



SOUTH NATION
CONSERVATION
DE LA NATION SUD

APPROVALS FEE SCHEDULE

Effective January 1, 2021



SOUTH NATION CONSERVATION DE LA NATION SUD

Approvals Fee Schedule (Effective January 1st, 2021)



South Nation Conservation (SNC) Approvals Fee Schedule (Effective January 1, 2021)

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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	2021
Official Plan and Zoning Amendments	
Standard	\$765
Major	\$3,840
Zoning By-law Amendments	\$390
Minor Variance Applications	\$390
Application for Consent	
Clearance of conditions	\$480
	\$225
Site Plan Control	
Single Residential	\$390
Minor	\$650
Standard	\$1,040
Major	\$2,600
Plan of Subdivision/ Part Lot Control/ Condominium	
Less than 2 ha and/or 10 lots on full municipal services	\$1,265
Under 10 lots and 2 ha on private services	\$2,510
Over 10 lots and/or 2 ha on private or full municipal services	\$3,840
Clearance of conditions for registration (per phase)	\$1,930
Priority review (per phase)	\$5,875
File re-activation (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 Provincial and Federal 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 participating municipality within SNC's jurisdiction for planning reviews initiated by that municipality.



SCHEDULE B: CONSERVATION AUTHORITIES ACT PERMITS

Application Type		Description	2021
Water Crossing	Private - culvert/bridge	Private entrance replacement ≤ 30 m	\$265
		Private entrance replacement > 30 m	\$635
		New private entrance	\$635
	Infrastructure - culvert/bridge	Replacement (same dimension) ≤ 30 m and ≤ 1 m dia.	\$265
		Replacement (different dimension) or new ≤ 1 m dia.	\$635
		> 1 m dia. - 2 m dia.	\$1,000
		> 2 m dia.	\$1,970
		Resurfacing	\$265
		Superstructure or abutment works	\$635
		New bridge	\$2,575
	Directional drilling	Channel width ≤ 3.0 m	\$265
		Channel width > 3.0 m	\$635
	Water utility crossing (open-cut)	Channel width ≤ 3 m	\$1,000
		Channel width > 3 m - 10 m	\$1,970
		Channel width > 10 m	\$2,575
Docks	Dock installation	≤ 45 m ²	\$265
		> 45 m ²	\$635
		All crib construction	\$1,000
Fill Placement & Grading	Fill placement (m ³) / grading (ha) (including septic beds)	≤ 100 m ³ / ≤ 0.25 ha	\$265
		> 100 m ³ - 500 m ³ / > 0.25 ha - 0.5 ha	\$635
		> 500 m ³ - 1000 m ³ / > 0.5 ha - 1.0 ha	\$1,000
		> 1000 m ³ - 2000 m ³ / > 1.0 ha - 2.0 ha	\$1,970
		> 2000 m ³ / > 2.0 ha	\$2,575



Application Type		Description	2021
Buildings	Ancillary buildings with no foundations	Within a Regulated Area	\$265
	Single family dwelling, auxiliary buildings, additions and similar	≤ 20 m ²	\$265
		> 20 m ² - 100 m ²	\$635
		> 100 m ² - 200 m ²	\$1,000
		> 200 m ²	\$1,970
	New multi-residential or institutional		\$2,575
Shoreline Work & Watercourse Clean Out	Shoreline alterations, erosion protection, channelization, new watercourses and similar	≤ 15 m	\$265
		> 15 m - 50 m	\$635
		> 50 m - 500 m	\$1,000
		> 500m - 1000 m	\$1,970
		> 1000 m	\$2,575
	Watercourse cleanout (non-municipal drain)		\$635
Wetland	Development/interference within 120m of a wetland boundary	Minor review	\$265
		Area affected ≤ 0.5 ha	\$635
		Area affected > 0.5 ha and ≤ 1.0 ha	\$1,000
		Area affected > 1.0 ha and ≤ 2.0 ha	\$1,970
		Area affected > 2.0 ha	\$2,575

Municipal Drain Maintenance (DART Protocol)	\$85
Screening Fee	\$115
Issuance of new permit within 6 months of expiry date with no changes to proposal or site conditions	\$125
S. 28 Application Review Hearing	\$125
Applications which are 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

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)	\$265
	File search only - expedited review (5 business days)	\$515
	With site inspection - normal review	\$465



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	2021
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	\$440
	Development area < 0.5 hectares	\$860
	Development area ≤ 2 hectares	\$1,810
	Development area > than 2 hectares	\$2,825
Clearance of Conditions		\$320
Major Projects ²		Hourly
Aggregate Resource Act Reviews (plus technical review fees)		\$3,840

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		2021
Staff Time		
	Assistant Rate	\$65/hour
	Technical Rate	\$85/hour
	Specialist Rate	\$90/hour
	Professional Rate	\$100/hour
	Management Rate	\$125/hour
Digital Data and Maps		
Monitoring data, GIS files, Aerial photography ¹	Staff Time	\$90/hour
Natural Hazard and Other Digital Maps	Staff Time	\$100/hour
Customized Maps	Staff Time	\$90/hour
Reports		
Base Cost (digital and paper)	Small: 1-30 pg	\$135
	Med: 31-100 pg	\$265
	Large: > 100 pg	\$395
Photocopying	Black and White	\$0.55
	Colour	\$1.08/page - plus staff time
Floodplain Models		
Hydraulic Model (HEC RAS model files) ^{1,2}		\$2,040 - plus staff time
Hydraulic Model (HEC-HMS, SWMHYMO model files) ^{1,2}		
Total Phosphorus Management		\$535/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	2021
Class 2	
Grey water pit only - daily design flow not exceeding 1,000 L/day	\$400
Class 3	
Cesspool - Black water pit only - daily design flow not exceeding 1,000 L/day	\$400
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	\$870
Other Systems	\$785
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	\$1,255
Other Systems	\$1,255
Treatment Unit Alterations (No changes to disposal field)	
Replacement/enlargement/relocation	\$400
Material Alteration	\$785
Repair Pumping/Dosing System or Minor Repair (ie. level header)	\$200
Installation of Filter/Risers	\$200
Additional Inspections and Retroactive Permits	
Any additional or repeat inspections	\$200
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	\$200
Pipes and Stone to Chambers (equal area or reduction)	\$400
Chambers to Pipes and Stone (increase)	\$400
Addition of fixtures or living area (no design flow increase)	\$200
Increased design flow and/or elevation changes	\$200
Change in type of system (ie. Conventional to Tertiary)	\$400
Different location on property (site evaluation)	\$200
Miscellaneous / Other and/or Repeat Inspections	\$200

Permit Renewal & Expiration	
Owner renews permit (first six months)	\$200
Owner renews permit (second six months) *Maximum of two renewals will be granted	\$200

Permit Cancellation and Transfers	
Administrative Revision	\$110
Owner transfers permit to new owner (no changes)	\$200
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	\$785

Renovations / Changes of use permits (Part 10 & 11 of the Ontario Building Code)	
File Search/Review (no letter provided)	\$55
File Search/Review (clearance letter provided)	\$170

Land Control and Lot Creation (Planning Act)	
Minor Variances and Zoning By-Laws (site visit required)	\$200
Outside SNC Jurisdiction - Consent Applications (per application)	\$400
Inside SNC Jurisdiction - Consent Applications (per application)	\$480
Subdivision or Condominium Lots (per lot) (Maximum fee of \$5,000.00)	\$245

File Searches	
File Searches (images only)	\$70
Images and Legal Report	\$90

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