



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)

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

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