

SCHEDULE “A” – PLAN REVIEW FEES (Effective January 1, 2026)

Application Type	Fee (Tax Included)	
<i>Official Plan Amendments</i>		
• <i>Minor</i> ¹	\$1735.68	
• <i>Major</i> ²	\$7058.43	
<i>Zoning By-law Amendment</i>		
• <i>Minor</i>	\$1735.68	
• <i>Major</i>	\$7058.43	
• <i>Removal of Holding</i>	\$1735.68	
<i>Site Plan Control</i>		
• <i>Single Residential</i>	\$3471.36	
• <i>Multiple Residential, Commercial, Industrial</i>	\$9256.96	
<i>Consent</i>		
• <i>Minor</i>	\$1214.98	
• <i>Major</i>	\$2299.78	
<i>Minor Variance</i>		
• <i>Minor</i>	\$693.82	
• <i>Major</i>	\$2082.82	
<i>Plan of Subdivision/Condominium (with no previous site plan circulation)</i>		
• <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>	<i>Less than 100 lots</i>	<i>More than 100 lots</i>
	\$4859.90	\$7868.42
• <i>Clearance of Conditions for Subdivision Registration (per phase)</i>	\$659.56	\$2661.38
• <i>Draft Plan Modifications³ (alterations to site/plan layout)</i>	\$1157.12	\$1157.12
• <i>Condominium Draft Plan Extension⁴ (original conditions about to lapse for draft approval)</i>	\$1157.12	
• <i>Subdivision Draft Plan Extension⁴ (original conditions about to lapse for draft approval)</i>	\$2314.24	
<i>Niagara Escarpment Plan</i>		
• <i>Development Permit (no tech review required)</i>	\$694.27	
• <i>Development Permit (tech review required)</i>	\$985.87	
• <i>Niagara Escarpment Plan Amendment</i>	\$4652.78	
<i>Aggregate Extraction Applications.</i>	\$10934.78	

<i>Reactivation Fee (all application types) after three (3) years of dormancy.</i>	\$428.13
<i>Resubmission Fee⁵ (hourly).</i>	\$127.28

Interpretation

¹ “**Minor**” - An application where no technical studies are required.

² “**Major**” - Applications where one or more technical study is required.

³ “**Modification**” means alteration to layout, blocks, roads etc.

⁴ “**Extension**” means that approval is about to lapse, and the original conditions of approval need to be revised and updated necessitating a full review.

⁵ A resubmission fee will be charged for every submission after the second submission.

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. Section 21.2 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 charged 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. 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.
- G. 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.

SCHEDULE “B” - PERMIT FEES (effective January 1, 2026)

O. Reg. 41/24: Prohibited Activities, Exemptions and Permits (Section 28 of the Conservation Authorities Act)

Description	Fee (Tax Included)
Development – Major ¹	\$6942.72
Development – Minor ²	\$1735.68
Development – Routine ³	\$694.27
Interference with Wetlands - Major	\$6942.72
Interference with Wetlands - Minor	\$1735.68
Interference with Wetlands - Routine	\$694.27
Municipal Infrastructure or Utilities - Major Permit	\$3471.36
Municipal Infrastructure or Utilities - Minor Permit	\$1735.68
Municipal Infrastructure or Utilities - Routine Permit	\$694.27
Minor Amendment to Issued Permit	50% permit fee
Request for Permit Extension	\$404.99
Resubmission Fee ⁴ (hourly)	\$127.28
Non-Compliance	3 X Permit fee plus \$173.57
Violation Surcharge	3 X Permit fee plus \$173.57

Interpretation

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

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

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

⁴ A resubmission fee will be charged for every submission after the second submission.

SCHEDULE “B” - NOTES

- A. Pursuant to the provisions of Ontario Regulation 41/24 and the NPCA’s regulation, 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.
- 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 that permission may be granted. Permission will be forthcoming only if the submission addresses statutory requirements and the application is 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. 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.
- 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.
- 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.
- 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.

SCHEDULE “C” – OTHER REVIEW FEES (effective January 1, 2026)

Description	Fee (Tax Included)
Environmental Assessment Review	\$2892.80
Site Visit (Not Part of a Permit or Planning Application)	\$636.42
Technical Study Review (Not Part of a Permit or Planning Application)	\$2314.24
Municipal Drain Maintenance or Repair (DART)	\$636.42
Municipal Drain - New Construction or Improvement Under Section 78	\$4339.20
Municipal Drain - New Section 4 Engineering Report	\$1619.97
Solicitor, Real Estate, Appraiser	\$404.99
Building Permit Clearance	\$404.99

SCHEDULE “C” - NOTES

- 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.
- B. The Building Permit Clearance fee is not collected for new homes in Registered Plans of Subdivision that have been reviewed by the NPCA.
- C. 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).
- D. Maintenance activities approved through the Drainage Act and Conservation Authorities Act Protocol which are determined by the Conservation Authority to require additional approvals through the permit process and Minor Works as defined in the Drainage Act are subject to the Municipal Drain Maintenance or Repair (DART) fee. Other routine maintenance activities which are determined by the Conservation Authority to not require a permit are not subject to a fee.