement > 30 m | \$650 |
| | | New private entrance | \$650 |
| | Infrastructure - culvert/bridge | Replacement (same dimension) ≤ 30 m and ≤ 1 m dia. | \$275 |
| | | Replacement (different dimension) or new ≤ 1 m dia. | \$650 |
| | | > 1 m dia. - 2 m dia. | \$1,020 |
| | | > 2 m dia. | \$2,010 |
| | | Resurfacing | \$275 |
| | | Superstructure or abutment works | \$650 |
| | | New bridge | \$2,630 |
| | Directional drilling | Channel width ≤ 3 m | \$275 |
| | | Channel width > 3 m | \$650 |
| | Water utility crossing (open-cut) | Channel width ≤ 3 m | \$1,020 |
| | | Channel width > 3 m - 10 m | \$2,010 |
| | | Channel width > 10 m | \$2,630 |
| Docks | Dock installation | ≤ 45 m ² | \$275 |
| | | > 45 m ² | \$650 |
| | | All crib construction | \$1,020 |
| Fill Placement & Grading | Fill placement (m ³) / grading (ha) (including septic beds) | ≤ 100 m ³ / ≤ 0.25 ha | \$275 |
| | | > 100 m ³ - 500 m ³ / > 0.25 ha - 0.5 ha | \$650 |
| | | > 500 m ³ - $1,000$ m ³ / > 0.5 ha - 1.0 ha | \$1,020 |
| | | $> 1,000$ m ³ - $2,000$ m ³ / > 1.0 ha - 2.0 ha | \$2,010 |



| Application Type | | Description | 2022 |
|--|---|---|---------------------|
| Buildings | Ancillary buildings with no foundations | Within a Regulated Area | \$275 |
| | Single family dwelling, auxiliary buildings, additions and similar | ≤ 20 m² | \$275 |
| | | > 20 m² - 100 m² | \$650 |
| | | > 100 m² - 200 m² | \$1,020 |
| | | > 200 m² | \$2,010 |
| | New multi-residential or institutional | | \$2,630 |
| Shoreline Work & Watercourse Clean Out | Shoreline alterations, erosion protection, channelization, new watercourses and similar | ≤ 15 m | \$275 |
| | | > 15 m - 50 m | \$650 |
| | | > 50 m - 500 m | \$1,020 |
| | | > 500 m - 1000 m | \$2,010 |
| | | > 1000 m | \$2,630 |
| | Watercourse cleanout (non-municipal drain) | | \$650 |
| Wetland | Development/interference within 120 m of a wetland boundary | Minor review | \$275 |
| | | Area affected ≤ 0.5 ha | \$650 |
| | | Area affected > 0.5 ha and ≤ 1.0 ha | \$1,020 |
| | | Area affected > 1.0 ha and ≤ 2.0 ha | \$2,010 |
| Municipal Drain Maintenance (DART Protocol) | | | \$90 |
| Screening Fee | | | \$120 |
| Issuance of new permit within 6 months of expiry date with no changes to proposal or site conditions | | | \$130 |
| S. 28 Application Review Hearing | | | \$130 |
| Applications amended or resubmitted after approval (includes modifications to previously reviewed sediment and erosion control plans) | | | 50% of current fee |
| Retroactive Permit (application for permit after the project has started) Retroactive permit applications shall only be considered if the project meets – or can be reasonably modified to meet – SNC’s Section 28 Regulation Policies. | | | 200% of current fee |
| Major Projects (ex. Minister’s Zoning Order, applications that include several technical studies, >1,000 m shoreline work or watercourse realignment, development or interference with >2 ha wetland, subdivisions over 10 lots, fill placement over > 2000 m3 / > 2.0 ha). Note: Additional charges for legal or technical peer-review may be applicable. | | | \$5,260 |
| Property Inquiry | | | |
| Written responses to natural environment, legal, real estate related financial (including Canadian Mortgage and Housing Corporation) or other inquiries by landowners or others on their behalf. | | File search only - normal review (10 business days) | \$275 |
| | | File search only - expediated review (5 business days) | \$530 |
| | | With site inspection - normal review | \$475 |



SCHEDULE C: TECHNICAL REVIEWS

Reviews are prepared by qualified professionals in the fields of water resources engineering, groundwater science, site servicing, geotechnical engineering, environmental assessments, ecology, and planning to support appropriate development. Our reviews involve evaluation of whether the applicable guidelines and legislation have been appropriately addressed.

| Report Review | Development Type | 2022 |
|---|------------------------------------|---------|
| Normal Review (20 business days) ¹ <ul style="list-style-type: none">Flood plain hydrology analysisGeotechnical reports (unstable soils and slopes)Wetland hydrologic impact analysisEnvironmental impact studiesStormwater managementGrading and drainage planAquatic habitat assessment/fish habitat impactHydrological assessmentGroundwater and terrain analysisPrivate Servicing | Small scale development | \$450 |
| | Development area < 0.5 hectares | \$880 |
| | Development area ≤ 2 hectares | \$1,850 |
| | Development area > than 2 hectares | \$2,885 |
| Clearance of Conditions | | \$330 |
| Major Projects ² | | Hourly |
| Aggregate Resource Act Reviews (plus technical review fees) | | \$3,920 |

¹ Services are tracked per file, on an hourly basis. Where reviews exceed one full review, additional submissions will be billed on an hourly professional rate, in addition to this fee.

² Major Projects are projects with a high level of environmental concern that require the Authority to attend meetings and respond to inquiries and concerns. An application to the Authority may or may not be active.



SCHEDULE D: INFORMATION, PROFESSIONAL SERVICES, AND CONSERVATION LANDS

| Product/Service | | 2022 |
|--|--------------------------|-------------------------------|
| Staff Time | | |
| | Assistant Rate | \$70/hour |
| | Technical Rate | \$90/hour |
| | Specialist Rate | \$95/hour |
| | Professional Rate | \$105/hour |
| | Management Rate | \$130/hour |
| Digital Data and Maps | | |
| Monitoring data, GIS files, Aerial photography ¹ | Staff Time | \$95/hour |
| Natural Hazard and Other Digital Maps | Staff Time | \$105/hour |
| Customized Maps | Staff Time | \$95/hour |
| Reports | | |
| Base Cost (digital and paper) | Small: 1-30 pg | \$140 |
| | Med: 31-100 pg | \$275 |
| | Large: > 100 pg | \$405 |
| Photocopying | Black and White | \$0.55 |
| | Colour | \$1.08/page - plus staff time |
| Floodplain Models | | |
| Hydraulic Model (HEC RAS model files) ^{1,2} | | \$2,080 - plus staff time |
| Hydraulic Model (HEC-HMS, SWMHYMO model files) ^{1,2} | | |
| Total Phosphorus Management | | \$550/kg |
| Conservation Lands | | |
| Hunting | SNC Jurisdiction | \$100 |
| | Outside SNC Jurisdiction | \$150 |
| | Outside of Province | \$200 |
| Trapping | | \$25 |
| Contracts and Land Use Agreements are negotiated on a case by case basis using current market rates. | | |

¹ a signed digital data license agreement is required.

² a copy of the updated input and output files and revised floodplain maps must be provided.



SCHEDULE E: SEWAGE SYSTEM INSPECTIONS

| Classification of Systems | 2022 |
|---|---------------------|
| Class 2 | |
| Grey water pit only - daily design flow not exceeding 1,000 L/day | \$410 |
| Class 3 | |
| Cesspool - Black water pit only - daily design flow not exceeding 1,000 L/day | \$410 |
| Class 4 and 5 | |
| Class 4 tank and leaching bed and Class 5 holding tank daily design flow <4,000 L/day | |
| Systems requiring annual maintenance | \$890 |
| Other Systems | \$790 |
| Class 4 tank and leaching bed and Class 5 holding tank daily design flow >4,000 L/day and <10,000 L/day | |
| Systems requiring annual maintenance | \$1,285 |
| Other Systems | \$1,170 |
| Treatment Unit Alterations (No changes to disposal field) | |
| Replacement/enlargement/relocation | \$410 |
| Material Alteration | \$805 |
| Repair Pumping/Dosing System or Minor Repair (ie. level header) | \$205 |
| Installation of Filter/Risers | \$205 |
| Additional Inspections and Retroactive Permits | |
| Any additional or repeat inspections | \$205 |
| Applying for a permit after the installation is complete (retroactive permits) | 125% of current fee |



| Permit revisions (Certificate of Change) | |
|---|-------|
| Change of tertiary treatment unit type | \$205 |
| Pipes and Stone to Chambers (equal area or reduction) | \$410 |
| Chambers to Pipes and Stone (increase) | \$410 |
| Addition of fixtures or living area (no design flow increase) | \$205 |
| Increased design flow and/or elevation changes | \$205 |
| Change in type of system (ie. Conventional to Tertiary) | \$410 |
| Different location on property (site evaluation) | \$205 |
| Miscellaneous / Other / Repeat Inspections | \$205 |

| Permit Renewal and Expiration | |
|--|-------|
| Owner renews permit (first six months) | \$205 |
| Owner renews permit (second six months) *Maximum of two renewals will be granted | \$205 |

| Permit Cancellation and Transfers | |
|--|-------|
| Administrative Revision | \$115 |
| Owner transfers permit to new owner (no changes) | \$205 |
| Owner cancels application (no inspection done) | 80% |
| Owner cancels application (no permit issued) | 50% |
| Owner cancels application (permit issued) | 33% |
| Owner changes designer or contractor | \$805 |

| Renovations / Changes of use permits (Part 10 & 11 of the Ontario Building Code) | |
|--|-------|
| File Search/Review (no letter provided) | \$60 |
| File Search/Review (clearance letter provided) | \$175 |

| Land Control and Lot Creation (Planning Act) | |
|---|-------|
| Minor Variances and Zoning By-Laws (site visit required) | \$205 |
| Outside SNC Jurisdiction - Consent Applications (per application) | \$410 |
| Inside SNC Jurisdiction - Consent Applications (per application) | \$490 |
| Subdivision or Condominium Lots (per lot) (Maximum fee of \$5,000.00) | \$250 |

| File Searches | |
|-----------------------------|------|
| File Searches (images only) | \$75 |
| Images and Legal Report | \$95 |

| Administrative Fees | |
|---|--------------|
| Additional Copies of Permit Documents (photocopies) | \$25 |
| Photocopies of Other Documents | \$1 per copy |