



Planning and Regulation Fees

General Fees¹	2017		
Technical Report Review²	Natural Hazard	Natural Heritage³	Combined
Development Inquiry⁴			
Minor - one time interpretation of map/policies/one bldg. envelope plan	\$200.00	\$300.00	\$300.00
Major - more in-depth analysis of options and/or peer consulting	\$300.00	\$500.00	\$500.00
Technical Screening and Preconsultation⁵			
Complex	\$500.00		
Minor Report (scoped)			
Scoped impact study and proposed mitigation measures (internal review of: floodline, coastal ⁶ , hydrogeology, geotechnical, meander belt, wetland, scoped EIS/DAR)	\$300.00	\$300.00	\$500.00
Major Report			
Comprehensive impact study and proposed mitigation measures (floodline, coastal ⁶ , geotechnical, hydrogeology, meander belt, full EIS/DAR)	\$500.00	\$2,000.00	\$2,400.00
Stormwater Management Plans	\$500.00		
Administrative Fees			
Fee			
Commercial Renewable Energy Projects	Double		
Reactivation Processing Fee (after 1 year dormant)	\$250.00		
Complex - more than one technical study	\$500.00		
File Continuation ⁷	Individually assessed		
Site Inspection	\$100.00		
Legal/Property Inquiries ⁸	\$150.00		
Site Assessment (i.e. Terrestrial/Aquatic Ecosystem Review) plus reporting (2 hrs. min)	\$90/hr. plus exp.		
GIS Services (plus tax)			
Fee			
Data Requests (includes up to 3 data sets ⁹ , \$100.00 per additional data set)	\$300.00		
Technical Reports – Adobe digital (pdf) format on CD (if available)	\$55.00		
Plotting Services	\$9.00/sq. ft.		
GIS Service Fees	\$90.00/hr.		
Digital Aerial Photography (requires license agreement) per tile	\$55.00		
Admin fee for digital data transfers	\$100.00		



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Planning Service Fees	2017		
	Natural Hazard	Natural Heritage ³	Combined
Municipal Planning Advisory Service Fees¹⁰			
Severance (per lot created; Waterfront ¹¹ 2x)	\$200.00	\$300.00	\$300.00
Minor Variance (Waterfront ¹¹ 2x)	\$100.00	\$200.00	\$200.00
Major - complex features requiring one or more technical studies.	\$200.00	\$400.00	\$400.00
Zoning By Law Amendment	\$200.00	\$300.00	\$300.00
Major - complex features requiring one or more technical studies.	\$300.00	\$500.00	\$500.00
Official Plan Amendment	\$200.00	\$300.00	\$300.00
Major - complex features requiring one or more technical studies.	\$300.00	\$500.00	\$500.00
Site Plans			
Value less than \$50,000	\$100.00	\$250.00	\$250.00
Value greater than \$50,000	\$200.00	\$500.00	\$500.00
Draft Plan of Subdivision/Condominium			
2-4 Units	\$500.00		
5-15 Units	\$1,000.00		
> 16 Units	\$2,500.00		
Discounts¹²	Discount		
Combined Severance &/or Zoning By-law Amendment &/or Official Plan Amendment	\$200.00 off total		
Combined Severance & Minor Variance	\$100.00 off total		

Ontario Regulation 171/06 Review Fees	2017
Application¹³	Fee
MINOR To cover site inspection, costs email clearances. Minor in nature (i.e. cost, location, impact).	\$150.00
Watercourse	
STANDARD Alter a regulated area, shoreline or watercourse, meets policies (i.e. no engineering).	\$300.00
MAJOR Alter a regulated area, shoreline or watercourse, does not meet policies (i.e. engineering required)	\$600.00
Development	
STANDARD Addition, accessory building, or reconstruct 500ft ² (46.5m ²) or less in size, meets policies.	\$300.00
STANDARD Construct primary building, addition, accessory buildings or reconstruct greater than 500ft ² (46.5m ²) in size, meets policies.	\$400.00
MAJOR Construct primary building, addition, accessory buildings or reconstruct greater than 500ft ² (46.5m ²) in size, does not meet policies, engineering required.	\$800.00
Wetland	
MINOR Projects for which a letter/response is required. Works considered minor in nature (i.e. cost, location, impact).	\$100.00
STANDARD Projects consistent with policy, review of technical report or EIS required.	\$500.00
MAJOR Construct a new structure or alter an area of interference of a wetland, but a prohibition in policies, potential for significant impact.	\$800.00
Other Fees	
Aggregate Resources Act review	\$2,000.00
Environmental Assessment Act (private proponent)	\$2,000.00
Major - complex features requiring one or more technical studies.	\$5,000.00
DART Review ¹⁴	\$200.00
Major (wetland)	\$600.00
Drainage Act Engineer's Report Review ¹⁵	\$300.00
Hearing request fee when submission is in non-compliance with O. R. 171 and/or board approved policies	\$500.00
Golf course development/realignment	\$600.00
Application renewal	\$50.00
Application revisions beyond 2 resubmissions provided checklist acknowledged and notification provided in writing if checklist provided	25% fee
Pipeline or Utility directional drill under a watercourse	\$100.00/crossing
Review of applications where work has proceeded without authorization	100% surcharge
Multi-lot or Multi Unit Development	\$400.00

Fee Notes	
1	The SCRCA Planning & Regulations fees structure is set for one year period by the Authority's Executive Committee or Full Authority Board. However, if an applicant feels the required fee is unjustified, for whatever reason, they have the right to appeal the required fee. To appeal a fee which has been charged the applicant may submit a written request to the Executive Committee/Full Authority Board to appeal the fee. The appeal may be a written or verbal presentation to the Executive Committee/Full Authority Board. The decision to charge the fee will be made by the Executive Committee/Full Authority Board.
2	Authority staff reserve the right to charge technical report review fees over the noted fees for complex projects having potential significant impact. Costs will be related to multiple technical report reviews, multiple meetings, etc. The Director of Planning and General Manager are to approve the fee. The Technical Report Review fee is to be reduced by the Technical Screening and Preconsultation fees if applicable. With a combination of reports submitted concurrently the fee is reduced by \$100.00 per additional report.
3	Includes applicable adjacent lands.
4	The fee is reduced from the Regulations application provided no change has occurred in the proposal and the application moves forward within a 2 year limit.
5	This fee applies to GIS, Hydrogeological, Ecology, Hydrology. The CA will charge a fee of base \$200.00 or complex fee of \$500.00 to provide preliminary preconsultation comments on all proposed planning applications. This fee will be deducted from the application fee when a formal application is submitted.
6	SCRCA will generally require shoreline development to be reviewed by the Conservation Authority retained coastal engineer. Costs for review are to be borne by the proponent. In this case, a Technical Report Review fee would not apply. As per Board of Directors approval November 10, 2016.
7	Top up to current cost in fee schedule for files active for longer than 2 years from application submission date. Applicable every 2 years.
8	Information on regulations and/or natural heritage features for property transactions (i.e. lawyers, owners, purchasers or agents)
9	Available data sets include: regulation limit mapping, ESA mapping & info, wetland mapping & info, benthic sampling data, water quality data, fish sampling data.
10	Fees are per application unless otherwise noted.
11	Waterfront includes properties within the Shoreline Hazard along Lake Huron, St. Clair River, Chenal Ecarte and Lake St. Clair.
12	Applications must be submitted concurrently.
13	Regulation application fee is reduced by Development Inquiry fee or Minor Variance fee if applicable.
14	Staff may use their discretion to reduce the DART fee to \$50 if the project value is less than \$500.
15	Section 76 reports are exempt.