

SCHEDULE “A” – PLAN REVIEW FEES (effective January 1, 2017)

Application Type	Fee	
<i>Official Plan Amendments</i>		
<ul style="list-style-type: none"> • <i>Standard</i>² • <i>Major</i>³ 	\$570	\$2770
<i>Zoning By-law Amendment</i>		
<ul style="list-style-type: none"> • <i>Standard</i>² • <i>Major</i>³ 	\$570	\$1875
<i>Site Plan Control</i>		
<ul style="list-style-type: none"> • <i>Single Residential</i> • <i>Multiple Residential, Commercial, Industrial</i> 	\$570	\$800
<i>Complex</i> ⁴ <i>Application</i>	\$7425	
<i>Consent</i>	\$570	
<i>Minor Variance</i>	\$410	
<i>Plan of Subdivision/Condominium (with no previous site plan circulation)</i>	<i>Less than 100 lots</i>	<i>More than 100 lots</i>
<ul style="list-style-type: none"> • <i>Charges for review to provision of Conditions of Draft Approval <u>only</u> on a new application; involvement subsequent to draft approval is subject to additional fees.</i> 	\$570	\$2770
<ul style="list-style-type: none"> • <i>Clearance of Conditions for Subdivision Registration (per phase)</i> 	\$570	\$2300
<ul style="list-style-type: none"> • <i>Draft Plan Modifications</i>⁵ <i>(alterations to site/plan layout)</i> 	\$570	\$570
<ul style="list-style-type: none"> • <i>Draft Plan Extension</i>⁶ <i>(original conditions about to lapse for draft approval)</i> 	\$570	\$570
<i>Niagara Escarpment Plan</i>		
<ul style="list-style-type: none"> • <i>Development Permit</i> • <i>Niagara Escarpment Plan Amendment</i> 	\$570	\$2770
<i>Reactivation Fee (all application types) after three (3) years of dormancy. \$205</i>		

Interpretation

¹ Plan Review Fee is for the provision of comments to municipal planning authority or the Niagara Escarpment Commission on privately initiated site specific development applications pursuant to the Ontario Planning Act and Niagara Escarpment Plan Act. Technical Report review fees (Schedule "C") shall apply as applicable. CA Act regulatory approvals (Schedule "B") normally follow planning approvals where required. All fees are exclusive of Technical Review Fees (see Schedule "C"); supplementary Technical Report Review Fees will be added on as per issue basis in addition to any and all fees outlined in Schedule "A" herein. The "notes to Schedule "A" (below) form part of this Schedule.

² "**Standard**" - An application where no technical studies are required.

³ "**Major**" - Applications where one or more technical study is required. See Schedule "C" Technical Review Fees for applicable fees.

⁴ "**Complex**" - Planning Act (e.g. OPA/ZBA) and/or Site Plan for aggregate applications, golf courses, trailer parks, campgrounds, lifestyle communities.

⁵ "**Modification**" means alteration to layout, blocks, roads etc.

⁶ "**Extension**" means that approval is about lapse and the original conditions of approval need to be revised and updated necessitating a full review.

SCHEDULE "A" - NOTES

- A. Reviews are undertaken in accordance with the Conservation authorities mandate and are directly related to circulation requirements associated with the Ontario Planning Act, Niagara Escarpment Planning and Development Act and Provincial (MMAH) "One Window" review. Some review matters relate to Municipal Memorandums of Understanding for the provision of planning advice. Section 21(1)(m) of the Conservation Authorities Act empowers individual Conservation Authorities to charge user fees for such services.
- B. 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.
- C. Plan review applications that fall into one or more categories will be charge one fee, at the highest rate, when the applications are submitted at the same time
- D. Fees shall be paid at the time of the filing of an application with the municipality. All fees must be received prior to the release of written comments to an approval authority.
- E. Subdivisions that have several phases will be charged a separate clearance fee at the time of clearing of each phase.
- F. Additional fees – NPCA reserves the right to request additional fees should the review require a greater level of effort. Additional fees are required after the second submission for all applicant initiated revisions and for the review of reports/plans not reflecting changes as requested by the NPCA.
- G. The Consent fee may be collected for a Part Lot Control application within a plan of subdivision that was registered prior to May 4, 2006 where a new lot is created within or adjacent to a NPCA Regulated Area.

SCHEDULE “B” - PERMIT FEES (effective January 1, 2017)

**Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation 155/06
(Section 28 of the Conservation Authorities Act)**

Description	Fee
Fill - placement or removal of fill in excess of 25 cubic metres	\$1565
Works on a valley slope and/or erosion prone area	\$830
Public Roads - New/Replacement Bridge or Culvert Crossing - span > 3m	\$1345
Public Roads - New/Replacement Bridge or Culvert Crossing - span < 3m	\$730
Public Roads - Bridge Culvert maintenance incl. repair to soffit, wing walls & other superstructure, repair of inlet/outlet erosion	\$305
Access Crossings - new/replacement primary access (e.g. main driveway)	\$995
Access Crossings - new/replacement secondary bridge (e.g. low flow, foot bridge, golf course crossing)	\$500
Access crossings - maintenance to deck, wing walls or other superstructure	\$350
Dams: New/Replacement and major maintenance	\$3185
Dams: Maintenance	\$1200
Shoreline: New/Replacement Shoreline Protection Works (e.g. walls, stone barriers)	\$1920
Shoreline: Maintenance of wall or barrier	\$350
Ponds: New pond with diversion structure/channel connection	\$900
Ponds: New pond construction or enlargement of existing pond without channel connection	\$350
Utilities: Utility watercourse crossing (open cut)	\$1875
Utilities: Utility in floodplain or other Regulated feature	\$1405
Utilities: Storm drainage outfall construction	\$785
Utilities: Outfall Maintenance	\$305
Buildings: New Construction, reconstruction, redevelopment, additions (greater than or equal to 1000 square feet)	\$1405
Buildings: New Construction, reconstruction, redevelopment, additions (less than 1000 square feet)	\$700
Buildings: Accessory Structures (e.g. in ground pools, decks, docks, gazebos)	\$305
Watercourse Alteration: Channels - Channel works > 500 m (incl. Realignment, invert cleanout, erosion protection)	\$3185
Watercourse Alteration: Channels - Channel works < 500 m	\$1920
Watercourse Alteration: Channels repair of localized erosion failure	\$500
Watercourse Alterations: Channels - minor intermittent drainage courses where no fish or ecological restrictions are present	\$305
Other: Great Lake Dredging	\$1920
Other: Miscellaneous - small watercourse, valleyland, shoreline works not defined above	\$305
Permit Renewal Fee (if application to renew submitted within 6 months of expiry)	\$235

SCHEDULE "B" - NOTES

- A. Pursuant to the provisions of Ontario Regulation 155/06 and the NPCA's regulation policies, permission is required, prior to undertaking development in hazardous areas, in or adjacent to wetlands and before straightening, changing, diverting or interfering in any way with the existing channel of a lake, river, creek stream or watercourse or prior to changing or interfering in any way with a wetland. The Technical Review Fees (Schedule "C") does not apply to NPCA permits.
- B. Fees are approved by the NPCA Board of Directors and apply to application review only; acceptance of an application as complete is not to imply permission may be granted permission will be forthcoming only if submission address statutory requirements and are in conformity with approved CA policies in effect at the time an application is made or where allowances are granted by the NPCA Board of Directors. **All fees are payable at the time the application is submitted failing which the application cannot be deemed complete or processed.**
- C. Permit applications that fall into one or more categories will be charge one fee, at the highest rate, when the applications are submitted at the same time.
- D. **Development:** for definition see Section 28(25) of the Conservation Authorities Act of Ontario (R.S.O. 1990, Chpt. 27)
- E. **Watercourse:** for definition see Section 28(25) of the Conservation Authorities Act of Ontario (R.S.O. 1990, Chpt. 27)

SCHEDULE “C” – TECHNICAL REPORT REVIEW FEES (effective January 1, 2017)

Technical reports are routinely prepared by accredited professionals in the fields of water resources engineering, groundwater science, site servicing, geotechnical engineering, environmental assessments, ecology and planning in support of proving the feasibility of development. Such experts are familiar with professional standards and provincial and local requirements in such matters. The CA review involves a determination or the provision of advice on whether the applicable guidelines have been appropriately addressed.

Description	Fee
Stormwater Management Minor (the area is less than 5 ha)	\$585
Stormwater Management Major (the area is more than 5 ha)	\$1755
Review of Floodplain mapping prepared by applicant up to 500 linear metres	\$1345
Review of Floodplain mapping prepared by the applicant over 500 linear metres	\$2575
Grading and Drainage Plan Review Minor (the area is less than 5 ha)	\$380
Grading and Drainage Plan Review Major (the area is more than 5 ha)	\$1170
Geotechnical Report Review up to 200 linear metres of slope crest	\$505
Geotechnical Report Review over 200 linear metres of slope crest	\$1345
Hydrogeological Report Review Minor (less than 5 lots)	\$1015
Hydrogeological Report Review Major (more than 5 lots)	\$1755
Coastal Engineering Report Review (up to 200 linear m of Great Lakes shoreline)	\$505
Coastal Engineering Report Review (more than 200 linear m of Great Lakes shoreline)	\$1345
EIS Terms of Reference Review (to be deducted from EIS fee when EIS submitted)	\$350
EIS Minor (one feature e.g. watercourse)	\$1015
EIS Major (more than one feature e.g. wetland, watercourse, valley)	\$2205
EIS Third submission (Addendum)(minor changes)	\$585
EIS Third submission (Addendum)(major changes e.g. features not addressed, additional site visit or meetings required)	\$1170

SCHEDULE “C” - NOTES

- A.** Technical review fees of \$72/hour will be charged where more than two (2) reviews are required by the Conservation Authority due to submission of incomplete reports from the applicants. All fees are made payable to the Niagara Peninsula Conservation Authority.
- B.** Technical review fees also apply to the review of preliminary studies submitted prior to a formal planning, NPCA permit or municipal building permit application. If a formal planning or permit application is received by the NPCA within one (1) year of the review of the preliminary study and the proposal is the same as the preliminary one, the technical review fee will be discounted from the NPCA fee.
- C.** Where the NPCA has reviewed as part of a planning act application and the same study is needed to support a NPCA permit application, the permit fee will be one-half (1/2) of the relevant fee.

SCHEDULE “D” – INQUIRIES/MINOR WORKS (effective January 1, 2017)

Description	Fee
Solicitor, Real Estate, Appraiser	\$250
Building Permit Clearance	\$65
Minor Works Letter	\$120

SCHEDULE “D” - NOTES

- A.** Technical review fees (see Schedule C) apply to Building Permit Clearance (e.g. where municipal Zoning By-laws include overlay zones for the identification of natural heritage and/or natural hazard features)
- B.** The Building Permit Clearance fee is not collected for new homes in Registered Plans of Subdivision that have been reviewed by the NPCA.