



SOUTH NATION
CONSERVATION
DE LA NATION SUD

APPROVALS FEE SCHEDULE

Effective January 1, 2022



SOUTH NATION CONSERVATION DE LA NATION SUD

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 Provincial 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 m ²	\$275
		> 20 m ² - 100 m ²	\$650
		> 100 m ² - 200 m ²	\$1,020
		> 200 m ²	\$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
Applying for a permit after the project has started (retroactive permits)	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 m ³ / > 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}		
Hydraulic Model (HEC-HMS, SWMHYMO model files) ^{1,2}		\$2,080 - plus staff time
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