



## 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 March 18, 2016

**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.

| <b>Official Plans and Zonings</b>   |                                     |
|---|-------------------------------------|
| Official Plans and Secondary Plans  | General Levy                        |
| Comprehensive Zoning By-law   | General Levy                        |
| Site Specific Official Plan and Zoning By-Law Amendments                                      | \$500                               |
| Additional fee for technical study review   | \$750                               |
| Letter of approval<br>(no technical review or site inspection required)                       | \$100                               |
| <b>Plan of Subdivision/Condominium<br/>(Residential, Commercial and Industrial)</b>           |                                     |
| Minimum Fee   | \$12,500                            |
| Maximum Fee (See Note 1)  | \$100,000                           |
| Lot/Unit fee and Net hectare fee  | \$3,300 per hectare                 |
| <b>Site Plans</b>   |                                     |
| Letter of Approval<br>(no technical review or site inspection required)                       | \$525                               |
| Minor: Site Plan Area less than 2 ha  | \$1,500                             |
| Intermediate: Site Plan Area more than 2 ha,<br>less than 4 ha                                | \$5,500                             |
| Major: Site Plan Area more than 4 ha (Additional 1250/ha<br>fee charge for sites over 10 ha.) | \$13,500                            |
| Site Plan: Residential (multi-unit)   | Use Residential<br>Subdivision Fees |
| <b>Golf Courses</b>   |                                     |
| New Golf Courses  | \$15,000                            |

| <b>Aggregate Proposals</b>  |                |
|---|----------------|
| Minimum fee for Below Water Table   | \$12,500       |
| Maximum fee for Below Water Table   | \$100,000      |
| Net hectare fee for Below Water Table                                     | \$1,250/ha     |
| Above water table proposals or expanded extraction within a licensed area | \$12,500       |
| <b>Consents</b>   |                |
| Base Fee  | \$300          |
| Additional fee for technical study review (e.g., SWM Report or EIS)       | \$500          |
| Letter of approval (no technical review or site inspection required)      | \$100          |
| <b>Minor Variances</b>  |                |
| Base Fee  | \$200          |
| Additional fee for technical study review (e.g., SWM Report or EIS)       | \$500          |
| Letter of approval (no technical review or site inspection required)      | \$100          |
| <b>Niagara Escarpment Commission Applications</b>                         |                |
| Base Fee  | \$300          |
| Additional fee for technical study review, for example EIS                | \$500          |
| Letter of approval (no technical review or site inspection required)      | \$100          |
| <b>Conservation Authorities Act</b>                                       |                |
| Letter of Approval (site inspection not required)                         | \$100          |
| Permit Application Minor Works  | \$250          |
| Permit Application Intermediate Works                                     | \$500          |
| Permit Application Major Works  | \$1,500        |
| Permit Application Major Works – complex                                  | \$3,000        |
| 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                          | \$500          |
| Unauthorized works  | 2 X permit fee |

|   |                                     |
|---|-------------------------------------|
| Permit application large fill projects: 250 – 1,000 m <sup>3</sup><br>(Permit application for large fill projects - See procedural guidelines for more detail.) | \$500<br>plus \$0.80/m <sup>3</sup> |
| Permit application large fill projects: more than 1000 m <sup>3</sup>   | \$1,500 plus \$0.80/m <sup>3</sup>  |
| Permit – amendment  | \$100                               |
| Additional fee for significant technical review   | Varies                              |
| <b>Other</b>  |                                     |
| Legal/Real Estate Inquiries   | \$200                               |
| Comprehensive Mapping Request (minimum fee)   | \$2,000                             |
| Legal/Consultant Peer Review Costs<br>(charged on the basis of cost recovery)   | Varies                              |
| Provision of Individual Property Information  | \$50                                |
| Development Pre-consultations requiring technical study review (minimum fee)  | \$500                               |

**Notes:**

1. The maximum review fee for plans of subdivision/condominium is \$100,000.
2. Plans of subdivision/condominium fees for will be phased as outlined in NVCA’s Policy for Charging Fees.
3. When processing and reviewing consolidated planning applications (e.g., OPA/ZBA/ Subdivisions) the higher fee would be applied.
4. 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.
5. 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).
6. 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.
7. The applicant will be responsible for any external peer review costs necessary to review submitted technical submissions.
8. 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.

9. Permit approval will not be required from the NVCA for certain small scale projects as outlined in NVCA's Policy for Charging Fees.
10. 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](http://www.nvca.on.ca) under Planning & Permits – Policies & Guidelines.

## ATTACHMENT - Costs for Mapping/GIS Requests

| <b>Fee per Map</b>  |               |
|---|---------------|
| Pre-made NVCA General Maps<br>(8.5x11 or 11x17 Color)   | \$10          |
| <b>Custom Made Maps (data processing fee + printing costs)</b>  |               |
| 8.5x11 or 11x17   | \$10          |
| 17x22   | \$20          |
| 22x34   | \$25          |
| 24x36   | \$30          |
| Add Ortho Imagery to a 17 X 22 or larger map  | Add \$10      |
| <b>Digital Maps</b>   |               |
| 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        |
| <b>Products</b>   |               |
| Digital Ortho Imagery   | \$75 per tile |
| <b>Packaged GIS Datasets</b>  |               |
| Price will vary depending on level of complexity of the data and the time put into processing i.e., Generic Regulation Mapping \$2000   | Varies        |

**Alternative Formats** – If you require this document in an alternative format, please contact the NVCA at 705-424-1479 or [admin@nvca.on.ca](mailto:admin@nvca.on.ca)

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