

South Nation Conservation de la Nation Sud

2027 FEE SCHEDULE

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South Nation
Conservation
de la Nation Sud

South Nation Conservation Fee Schedule

- Schedule A: Planning
- Schedule B: Conservation Authorities Act Permits
- Schedule C: Technical Reviews
- Schedule D: Information and Professional Services
- Schedule E: Sewage System Inspections
- Schedule F: Private Land Stewardship
- Schedule G: Conservation Lands
- Schedule H: Watershed Programs

Payment can be made by cheque, cash, debit or credit.
Payments made by credit card are subject to a 2.4% convenience charge.

SCHEDULE A: PLANNING

(Effective March 1, 2027)

Planning Application	2027 Fee
Official Plan and Zoning Amendments	
OPA - Standard	$870
OPA - Major (private applications associated with urban expansion/major development)	$4,245
Zoning By-law Amendments	$450
Minor Variance Applications	$450

Application for Consent	$530
Clearance of Conditions (where applicable)	$250

Site Plan Control	
Single Residential	$450
Multiple residential, commercial or industrial	
Minor/Rural Small	$740
Standard	$1,190
Major	$2,960

Plan of Subdivision/ Part Lot Control/ Condominium	
Under 10 lots and 2 ha on full municipal services	$1,450
Under 10 lots and 2 ha on private services	$2,860
Over 10 lots and/or 2 ha on private or full municipal services	$4,375
Clearance of conditions (per phase) & Fraft Plan Revisions	$2,200
Priority review (per phase)	$6,680
Lifting of 30 cm Reserve & Part Lot Control	$250

File reactivation (files dormant over 2 years)	50% of current fee
Revisions: all file types	50% of current fee

Pre - consultation[1]	No initial fee

Clean Water Act - Drinking Water Source Protection	**2027 Fee**
Section 59 Clearance Notice	$320
Risk Management Plan	Staff Time

[1]An hourly rate may be charged for pre-consultation where significant staff time is required.

NOTES (SCHEDULE A: PLANNING)

Reviews are undertaken in accordance with Ontario Regulation 686/21: Mandatory Programs and Services, South Nation Conservation's (SNC) Fee Policy, SNC's Client Service Policy, and Conservation Ontario's Timely Review Taskforce Policies.

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.

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

SNC reserves the right to charge additional fees if the review requires additional work, additional site visits, etc., OR where additional processing past the initial submission period is required. Current fees apply for the reactivation or revision of files.

Application Categories:

- Minor: no technical review
- Standard: one technical review
- Major/Complex: more than one technical review

SCHEDULE B: CONSERVATION AUTHORITIES ACT PERMITS

(Effective March 1, 2027)

Application		Description	
Water Crossing	Private - culvert/bridge	Private entrance replacement ⩽ 30 m	$300
		Private entrance replacement > 30 m	$690
		New private entrance	$690
	Infrastructure - culvert/bridge	Replacement (same dimension) ⩽30 m and ⩽ 1 m dia.	$300
		Replacement (different dimension) or new ⩽1 m dia.	$690
		New >1 m dia. - 2 m dia.	$1,100
		New > 2 m dia.	$2,175
		Resurfacing	$300
		Superstructure or abutment works	$690
		New bridge	$2,840
	Directional drilling	Channel width ⩽ 3 m	$300
		Channel width > 3 m	$690
	Water utility crossing (open-cut)	Channel width ⩽ 3 m	$1,100
		Channel width > 3 m - 10 m	$2,175
		Channel width > 10 m	$2,840
Docks	Dock installation	⩽ 45 m^2	$300
		>45 m^2	$690
		All crib construction	$1,100
Fill Placement & Grading	Fill placement (m^3) / grading (ha) (including septic beds)	⩽ 100 m^3 / ⩽ 0.25 ha	$300
		>100 m^3 - 500 m^3 / > 0.25 ha - 0.5 ha	$690
		>500 m^3 - 1000 m^3 / > 0.5 ha - 1.0 ha	$1,175
		>1000 m^3 - 2000 m^3 / > 1.0 ha - 2.0 ha	$2,175

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Application Type		Description	2027 Fee
Buildings	Ancillary buildings with no foundation	Within a Regulated Area	$300
	Single family dwelling, auxiliary buildings, additions and similar	⩽ 20 m^2	$300
		>20 m^2 - 100 m^2	$690
		>100 m^2 - 200 m^2	$1,100
		>200 m^2	$2,175
	New multi-residential or institutional		$2,840
Shoreline Work & Watercourse Clean Out	Shoreline alterations, erosion protection, channelization, new watercourses, stormwater outlets and similar	⩽ 15 m	$300
		>15 m - 50 m	$690
		>50 m - 500 m	$1,100
		>500 m - 1000 m	$2,175
Wetland	Development/interference within 30 m of a wetland boundary	Minor review	$300
		Area affected ⩽ 0.5 ha	$690
		Area affected > 0.5 ha and ⩽ 1.0 ha	$1,100
		Area affected > 1.0 ha and ⩽ 2.0 ha	$2,175

Letter of Authorization/Simplified Permit	$140
Hearings regarding s.28.1 Permits (conditions, refusals, cancellations, extensions)	$420
Permit Extension Application (Must be made at least 60 days before permit expiry date)	$125
Re-application of expired permit (Must be within 6 months of expiry date with no changes to proposal or site conditions	$140
Minor amendments to issued permit (includes modifications to previously reviewed sediment and erosion control plans)	50% of current fee
Retroactive permits	100% surcharge
Major Projects (ex. Minister's Zoning Order, applications with several technical studies, >1000 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). *Additional charges for legal or technical peer-review may be applicable	$5,860*

Property Inquiry		
Written responses to 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)	$300
	File search only - expedited review (5 business days)	$575

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. SNC may retain a third party to assist with review of technical reports.

Our reviews evaluate whether the applicable guidelines and legislation have been appropriately addressed.

(Effective March 1, 2027)

Report Review	Development Type	2027 Fee
Normal Review (20 business days)[1] • 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 • Private Servicing	Small scale development	$490
	Development area < 0.5 hectares	$950
	Development area ⩽ 2 hectares	$2,000
	Development area > than 2 hectares	$3,125

Major Projects[2]	Hourly Rate
Aggregate Resource Act Reviews (plus technical review fees)	$4,245

[1] 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 ½ hour.

[2] Major Projects are projects with a high level of concern that requires the Authority to attend meetings and respond to inquiries and concerns. An application to the Authority may or may not be active. Hourly Rate applies to Schedule D.

SCHEDULE D: INFORMATION AND PROFESSIONAL SERVICES

(Effective January 1, 2027)

Product/Service		2027 Fee
Hourly Staff Rate		
	Assistant Technical Specialist Professional Management Senior Management	$77/hour $101/hour $116/hour $126/hour $137/hour $152/hour
Digital Data and Maps		
Monitoring data, GIS files, Aerial photography[1]	$186 plus staff time (Specialist Rate)	
Natural Hazard and Other Digital Maps	$236 plus staff time (Professional Rate)	
Customized Maps	$99 plus staff time (Specialist Rate)	
Reports		
Base Cost (digital and paper)	Small: 1-30 pg Medium: 31-100 pg Large: >100 pg	$153 $302 $470
Floodplain Models		
Hydraulic Model (HEC RAS model files) [1,2] Hydrologic Model (HEC-HMS, SWMHYMO model files) [1,2]		$2,404 per model plus staff time
Equipment		
Surveying Services	Trimble GPS Land Survey unit cost per day	$160
Drone Services	Drone Orthophotography unit cost per day	$371
	Drone LiDAR unit cost per day	$371
	Drone Bathymetry unit cost per day	$1,061

Notes:
- All equipment rentals require SNC staff for operation and data processing at SNC Staff Rates.
- There is a minimum staff time charge of ½ 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: PART 8 OBC – ONSITE SEWAGE SYSTEMS

(Effective January 1, 2027, unless otherwise noted)

Classification of Systems	2027 Fee
Class 2	
Grey water pit only - daily design flow not exceeding 1,000 L/day	$457
Class 3	
Cesspool - Black water pit only - daily design flow not exceeding 1,000 L/day	$457
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	$988
Other Systems	$876
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	$1,422
Other Systems	$1,295
Treatment Unit Alterations (No Changes to Disposal Field)	
Replacement/enlargement/relocation	$457
Material Alteration	$897
Repair Pumping/Dosing System or Minor Repair (ex. level header)	$230
Installation of Filter/Risers	$230
Additional Inspections and Retroactive Permits	
Additional or repeat inspections (Class 2, 3, 4 and 5 <4,000 L/day daily design flow)	$230
Additional or repeat inspections (Class 4 and 5 >4,000 L/day and <10,000 L/day daily design flow)	$280
Applying for a permit after the installation is complete (retroactive permits)	125% of current fee

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Permit Revisions (Certificate of Change)	
Change of tertiary treatment unit type	$230
Pipes and Stone to Chambers (equal area or reduction)	$457
Chambers to Pipes and Stone (increase)	$457
Addition of fixtures or living area (no design flow increase)	$230
Increased design flow and/or elevation changes	$230
Change in type of system (ie. Conventional to Tertiary)	$457
Different location on property (site evaluation)	$230
Miscellaneous / Other and/or Repeat Inspections	$230

Permit Renewal & Expiration	
Owner renews permit (first six months)	$230
Owner renews permit (second six months) *Maximum of two renewals will be granted	$230

Permit Cancellation and Transfers	
Administrative Revision	$135
Owner transfers permit to new owner (no changes)	$230
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	$892

Renovations / Changes of Use Permits (Part 10 & 11 of the Ontario Building Code)	
Compliance Review (distances only)	$75
Compliance Review (full review)	$197

Land Control and Lot Creation (Planning Act) - Effective March 1, 2027	
Minor Variances and Zoning By-Laws (site visit required)	$220
Outside SNC Jurisdiction - Consent Applications (per application)	$450
Inside SNC Jurisdiction - Consent Applications (per application)	$530
Subdivision or Condominium Lots (per lot) (Maximum fee of $5,000.00)	$275

File Searches	
Document Search	$112

Administrative Fees	
Additional Copies of Permit Documents (photocopies)	$27
Photocopies of Other Documents	$1 per copy

SCHEDULE F: PRIVATE LAND STEWARDSHIP

(Effective January 1, 2027)

Product/Service	2027	
Program	**Landowner Fee**	**Potential Subsidy (Forests Canada)**
Forests Canada Tree Planting Program	• $1.14/conifer • $1.73/hardwood • $604ha band spray and scribe[1] • $577/ha scribe[1] • $0.37 seedling for spot spray • Order minimum of 1,000 trees • Refills: $0.36/seedling, minimum of 400 seedlings	$2.40/seedling
Woodlot Storm Recovery Program[2]	• $0.47/conifer • $0.72/hardwood • Maximum landowner fee: $3,000	None: balance of tree planting costs covered by other funding sources
Over the Counter Tree Sales	• Nursery stock cost plus 25% for service fee • Order minimum of 100 trees • Tree planting supplies: cost plus 25% service fee	None

[1]Site preparation is charged as a non-refundable deposit on planting projects.

[2]Woodlot Storm Recovery Program: South Nation Conservation secured funding to provide assistance to private woodlot owners affected by the May 2022 Derecho Storm. Partners include Natural Resources Canada through the 2 Billion Tree Program and the City of Ottawa.

Reforestation is mandatory to access funding for professional services and site preparation. 2027 fees will not apply toprojects in progress prior to January 1st, 2027, SNC will honor pricing stated in signed landowner agreements.

SCHEDULE G: CONSERVATION LANDS

(Effective January 1, 2027)

Service		2027 Fee
Hunting	Applicants residing within the SNC Jurisdiction	$100
	Applicants residing outside the SNC Jurisdiction	$150
	Applicants from Outside Ontario	$200
Trapping	Exclusive trapping agreements	$50
Conservation Area - Facility Use Permit	Exclusive use of a Conservation Area (ex. family gathering, public/private event, educational tour, photography, etc.) Applicants responsible for obtaining appropriate liability insurance (if applicable) and Special Occasions Permits	Free or By Donation
	Wedding or large private event	$100
Conservation Area Memorial Dedications	Memorial Tree Dedication (available in the McIntosh Memorial Park and the Oak Valley Pioneer Park Conservation Areas)	$500
	Memorial Bench Dedication (available in all SNC Conservation Areas)	$2,000
Land Use Agreements (ex. Agricultural Uses: Maple Syrup or Honey, Hay Production, or Community Uses, etc.)	Contracts and land use agreements are negotiated on a case-by-case basis using current market rates	

SCHEDULE H: WATERSHED PROGRAMS

(Effective January 1, 2027)

Program/Service	2027 Fee
Total Phosphorous Credit Trading Program	
Total Phosphorous Management	$625/kg
Environmental Education Programs	
Stream of Dreams - Environmental Education and Community Art	$10/participant
Maple Syrup Education Program	$5/participant
Youth Fish Camp (two-day summer camp)	$95/participant
Youth Hunt Apprenticeship Program	Free (Delta Waterfowl partnership)
Note: Other education programs may be available on a cost-recovery basis, including high school certifications through the Specialist High Skills Major Program. Please contact SNC for more details at info@nation.on.ca or 1.877.984.2948.	