



SOUTH NATION
CONSERVATION
DE LA NATION SUD

APPROVALS FEE SCHEDULE

Effective January 1, 2023



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	2023
Official Plan and Zoning Amendments	
Standard	\$820
Major	\$4,000
Zoning By-law Amendments	\$410
Minor Variance Applications	\$410
Application for Consent	
Clearance of conditions	\$500
	\$235
Site Plan Control	
Single Residential	\$420
Minor	\$700
Standard	\$1,120
Major	\$2,790
Plan of Subdivision/ Part Lot Control/ Condominium	
Less than 2 ha and/or 10 lots on full municipal services	\$1,360
Under 10 lots and 2 ha on private services	\$2,695
Over 10 lots and/or 2 ha on private or full municipal services	\$4,120
Clearance of conditions (per phase)	\$2,070
Priority review (per phase)	\$6,295
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 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 and Government agencies. Section 21.2 of the *Conservation Authorities Act* permits SNC to charge fees for programs and services in accordance with the Minister's Fee Classes Policy (April 11, 2022) and SNC's Fee 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	2023
Water Crossing	Private - culvert/bridge	Private entrance replacement ≤ 30 m	\$280
		Private entrance replacement > 30 m	\$665
		New private entrance	\$665
	Infrastructure - culvert/bridge	Replacement (same dimension) ≤30 m and ≤ 1 m dia.	\$280
		Replacement (different dimension) or new ≤1 m dia.	\$665
		> 1 m dia. - 2 m dia.	\$1,040
		> 2 m dia.	\$2,050
		Resurfacing	\$280
		Superstructure or abutment works	\$665
	Directional drilling	New bridge	\$2,685
		Channel width ≤ 3 m	\$280
	Water utility crossing (open-cut)	Channel width > 3 m	\$665
		Channel width ≤ 3 m	\$1,040
Channel width > 3 m - 10 m		\$2,050	
Channel width > 10 m		\$2,685	
Docks	Dock installation	≤ 45 m ²	\$280
		> 45 m ²	\$665
		All crib construction	\$1,040
Fill Placement & Grading	Fill placement (m ³) / grading (ha) (including septic beds)	≤ 100 m ³ / ≤ 0.25 ha	\$280
		> 100 m ³ - 500 m ³ / > 0.25 ha - 0.5 ha	\$685
		> 500 m ³ - 1,000 m ³ / > 0.5 ha - 1.0 ha	\$1,075
		> 1,000 m ³ - 2,000 m ³ / > 1.0 ha - 2.0 ha	\$2,115



Application Type		Description	2023
Buildings	Ancillary buildings with no foundations	Within a Regulated Area	\$280
	Single family dwelling, auxiliary buildings, additions and similar	≤ 20 m ²	\$280
		> 20 m ² - 100 m ²	\$665
		> 100 m ² - 200 m ²	\$1,075
		> 200 m ²	\$2,115
New multi-residential or institutional			\$2,765
Shoreline Work & Watercourse Clean Out	Shoreline alterations, erosion protection, channelization, new watercourses and similar	≤ 15 m	\$280
		> 15 m - 50 m	\$665
		> 50 m - 500 m	\$1,040
		> 500 m - 1000 m	\$2,050
		> 1000 m	\$2,765
	Watercourse cleanout (non-municipal drain)		
Wetland	Development/interference within 120 m of a wetland boundary	Minor review	\$280
		Area affected ≤ 0.5 ha	\$665
		Area affected > 0.5 ha and ≤ 1.0 ha	\$1,040
		Area affected > 1.0 ha and ≤ 2.0 ha	\$2,050

Municipal Drain Maintenance (DART Protocol)	\$95
Screening Fee	\$130
Issuance of new permit within 6 months of expiry date with no changes to proposal or site conditions	\$135
S. 28 Application Review Hearing	\$250
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.	\$5,525

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)	\$290
	File search only - expediated review (5 business days)	\$560
	With site inspection - normal review	\$500



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	2023
Normal Review (20 business days) ¹ <ul style="list-style-type: none"> • Flood plain hydrology analysis • Geotechnical reports (unstable soils and slopes) • Wetland hydrologic impact analysis • Environmental impact studies • Stormwater management • Grading and drainage plan • Aquatic habitat assessment/fish habitat impact • Hydrological assessment • Groundwater and terrain analysis • Private Servicing 	Small scale development	\$460
	Development area < 0.5 hectares	\$900
	Development area ≤ 2 hectares	\$1,890
	Development area > than 2 hectares	\$2,945
Clearance of Conditions		\$340
Major Projects ²		Hourly
Aggregate Resource Act Reviews (plus technical review fees)		\$4,000

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. There is a minimum staff time charge of 1/2 hour.

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		2023
Staff Time		
	Assistant Rate	\$70/hour
	Technical Rate	\$90/hour
	Specialist Rate	\$100/hour
	Professional Rate	\$110/hour
	Management Rate	\$120/hour
	Senior Management Rate	\$135/hour
Digital Data and Maps		
Monitoring data, GIS files, Aerial photography ¹	Staff Time	\$100/hour
Natural Hazard and Other Digital Maps	Staff Time	\$110/hour
Customized Maps	Staff Time	\$100/hour
Reports		
Base Cost (digital and paper)	Small: 1-30 pg	\$140
	Med: 31-100 pg	\$275
	Large: > 100 pg	\$415
Photocopying	Black and White	\$0.55
	Colour	\$1.08/page - plus staff time
Floodplain Models		
Hydraulic Model (HEC RAS model files) ^{1,2}		\$2,125 - 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.		

Note: There is a minimum staff time charge of 1/2 hour.

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	2023
Class 2	
Grey water pit only - daily design flow not exceeding 1,000 L/day	\$420
Class 3	
Cesspool - Black water pit only - daily design flow not exceeding 1,000 L/day	\$420
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	\$910
Other Systems	\$805
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	\$1,310
Other Systems	\$1,295
Treatment Unit Alterations (No changes to disposal field)	
Replacement/enlargement/relocation	\$420
Material Alteration	\$825
Repair Pumping/Dosing System or Minor Repair (ie. level header)	\$210
Installation of Filter/Risers	\$210
Additional Inspections and Retroactive Permits	
Any additional or repeat inspections	\$255
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	\$210
Pipes and Stone to Chambers (equal area or reduction)	\$420
Chambers to Pipes and Stone (increase)	\$420
Addition of fixtures or living area (no design flow increase)	\$210
Increased design flow and/or elevation changes	\$210
Change in type of system (ie. Conventional to Tertiary)	\$420
Different location on property (site evaluation)	\$210
Miscellaneous / Other / Repeat Inspections	\$210

Permit Renewal and Expiration	
Owner renews permit (first six months)	\$210
Owner renews permit (second six months) *Maximum of two renewals will be granted	\$210

Permit Cancellation and Transfers	
Administrative Revision	\$120
Owner transfers permit to new owner (no changes)	\$210
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	\$820

Renovations / Changes of use permits (Part 10 & 11 of the Ontario Building Code)	
Compliance Review (no letter provided)	\$65
Compliance Review (clearance letter provided)	\$180

Land Control and Lot Creation (Planning Act)	
Minor Variances and Zoning By-Laws (site visit required)	\$210
Outside SNC Jurisdiction - Consent Applications (per application)	\$420
Inside SNC Jurisdiction - Consent Applications (per application)	\$500
Subdivision or Condominium Lots (per lot) (Maximum fee of \$5,000.00)	\$260

Septic Record Searches	
File Searches (images only)	\$80
Images and Legal Report	\$100

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