



Permit and Planning Fee Schedule

Fees for planning and development related services under Section 21 (m.1) of the *Conservation Authorities Act*, as approved by the NVCA Board of Directors, effective December 10, 2021.

Call before you apply! Before you submit an application, call NVCA planning staff at 705-424-1479 for a free consultation on your proposal. NVCA staff will go over your proposed plan, help you understand the timeline for application and review, and provide you with application pricing.

| Official Plans and Zonings | Fee |
|---|---|
| Official Plans and Secondary Plans | General Levy |
| Comprehensive Zoning By-law | General Levy |
| Site Specific Official Plan and Zoning By-Law Amendments | \$520 |
| Additional fee for technical study review | \$780 |
| Letter of approval (no technical review or site inspection required) | \$105 |
| Plan of Subdivision/Condominium (Residential, Commercial and Industrial) | Fee |
| Minimum Fee | \$13,000 |
| Maximum Fee (See Note 1) | \$104,000 |
| Lot/Unit fee and Net hectare fee | \$3,425 per hectare |
| Design Resubmission surcharge for subdivisions and residential/mixed use site plans | 3rd Submission - 25% of original fee (maximum charge of \$13,000) 4th and subsequent submissions - 50% of original fee (maximum fee of \$13,000) |

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| Redline Revisions | Minor (Design Change) 25% of original fee (maximum fee of \$13,500) Major (Change to Limits of Development) 75% of original fee (not to exceed maximum fee \$104,000) |
| Site Plans | Fee |
| Letter of Approval (no technical review or site inspection required) | \$545 |
| Minor: Site Plan Area less than 2 ha | \$1,560 |
| Intermediate: Site Plan Area more than 2 ha, less than 4 ha | \$5,710 |
| Major: Site Plan Area more than 4 ha (Additional \$1,250/ha fee charge for sites over 10 ha.) | \$14,005 |
| Site Plan: Residential (multi-unit and/or mixed use) | Use Residential Subdivision Fees |
| Design Resubmission surcharge for non-residential site plans | 3rd Submission - 25% of original fee 4th and subsequent submissions - 50% of original fee |
| Golf Courses | Fee |
| New Golf Courses | \$15,600 |
| Aggregate Proposals | Fee |
| Minimum fee for Below Water Table | \$13,000 |
| Maximum fee for Below Water Table | \$104,000 |
| Net hectare fee for Below Water Table | \$1,325/ha |
| Above water table proposals or expanded extraction within a licensed area | \$13,000 |

| Consents | Fee |
|--|------------|
| Base Fee | \$315 |
| Additional fee for technical study review (e.g., SWM Report or EIS) | \$520 |
| Letter of approval (no technical review or site inspection required) | \$105 |
| Minor Variances | Fee |
| Base Fee | \$210 |
| Additional fee for technical study review (e.g., SWM Report or EIS) | \$520 |
| Letter of approval (no technical review or site inspection required) | \$105 |
| Niagara Escarpment Commission Applications | Fee |
| Base Fee | \$315 |
| Additional fee for technical study review, for example EIS | \$520 |
| Letter of approval (no technical review or site inspection required) | \$105 |
| Conservation Authorities Act | Fee |
| Letter of Approval (site inspection not required) | \$100 |
| Permit Application Minor Works | \$250 |
| Permit Application Intermediate Works | \$550 |
| Permit Application Major Works | \$1,560 |
| Permit Application Major Works – complex | \$3,120 |
| Agricultural Permit Applications (separated in 2016) | |
| Letter of Approval (site inspection not required) | \$100 |

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|---|--|
| Minor works or works located in regulated adjacent lands | \$250 |
| Works located within flood and/or erosion hazard | \$550 |
| Unauthorized works | 2 X permit fee |
| Permit application large fill projects: 250 – 1,000 m ³ (Permit application for large fill projects - See procedural guidelines for more detail.) | \$520 plus \$0.80/m ³ |
| Permit application large fill projects: more than 1000 m ³ | \$1,560 plus \$0.80/m ³ |
| Permit – amendment | 50% of original fee |
| Additional fee for significant technical review | Varies |
| Other | Fee |
| Legal/Real Estate Inquiries | \$210 |
| Legal/Consultant Peer Review Costs (charged on the basis of cost recovery) | Varies |
| Provision of Individual Property Information | \$75 |
| Pre-consultations Fee | \$550 (without site visit) \$1,560 (analysis by one planner and one technical discipline) \$3,120 (analysis by one planner and more than one technical discipline) |

Notes:

Fee Schedule Notes:

1. The maximum review fee for plans of subdivision/condominium is \$104,000.
2. Plans of subdivision/condominium fees may be phased as outlined in NVCA's policy for charging fees if the total fee meets the minimum threshold of \$50,000.00.
3. The NVCA reserves the right to not allow the phasing of fees for development subject to a Minister's Zoning Order (MZO) issued by the Minister of Municipal Affairs and Housing.
4. When processing and reviewing consolidated planning applications (e.g. OPA/ZBA/Subdivisions), the higher fee is applicable (including MZOs).
5. Plans of subdivision/condominium and site plan fees include permitting fees under the NVCA's Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation, Ontario Regulation 172/06.
6. Notwithstanding note # 5, permit issuance for works occurring two years after the date of the last NVCA comments on a file will be subject to the relevant permit fee for the scale of the works.
7. A net hectare refers to the total area of land available for development. It excludes lands outside of the development limit (e.g., natural hazard, natural heritage areas and buffers).
8. NVCA reserves the right to reassess the review fee after 5 years of receipt of the application based on timing and receipt of technical information.
9. The applicant will be responsible for any external peer review costs necessary to review submitted technical submissions.
10. Alterations or expansions to existing golf courses not requiring Planning Act approvals and within a regulated area will be addressed through the Conservation Authorities Act approval fees.
11. Permit approval will not be required from the NVCA for certain small-scale projects as outlined in NVCA's Policy for Charging Fees.
12. Please see NVCA's Policy for Charging Fees for further an explanation of the minor, intermediate and major permit fee categories, as well as other matters (e.g., fee exemptions, appeal process, etc.). This document is available at www.nvca.on.ca under Planning & Permits – Policies & Guidelines.

ATTACHMENT - Costs for Mapping/GIS Requests

| Fee per Map | Fee |
|---|---------------|
| Pre-made NVCA General Maps (8.5x11 or 11x17 Color) | \$10 |
| Comprehensive Mapping Request (minimum fee) | \$2,000 |
| Custom Made Maps (data processing fee + printing costs) | Fee |
| 8.5x11 or 11x17 | \$10 |
| 17x22 | \$20 |
| 22x34 | \$25 |
| 24x36 | \$30 |
| Add Ortho Imagery to a 17 X 22 or larger map | Add \$10 |
| Digital Maps | Fee |
| Data Processing Fee -The fee for data preparation will be based on an hourly administration cost of the GIS Department's time for compiling and processing the requested information. | Varies |
| Products | Fee |
| Digital Ortho Imagery | \$75 per tile |
| Packaged GIS Datasets | Fee |
| Price will vary depending on level of complexity of the data and the time put into processing i.e., Generic Regulation Mapping \$2000 | Varies |

GRCA Permit, Plan Review, Title Clearance and Inquiry Fee Schedule January 1st, 2022

Please refer to the Fee Notes outlined below for more details.

| Permit Fee Schedule | |
|---|--|
| Note: Applicants are encouraged to apply online on the GRCA Permits Application Page. | |
| Minor - Low risk of impact on natural hazards or natural feature. No technical reports required | |
| • Fee for Development Applications | \$445 |
| • Fee for Alterations or Interference with Wetlands, Shorelines and Watercourses Applications | \$445 |
| Standard - Moderate risk and/or potential impact on natural hazards or natural features. Detailed report and/or plans, site visit required | |
| • Fee for Development Applications | \$650 |
| • Fee for Alterations or Interference with Wetlands, Shorelines and Watercourses Applications | \$1,140 |
| Major - Requires one or more reports (Environmental Impact Study, Hydraulic Analysis, Stormwater Management, Geotechnical, etc.) | |
| • Fee for Development Applications | \$9,835 |
| • Fee for Alterations or Interference with Wetlands, Shorelines and Watercourses Applications | Culvert/Bridge replacement \$6,450 All other applications \$9,835 |
| Large Fill - over 1,000m³ | \$9,835 plus \$0.50/m ³ |
| Works initiated prior to GRCA approval | 2 times the fee for the category |
| Rural Water Quality Programs or GRCA projects | \$90 |
| Expired Permit | \$90 |
| Plans amended to an approved permit | \$90 |

| Inquiry Schedule | |
|---|----------------|
| Title Clearance, Real Estate and other Inquiry Fee (per request) | \$245/property |

| Plan Review Fee Schedule | |
|--|-----------------|
| Subdivision and Vacant Land Condominium | |
| • Base fee | \$2,410 |
| • Per net hectare | \$1,255/hectare |
| • Applicant driven modification | \$1,605 |
| • Final clearance for registration of each stage: technical review required | \$6,450 |
| • Final clearance Processing Fee: no reports or review required | \$245 |
| • Fourth (4 th) and subsequent submission for review (same report) | \$555 |
| Official Plan and/or Zoning Bylaw Amendment | |
| • Major | \$2,405 |
| • Minor | \$445 |

| Plan Review Fee Schedule (Continued) | |
|--|----------|
| Consent | |
| • Major | \$1,140 |
| • Minor | \$445 |
| Minor Variances | |
| • Major | \$650 |
| • Minor | \$290 |
| Site Plan Approval Applications | |
| • Major | \$3,380 |
| • Minor | \$445 |
| Complex Applications | \$9,835 |
| Below Water Table Aggregate Applications | |
| • No features of interest within 120 metres of licence limit | \$9,835 |
| • Features of interest within 120 metres of licence limit | \$41,200 |
| Above Water Table Aggregate Applications | |
| • No features of interest within 120 metres of licence limit | \$445 |
| • Features of interest within 120 metres of licence limit | \$9,835 |

2022 Fee Notes

1. All fees are made payable and submitted directly to Grand River Conservation Authority.
2. Applicants are encouraged to consult with staff prior to submission of all applications to determine the extent and nature of the information required to accompany the application, and to determine the appropriate fee.
3. Applicants are encouraged to submit Permit applications through the GRCA's online Permit Application System
4. Permit applications that fall into one or more categories will be charged one fee, at the highest rate.
5. Plan review applications that fall into one or more categories will be charged one fee, at the highest rate.
6. The Conservation Authority may provide a refund or require the applicant submit additional funds for a permit or plan review fee if it is found that an incorrect fee has been submitted.
7. Minor Categories – Low risk of impact on natural hazards or natural features. Plans required. No technical reports or site visits required.
8. Standard Permit Category – Moderate hazard risk and/or potential impact on natural hazards or natural features. Detailed plans required. Scoped technical reports and/or site visits required.
9. Major Permit Category– High hazard risk and/or potential impact to natural hazards or natural features. Detailed plans required. One or more technical report required (Environmental Impact Study, Hydraulic Analysis, Storm Water Management, Geotechnical, etc.). Development permit applications for: golf courses, trailer parks, campgrounds, lifestyle communities will be considered as a major permit.
10. Major Plan Review Category– High or Moderate hazard risk and/or potential impact on natural hazards or natural features. Detailed plans required. One or more technical reports (may be scoped) are required, and a site visit may be required.
11. Complex Plan Review Category - Planning Act (e.g. OPA/ZC) and/or Site plan applications for: golf courses, trailer parks, campgrounds, lifestyle communities.
12. Large Fill - The fee is applicable to material placed within the Conservation Authority's regulated areas. Grading associated with Planning Act approvals is not considered a large fill application.
13. Major permit applications that have previously paid application or clearance plan review fees to the GRCA will be charged fees under the Minor or Standard category.
14. Permit fees are non-refundable, except where review indicates that no permit is necessary.
15. Expired permit - After a permit has expired, a new application must be submitted. For applications to replace a prior permit received within one year of expiry a fee of \$85 is required. Permits that have expired within the last year can be renewed through the GRCA online Permit Application System. Any changes to the plans or a lapse of more than one year will require a full review and the Schedule of Fees in effect at the time will apply.
16. The subdivision or vacant land condominium base fee including per net hectare fee will be capped at \$31,520.
17. The net hectare fee will be based on the initial submission and will exclude lands outside of the development limit (e.g. natural hazard, natural heritage areas and buffers). Stormwater management facilities and other open space or park uses are to be included in the net hectare fee calculation.
18. At the submission of a subdivision or vacant land condominium application, 70% of the base fee and per net hectare is required. Prior to issuance of conditions of draft plan approval, the remaining 30% of the fee is required.
19. A Processing Fee will apply for a clearance letter for a subdivision or condominium application where no technical review/reports (e.g. no Erosion and Sediment Control plan, SWM brief, etc.) are required.
20. For Aggregate Applications, features of interest include all Natural Heritage, Natural Hazard and surface water features.
21. Responses to Title Clearances, Real Estate and other Inquiries includes: Correspondence and mapping related to natural hazards and areas regulated under Ontario Regulation 150/06.



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SVCA 2022 PLAN REVIEW FEE SCHEDULE – Township of Melancthon

The SVCA Plan Review Fee Schedule is based on the Statistics Canada Consumer Price Index (CPI) for each calendar year.

The Fee Schedule will be updated on January 1st of every year by the SVCA.

| TYPE OF APPLICATION | 2022 FEES |
|--|--|
| Official Plan Amendment | \$260 |
| Zoning By-law Amendment | \$260 |
| Consent (per each new lot created) | \$260 |
| Minor Variance | \$190 |
| Draft Plan of Subdivision | \$80 per lot or block/ \$610 minimum. Maximum \$7340 |
| Draft Plan of Condominium | lesser of \$80 per unit or \$1480/ha with a minimum flat fee of \$610 Maximum \$7340 |
| Site Plan Application | lesser of \$80 per unit or \$1480/ha with a minimum flat fee of \$610 Maximum \$7340 |
| Private "Multi-Lot" Residential Developments | \$80 per lot or block/ \$610 minimum. Maximum \$7340 |
| Other Types of Applications | \$190.00 |

* CPI for the previous calendar year 4.9% (Ontario October 2020 - October 2021)

Notes and Definitions

1. The SVCA reserves the right to waive the application fee or reduce the fee on a case by case basis.
2. Fees for multiple joint applications made at the same time for the same parcel and for the same development proposal for Official Plan Amendments, Zoning By-law Amendments, Minor Variances and Consents will be discounted as follows:

| | |
|-------------------------|--|
| First Application | Full fee per Application Review Fee above |
| Additional Applications | 50% of full Application Review Fee per lot/application |

Note: The first Application Review Fee shall always be the higher of the applicable fees.



Watershed Member Municipalities
 Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
 Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
 Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
 Town of Saugeen Shores, Township of Southgate, Municipality of West Grey