

NIAGARA PENINSULA CONSERVATION AUTHORITY FEE STRUCTURE (EFFECTIVE JANUARY 20, 2010)

		(Plus Any Applicable Technical Review Fee(s))	
1.	Subdivision /Condominiums		
	Major Applications - areas equal to or greater than 4.5 hectares	\$ 3,495.00	
	Minor Applications - areas less than 4.5 hectares	\$ 540.00	
	Draft Plan Modification	\$ 1,600.00	
	Clearance Fees Major - areas equal to or greater than 4.5 hectares	\$ 1,965.00	
	Clearance Fees Minor - areas less than 4.5 hectares	\$ 540.00	
2.	Consents		
	Major - areas equal to or greater than 4.5 hectares	\$ 1,130.00	
	Minor - areas less than 4.5 hectares	\$ 485.00	
3.	Minor Variances		
	Major - areas equal to or greater than 4.5 hectares	\$ 645.00	
	Minor - areas less than 4.5 hectares	\$ 325.00	
4.	Official Plan Amendments		
	Major - areas equal to or greater than 4.5 hectares	\$ 2,365.00	
	Minor - areas less than 4.5 hectares	\$ 485.00	
5.	Zoning By-law Amendments		
	Major - areas equal to or greater than 4.5 hectares	\$ 2,365.00	
	Minor - areas less than 4.5 hectares	\$ 485.00	
6.	Site Plan Approval Applications		
	Major - areas equal to or greater than 4.5 hectares	\$ 3,335.00	
	Minor - areas less than 4.5 hectares	\$ 485.00	
7.	Complex Applications OPA/ZB/Site plan etc.	\$ 6,345.00	
8.	Technical Review Fees		
	(In addition to above, the following fees will be charged for the applicable supporting Technical Reports / Plans)		
	Storm Water Management Report Review		
	Major - areas equal to or greater than 4.5 hectares	\$ 1,885.00	}
	Minor - areas less than 4.5 hectares	\$ 865.00	
	Floodplain Mapping		
	Over 500 linear m	\$ 700.00	
	Up to 500 linear m	\$ 380.00	
	Grading and Drainage Plan Review		
	Major - areas equal to or greater than 4.5 hectares	\$ 600.00	
	Minor - areas less than 4.5 hectares	\$ 325.00	
	Geotechnical Report Review		
	Over 500 linear m	\$ 940.00	
	Up to 500 linear m	\$ 430.00	
	Environmental Impact Studies		
	Major - areas equal to or greater than 4.5 hectares	\$ 1,885.00	
	Minor - areas less than 4.5 hectares	\$ 865.00	
	Hydrogeological Report Review		
	Major - areas equal to or greater than 4.5 hectares	\$ 1,885.00	
	Minor - areas less than 4.5 hectares	\$ 865.00	

NOTE:

An additional review fee of \$55/hour will be charged where more than two (2) reviews are required due to incomplete reports or plans

**GRCA Permit, Plan Review, Title Clearance and Inquiry Fee Schedule
effective August 1, 2010**

1. GRCA Permit

GRCA Permit Application	Development	Alteration or Interference with Wetlands, Shorelines & Watercourses	
<i>Minor - Low risk of impact on natural hazards or natural features, no technical reports required</i>	\$370 Minor Additions Accessory Structures 30 to 120 m from wetland Grading < 1 ha disturbed	\$370 Culverts for secondary or farm access generally less than 1m diameter Foot bridges (no in-stream work) Pond maintenance Septic system installation or maintenance Directional drilling – perpendicular Off-line pond	
<i>Standard - Moderate hazard risk and/or potential impact on natural hazards or natural features. Detailed report and/or plans required</i>	\$485 Single unit development Grading > 1 ha (no study) Development < 30 m from wetland Major Additions	\$850 New Municipal Trail Repair shoreline protection Bank stabilization Primary access or municipal culverts generally less than 1-2 m diameter Bridge or road repair	
<i>Major - requires one or more studies (Environmental Impact Study, Hydraulic Analysis, Storm Water Management, Geotechnical etc.).</i>	\$7,350 Golf Courses Multi-unit development, large scale development Grading > 1 ha (study)	\$4,815 Bridge replacement Shoreline protection (new)	\$7,350 New bridge or primary access culverts generally greater than 2 m diameter
Works initiated prior to GRCA permit approval	1.5 times the fee for the category	1.5 times the fee for the category	1.5 times the fee for the category
Rural Water Quality Program or related projects	\$75	\$75	

Note: The criteria for establishing the permit fee is based on the definitions of minor, standard and/or major application.

2. Title Clearance and General Inquiry Fees

\$180 / property

3. Plan Review Fee

Subdivision and Vacant Land Condominium:

Base Fee:	\$7,350
Applicant Driven formal modification:	\$1,205
Final Clearance for registration of each stage:	\$4,815
Processing fee:	\$185

Official Plan and/or Zoning By-law Amendment:	Major:	\$1,800
	Minor:	\$370

Consent:	Major:	\$850
	Minor:	\$370

Minor Variance:	Major:	\$485
	Minor:	\$240

Complex Applications OPA/ZC/Site plan etc. \$7,350

Site Plan Approval Application:	Major:	\$2,525
	Minor:	\$370

Fee Notes:

The criteria for establishing the fee is based on the definitions of minor, standard and/or major application. The activities listed in the permit fee schedule identify some examples of projects that may be within these categories. The examples are provided for illustrative purposes. Staff should be consulted to determine the appropriate category for permit fees.

1. **Minor** – Low risk of impact on natural hazards or natural features, no technical reports required
2. **Standard Permit, Major Plan Review**– Moderate hazard risk and/or potential impact on natural hazards or natural features. Scoped technical reports or plans required.
3. **Major** - A hazard risk and/or potential impact to natural hazards or natural features and requires one or more studies (Environmental Impact Study, Hydraulic Analysis, Storm Water Management, Geotechnical etc.).
4. 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.
5. Permit fees are non-refundable, except where review indicates that no permit is necessary.
6. After a permit has expired, a new application must be submitted. For applications to replace a prior permit received within one year of expiry a fee of \$75 is required. Any changes to the plans or a lapse of more than one year will require a full review and the Schedule of Fees in effect at the time will apply.
7. The Conservation Authority may provide a refund or require the applicant submit funds for a permit or plan review fee if it is found that an incorrect fee has been submitted. The fees are assessed based on the extent of review required.
8. Permit or plan review applications that fall into one or more categories will be charged one fee, at the highest rate.
9. Major Permit applications that have previously paid application or clearance plan review fees to the GRCA will be charged fees under the Minor or Standard category.
10. Complex applications are Planning Act (eg. OPA/ZC) and/or Site plan or development permit approval applications for: golf courses, trailer parks, campgrounds, lifestyle communities, and aggregate extraction etc.
11. A processing fee will apply for a clearance letter for a subdivision or condominium application, where no technical review/studies (eg. *no Erosion and Sediment Control plan, SWM brief etc. are required*).
12. Subdivision or Condominium Clearance Fees and revision fees will be paid directly to the Conservation Authority and must be paid prior to issuance of revised draft conditions or the final Conservation Authority clearance letter.

All fees are to be made payable to the Grand River Conservation Authority.