

Niagara Peninsula Conservation Authority			
FEE SCHEDULE (EXCLUDING HST)		Effective 1-JAN-2026	
Description	2026		
Schedule A - PLAN REVIEW FEES			with HST
Official Plan Amendments - Standard <sup>1</sup>	\$	1,539.82	\$ 1,740.00
Official Plan Amendments - Major <sup>2</sup>	\$	6,247.79	\$ 7,060.00
Zoning By-law Amendment - Standard <sup>1</sup>	\$	1,539.82	\$ 1,740.00
Zoning By-law Amendment - Major <sup>2</sup>	\$	6,247.79	\$ 7,060.00
Zoning By-law - Removal of Holding	\$	1,539.82	\$ 1,740.00
Site Plan Control - Minor <sup>1</sup>	\$	3,070.80	\$ 3,470.00
Site Plan Control - Major <sup>2</sup>	\$	8,194.69	\$ 9,260.00
Consent			
Consent - Minor <sup>1</sup>	\$	1,075.22	\$ 1,215.00
Consent - Major <sup>2</sup>	\$	2,035.40	\$ 2,300.00
Minor Variance			
Minor Variance - Minor <sup>1</sup>	\$	615.04	\$ 695.00
Minor Variance - Major <sup>2</sup>	\$	1,840.71	\$ 2,080.00
<b>Plan of Subdivision/Condominium (no previous site plan circulation):</b>	\$	-	
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>Less than 100 lots</i>	\$	4,300.88	\$ 4,860.00
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>More than 100 lots</i>	\$	6,964.60	\$ 7,870.00
Clearance of Conditions for Subdivision Registration (per phase) - <i>Less than 100 lots</i>	\$	584.07	\$ 660.00
Clearance of Conditions for Subdivision Registration (per phase) - <i>More than 100 lots</i>	\$	2,353.98	\$ 2,660.00
Draft Plan Modifications (alterations to site/plan layout) - <i>Less than 100 lots</i>	\$	1,026.55	\$ 1,160.00
Draft Plan Modifications <sup>3</sup> (alterations to site/plan layout) - <i>More than 100 lots</i>	\$	1,026.55	\$ 1,160.00
Draft Plan Modifications <sup>3</sup> (alterations to site/plan layout) - Condominium	\$	-	\$ -
Draft Plan Modifications <sup>3</sup> (alterations to site/plan layout) - Subdivision	\$	-	\$ -
Draft Plan Extension (original conditions about to lapse for draft approval) - <i>Less than 100 lots</i>	\$	-	\$ -
Draft Plan Extension (original conditions about to lapse for draft approval) - <i>More than 100 lots</i>	\$	-	\$ -
Draft Plan Extension <sup>4</sup> (original conditions about to lapse for draft approval) - Condominium	\$	1,026.55	\$ 1,160.00
Draft Plan Extension <sup>4</sup> (original conditions about to lapse for draft approval) - Subdivision	\$	2,044.25	\$ 2,310.00
Niagara Escarpment Plan	\$	-	\$ -
Niagara Escarpment Plan - Development Permit (No Tech review required)	\$	610.62	\$ 690.00
Niagara Escarpment Plan - Development Permit (Tech review required)	\$	876.11	\$ 990.00
Niagara Escarpment Plan Amendment	\$	4,115.04	\$ 4,650.00
Aggregate Extraction Applications	\$	9,672.57	\$ 10,930.00

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Description	2026	
Reactivation Fee (all application types) after three (3) years of dormancy	\$ 380.53	\$ 430.00
Resubmission Fee (hourly)	\$ 115.04	\$ 130.00
<b>Schedule B - PERMIT FEES</b>		<b>with HST</b>
Development - Major <sup>1</sup>	\$ 6,141.59	\$ 6,940.00
Development - Minor <sup>2</sup>	\$ 1,539.82	\$ 1,740.00
Development - Routine <sup>3</sup>	\$ 615.04	\$ 695.00
Interference with Wetlands - Major	\$ 6,141.59	\$ 6,940.00
Interference with Wetlands - Minor	\$ 1,539.82	\$ 1,740.00
Interference with Wetlands - Routine	\$ 615.04	\$ 695.00
Municipal Infrastructure or Utilities - Major Permit	\$ 3,070.80	\$ 3,470.00
Municipal Infrastructure or Utilities - Minor Permit	\$ 1,539.82	\$ 1,740.00
Municipal Infrastructure or Utilities - Routine Permit	\$ 615.04	\$ 695.00
Minor Amendment to Issued Permit	50% permit fee	
Request for Permit Extension	\$ 353.98	\$ 400.00
Resubmission Fee <sup>4</sup> (hourly)	\$ 115.04	\$ 130.00
Non-Compliance (Permit Issued) - 3 times the permit fee plus \$150.44 + HST	\$ 150.44	\$ 170.00
Violation Surcharge (No Permit Issued) - 3 times the permit fee plus \$150.44 + HST	\$ 150.44	\$ 170.00
<b>Schedule C - TECHNICAL REPORT REVIEW FEES</b>		<b>with HST</b>
Environmental Assessment Review	\$ 2,557.52	\$ 2,890.00
Site Visit (Not Part of a Permit or Planning Application)	\$ 566.37	\$ 640.00
Technical Study Review (Not Part of a Permit or Planning Application)	\$ 2,044.25	\$ 2,310.00
Municipal Drain Maintenance or Repair (DART)	\$ 566.37	\$ 640.00
Municipal Drain - New Construction or Improvement Under Section 78	\$ 3,840.71	\$ 4,340.00
Municipal Drain - New Section 78 Engineering Report	\$ 1,433.63	\$ 1,620.00
<b>Schedule D - INQUIRIES / MINOR WORKS</b>		<b>with HST</b>
Solicitor, Real Estate, Appraiser	\$ 353.98	\$ 400.00
Building Permit Clearance	\$ 353.98	\$ 400.00
<b>Schedule E - CONSERVATION AREA RATES</b>		<b>with HST</b>
<b>Day Use Admission</b>		
<b>Balls Falls, Binbrook, Chippawa Creek, Long Beach (unless specified)</b>		
- Children 5 and Under	FREE	FREE
- Vehicle and driver	\$ 13.27	\$ 15.00
- Vehicle and Senior/Accessible/Student Driver	\$ 10.18	\$ 11.50
- Additional Passenger - Adult	\$ 4.42	\$ 5.00
- Additional Passenger - Senior/Accessible/Student	\$ 3.54	\$ 4.00
- Maximum Vehicle	\$ 26.55	\$ 30.00

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FEE SCHEDULE (EXCLUDING HST)		Effective 1-JAN-2026	
Description	2026		
- Bus - greater than 20 passengers per vehicle	\$	150.44	\$ 170.00
- Shoulder Season Admission (Fall/Winter) - No attendant	\$	7.96	\$ 9.00
- Auto Gate Peak Season (No attendant)	\$	13.27	\$ 15.00
<b>Balls Falls Thanksgiving Festival (Note: \$1 General ticket - NPCF)</b>			
- Children 5 and Under		FREE	FREE
- General Admission	\$	10.62	\$ 12.00
- Senior (65+)	\$	7.96	\$ 9.00
- Children (3 to 11 years of age)	\$	7.96	\$ 9.00
<b>Camping</b>			
<b>Chippawa Creek and Long Beach</b>			
- Non Serviced One Night (transient)	\$	52.23	\$ 59.02
- 15 Amp One Night (transient)	\$	57.14	\$ 64.57
- 15 Amp Seasonal	\$	3,070.45	\$ 3,469.61
- 15 Amp One Night Premium (transient)	\$	62.06	\$ 70.13
- 15 Amp Seasonal Premium	\$	3,362.19	\$ 3,799.28
- 30 Amp One Night (transient)	\$	64.52	\$ 72.91
- 30 Amp Seasonal	\$	3,508.21	\$ 3,964.28
- 30 Amp One Night Premium	\$	66.98	\$ 75.69
- 30 Amp Seasonal Premium	\$	3,792.92	\$ 4,286.00
- 30 Amp Seasonal Premium / Ridge - <b>Long Beach Only</b>	\$	4,193.53	\$ 4,738.69
- Reservation Fee	\$	11.50	\$ 13.00
- Change / Cancellation Fee	\$	7.96	\$ 9.00
- Deck Storage	\$	90.71	\$ 102.51
- Trailer Storage - <b>Long Beach Only</b>	\$	226.77	\$ 256.25
<b>Passes and Permits</b>			
- NPCA NaturePlus Membership Pass	\$	119.32	\$ 134.83
- NPCA NaturePlus Membership Pass Replacement Fee	\$	25.00	\$ 28.25
- NPCA NaturePlus Membership Pass Renewal Fee	\$	109.32	\$ 123.53
- Photography Permit (per day)	\$	122.94	\$ 138.92
- Filming Permit (per hour)		\$152 - \$500	\$171.76 - \$565
- Hunting Permit	\$	43.50	\$ 49.16
- Hunting Blind Reservation	\$	43.50	\$ 49.16
<b>Educational Programming (HST exempt)</b>			
- Half-Day School Visit (per student)	\$	10.00	<i>Exempt</i>
- Full-Day School Visit (per student)	\$	16.00	<i>Exempt</i>

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FEE SCHEDULE (EXCLUDING HST)		Effective 1-JAN-2026	
Description	2026		
- Overnight Camping Adventure (per student)	\$ 136.00		Exempt
- School Visit Lunch Venue	\$ 100.00		Exempt
- Full Day Nature School (per student)	\$ 65.00		Exempt
- Extended Day Care (per day, per family)	\$ 13.00		Exempt
- Single Day Camp (PD/PA Days) (per child)	\$ 55.00		Exempt
- Full Week Day Camp (March Break, Summer) (per child)	\$ 195.00		Exempt
- Additional Child Full Week Day Camp	\$ 170.00		Exempt
<b>Schedule F - EVENT FACILITIES</b>		<b>with HST</b>	
<b>NPCA Facility Rentals</b>			
<b>Pavilion Rental</b>			
- Picnic Pavilion Rental (Balls Falls, Binbrook, Chippawa Creek, Long Beach)	\$ 154.87	\$ 175.00	
<b>Corporate Facilities Rental</b>			
- Corporate Day Rate	\$ 688.50	\$ 778.01	
- Educational Day Rate	\$ 344.25	\$ 389.00	
- Special Large-Scale Event Site Use Permit	\$ 11,538.64	\$ 13,038.66	
- Craft/Artisan/Beverage/Concession Vendor Space	\$250 to \$3,500	\$282.50 - \$3,955	
- Concession Vendor Commission Fees	0 to 15%	0 to 15%	
<b>Weddings</b>		<b>2026</b>	
<b>Barn Rental</b>		Fee	with HST
- Barn Reception <sup>1</sup>	\$ 3,704.80	\$ 4,186.42	\$ 3,778.90
- Venue Setup Rental <sup>2</sup>	\$ 339.60	\$ 383.75	\$ 346.39
<b>Pavilion Wedding - Binbrook, Chippawa Creek, Long Beach</b>			
- Pavilion Reception	\$ 1,165.12	\$ 1,316.59	\$ 1,188.42
<b>Centre for Conservation - Glen Elgin Room - Balls Falls</b>			
- Glen Elgin Room Reception	\$ 3,704.80	\$ 4,186.42	\$ 3,778.90
- Venue Setup Rental <sup>2</sup>	\$ 339.60	\$ 383.75	\$ 346.39
<b>Church Rental</b>			
- Two-Hour Ceremony <sup>3</sup>	\$ 1,049.70	\$ 1,186.16	\$ 1,070.69
<b>Natural Setting Rental</b>			
- Outdoor Ceremony - Balls Falls	\$ 1,049.70	\$ 1,186.16	\$ 1,070.69
- Outdoor Ceremony - Binbrook, Chippawa Creek, Long Beach & Others	\$ 407.79	\$ 460.80	\$ 415.95
<b>Bridal Suite Rental</b>			
- Daily Rate	\$ 463.10	\$ 523.30	\$ 472.36
<b>Schedule F - CONSULTING AND FEE-FOR-SERVICE</b>		<b>with HST</b>	
<b>Professional Services - Hourly</b>			

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Description	2026		
Administrative Assistant / Coordinator	\$	55.82	\$ 63.07
Technician	\$	62.72	\$ 70.87
Specialist	\$	68.92	\$ 77.88
Specialist 2	\$	75.74	\$ 85.59
Officer / Engineer	\$	81.39	\$ 91.97
Manager / Analyst	\$	85.59	\$ 96.71
Technical Manager	\$	95.41	\$ 107.81
Senior Manager	\$	104.97	\$ 118.62
Senior Engineer	\$	115.06	\$ 130.02
Director	\$	124.90	\$ 141.13
CAO/Secretary-Treasurer	\$	166.87	\$ 188.56
GIS Support - Manager	\$	85.59	\$ 96.71
GIS Support - Administrator	\$	68.92	\$ 77.88
GIS Support - Analyst	\$	56.51	\$ 63.86
GIS Support - Technician	\$	51.94	\$ 58.69

Niagara Peninsula Conservation Authority

FEE SCHEDULE - NOTES

**Schedule A - PLAN REVIEW FEES**

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. Section 21.2 of the Conservation Authorities Act empowers individual Conservation Authorities to charge user fees for such services.

<sup>1</sup> “**Minor**” - An application where only one technical study is required.

<sup>2</sup> “**Major**” - Applications where more than one technical study is required.

<sup>3</sup> “**Modification**” means alteration to layout, blocks, roads etc.

<sup>4</sup> “**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(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. Section 21.2 of the Conservation Authorities Act empowers individual Conservation Authorities to charge user fees for such services.

**Schedule A(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.

**Schedule A(C)** - Plan review applications that fall into one or more categories will be charged one fee, at the highest rate, when the applications are submitted at the same time.

**Schedule A(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.

**Schedule A(E)** - Subdivisions that have several phases will be charged a separate clearance fee at the time of clearing of each phase.

**Schedule A(F)** - Technical review fees (Schedule C) apply to the review of preliminary studies submitted prior to a formal planning, 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.

**Schedule A(G)** - 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.

**Schedule B - PERMIT FEES**

<sup>1</sup> “**Major**” – An application requiring significant staff involvement typically involving highly complex projects requiring complex technical reviews.

<sup>2</sup> “**Minor**” – An application with a moderate project size, level of risk, location, and/or other factors resulting in a moderate level of staff involvement.

<sup>3</sup> “**Routine**” – An application with a very small project scope, very low level of risk and involves a low level of staff involvement.

<sup>4</sup> A resubmission fee will be charged for every submission after the second submission.

**Schedule B(A)** - Pursuant to the provisions of Ontario Regulation 41/24 and the NPCA’s regulation, permission is required, prior to undertaking development activities 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.

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**Schedule B(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.**

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**Schedule B(C)** - Technical review fees (Schedule C) apply to the review of preliminary studies submitted prior to a formal permit application. In the case of a preliminary study for a Minor Permit, the Minor Permit fee will apply. If a formal 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.

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**Schedule B(D)** - 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.

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**Schedule B(E)** - Permit applications that fall into one or more categories will be charged one fee, at the highest rate, when the applications are submitted at the same time.

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**Schedule B(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.

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#### **Schedule C - TECHNICAL REPORT REVIEW FEES**

**Schedule C(A)** - 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.

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#### **Schedule D - INQUIRIES / MINOR WORKS**

**Schedule D(A)** - The Building Permit Clearance fee is not collected for new homes in Registered Plans of Subdivision that have been reviewed by the NPCA.

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**Schedule D(B)** - Technical review fees 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).

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#### **Schedule F - CONSERVATION AREA SERVICES - WEDDING FACILITIES**

<sup>1</sup> Alcohol is not permitted outside of the barn

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<sup>2</sup> Rates only apply if the venue remains available within 2 weeks of event date.

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<sup>3</sup> Rental times: 9:30 am to 11:30 am; 12:00 pm to 2:00 pm; 2:30 pm to 4:30 pm; 5:00 pm to 7:00 pm

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