



SOUTH NATION
CONSERVATION
DE LA NATION SUD

2026 FEE SCHEDULE

38 Victoria Street, Finch, ON K0C 1K0 | Tel: 613-984-2948 Fax: 613-984-2872
Toll Free: 1-877-984-2948 | www.nation.on.ca



South Nation Conservation Fee Schedule

- Schedule A: Planning
- Schedule B: Conservation Authorities Act Permits
- Schedule C: Technical Reviews
- Schedule D: Information and Professional Services
- Schedule E: Sewage System Inspections
- Schedule F: Private Land Stewardship
- Schedule G: Conservation Lands
- Schedule H: Watershed Programs



Payment can be made by cheque, cash, debit or credit.

Payments made by credit card are subject to a 2.4% convenience charge.



SCHEDULE A: PLANNING

(Effective March 1, 2026)

Planning Application	2026 Fee
Official Plan and Zoning Amendments	
OPA - Standard	\$845
OPA - Major (private applications associated with urban expansion/major development)	\$4,120
Zoning By-law Amendments	\$435
Minor Variance Applications	\$435
Application for Consent	
Clearance of Conditions (where applicable)	\$515
	\$245
Site Plan Control	
Single Residential	\$435
Multiple residential, commercial or industrial	
Minor/Rural Small	\$721
Standard	\$1,155
Major	\$2,875
Plan of Subdivision/ Part Lot Control/ Condominium	
Under 10 lots and 2 ha on full municipal services	\$1,400
Under 10 lots and 2 ha on private services	\$2,776
Over 10 lots and/or 2 ha on private or full municipal services	\$4,245
Clearance of conditions (per phase)	\$2,135
Priority review (per phase)	\$6,485
Lifting of 30 cm Reserve & Part Lot Control	\$245
File reactivation (files dormant over 2 years)	50% of current fee
Revisions: all file types	50% of current fee
Pre-consultation ¹	No initial fee
Clean Water Act - Drinking Water Source Protection	
Section 59 Clearance Notice	\$309
Risk Management Plan	Staff Time

¹An hourly rate may be charged for pre-consultation where significant staff time is required.



NOTES (SCHEDULE A: PLANNING)

Reviews are undertaken in accordance with Ontario Regulation 686/21: Mandatory Programs and Services, South Nation Conservation's (SNC) Fee Policy, SNC's Client Service Policy, and Conservation Ontario's Timely Review Taskforce Policies.

Section 21.2 of the Conservation Authorities Act permits SNC to charge fees for programs and services in accordance with the Minister's Fee Classes Policy (April 11, 2022) and SNC's Fee Policy.

Fees are exclusive of technical report review fees (Schedule C). All fees must be paid prior to the release of written comments to approval authorities.

No fee is charged to a participating municipality within SNC's jurisdiction for planning reviews initiated by that municipality.

SNC reserves the right to charge additional fees if the review requires additional work, additional site visits, etc., OR where additional processing past the initial submission period is required. Current fees apply for the reactivation or revision of files.

Application Categories:

- Minor: no technical review
- Standard: one technical review
- Major/Complex: more than one technical review



SCHEDULE B: CONSERVATION AUTHORITIES ACT PERMITS

(Effective March 1, 2026)

Application		Description	2026 Fee
Water Crossing	Private - culvert/bridge	Private entrance replacement ≤ 30 m	\$288
		Private entrance replacement > 30 m	\$685
		New private entrance	\$685
	Infrastructure - culvert/bridge	Replacement (same dimension) ≤30 m and ≤ 1 m dia.	\$288
		Replacement (different dimension) or new ≤1 m dia.	\$685
		New >1 m dia. - 2 m dia.	\$1,075
		New > 2 m dia.	\$2,115
		Resurfacing	\$288
		Superstructure or abutment works	\$685
		New bridge	\$2,766
	Directional drilling	Channel width ≤ 3 m	\$288
		Channel width > 3 m	\$685
	Water utility crossing (open-cut)	Channel width ≤ 3 m	\$1,071
		Channel width > 3 m - 10 m	\$2,112
		Channel width > 10 m	\$2,766
Docks	Dock installation	≤ 45 m ²	\$288
		> 45 m ²	\$685
		All crib construction	\$1,071
Fill Placement & Grading	Fill placement (m ³) / grading (ha) (including septic beds)	≤ 100 m ³ / ≤ 0.25 ha	\$288
		> 100 m ³ - 500 m ³ / > 0.25 ha - 0.5 ha	\$685
		> 500 m ³ - 1000 m ³ / > 0.5 ha - 1.0 ha	\$1,071
		> 1000 m ³ - 2000 m ³ / > 1.0 ha - 2.0 ha	\$2,112



Application Type		Description	2026 Fee
Buildings	Ancillary buildings with no foundation	Within a Regulated Area	\$288
	Single family dwelling, auxiliary buildings, additions and similar	≤ 20 m ²	\$288
		> 20 m ² - 100 m ²	\$685
		> 100 m ² - 200 m ²	\$1,071
		> 200 m ²	\$2,112
New multi-residential or institutional			\$2,766
Shoreline Work & Watercourse Clean Out	Shoreline alterations, erosion protection, channelization, new watercourses, stormwater outlets and similar	≤ 15 m	\$288
		> 15 m - 50 m	\$685
		> 50 m - 500 m	\$1,071
		> 500 m - 1000 m	\$2,112
Wetland	Development/interference within 30 m of a wetland boundary	Minor review	\$288
		Area affected ≤ 0.5 ha	\$685
		Area affected > 0.5 ha and ≤ 1.0 ha	\$1,071
		Area affected > 1.0 ha and ≤ 2.0 ha	\$2,112

Letter of Authorization/Simplified Permit	\$134
Hearings regarding s.28.1 Permits (conditions, refusals, cancellations, extensions)	\$258
Permit Extension Application (Must be made at least 60 days before permit expiry date)	\$100
Re-application of expired permit (Must be within 6 months of expiry date with no changes to proposal or site conditions)	\$135
Minor amendments to issued permit (includes modifications to previously reviewed sediment and erosion control plans)	50% of current fee
Retroactive permits	100% surcharge
Major Projects (ex. Minister's Zoning Order, applications with several technical studies, >1000 m shoreline work or watercourse realignment, development or interference with >2 ha wetland, subdivisions over 10 lots, fill placement over > 2000 m ³ / > 2.0 ha). * Additional charges for legal or technical peer-review may be applicable	\$5,691*

Property Inquiry		
Written responses to legal, real estate related, financial (including Canadian Mortgage and Housing Corporation) or other inquiries by landowners or others on their behalf.	File search only - normal review (10 business days)	\$299
	File search only - expedited review (5 business days)	\$577



SCHEDULE C: TECHNICAL REVIEWS

Reviews are prepared by qualified professionals in the fields of water resources engineering, groundwater science, site servicing, geotechnical engineering, environmental assessments, ecology, and planning to support appropriate development. SNC may retain a third party to assist with review of technical reports.

Our reviews evaluate whether the applicable guidelines and legislation have been appropriately addressed.

(Effective March 1, 2026)

Report Review	Development Type	2026 Fee
Normal Review (20 business days) ¹ <ul style="list-style-type: none"> • Flood plain hydrology analysis • Geotechnical reports (unstable soils and slopes) • Wetland hydrologic impact analysis • Environmental impact studies • Stormwater management • Grading and drainage plan • Aquatic habitat assessment/fish habitat impact • Hydrological assessment • Private Servicing 	Small scale development	\$475
	Development area < 0.5 hectares	\$930
	Development area ≤ 2 hectares	\$1,950
	Development area > than 2 hectares	\$3,035

Clearance of Conditions	\$350
Major Projects ²	Hourly
Aggregate Resource Act Reviews (plus technical review fees)	\$4,120

¹ Where reviews exceed one full review, additional submissions will be billed on an hourly professional rate, in addition to this fee. There is a minimum staff time charge of ½ hour.

² Major Projects are projects with a high level of concern that requires the Authority to attend meetings and respond to inquiries and concerns. An application to the Authority may or may not be active.



SCHEDULE D: INFORMATION AND PROFESSIONAL SERVICES

(Effective January 1, 2026)

Product/Service		2026 Fee
Hourly Staff Rate		
	Assistant	\$75/hour
	Technical	\$98/hour
	Specialist	\$113/hour
	Professional	\$122/hour
	Management	\$133/hour
	Senior Management	\$148/hour
Digital Data and Maps		
Monitoring data, GIS files, Aerial photography ¹		\$181 plus staff time (Specialist Rate)
Natural Hazard and Other Digital Maps		\$229 plus staff time (Professional Rate)
Customized Maps		\$96 plus staff time (Specialist Rate)
Reports		
Base Cost (digital and paper)	Small: 1-30 pg	\$149
	Medium: 31-100 pg	\$293
	Large: >100 pg	\$456
Floodplain Models		
Hydraulic Model (HEC RAS model files) ^{1,2}		\$2,334 per model plus staff time
Hydrologic Model (HEC-HMS, SWMHYMO model files) ^{1,2}		
Equipment		
Surveying Services	Trimble GPS Land Survey unit cost per day	\$155
Drone Services	Drone Orthophotography unit cost per day	\$360
	Drone LiDAR unit cost per day	\$360
	Drone Bathymetry unit cost per day	\$1,030

Notes:

- All equipment rentals require SNC staff for operation and data processing at SNC Staff Rates.
- There is a minimum staff time charge of ½ hour.

¹ A signed digital data license agreement is required.

² A copy of the updated input and output files and revised floodplain maps must be provided.



SCHEDULE E: SEWAGE SYSTEM INSPECTIONS

(Effective January 1, 2026, unless otherwise noted)

Classification of Systems	2026 Fee
Class 2	
Grey water pit only - daily design flow not exceeding 1,000 L/day	\$448
Class 3	
Cesspool - Black water pit only - daily design flow not exceeding 1,000 L/day	\$448
Class 4 and 5	
Class 4 tank and leaching bed and Class 5 holding tank - daily design flow <4,000 L/day	
Systems requiring annual maintenance	\$968
Other Systems	\$859
Class 4 tank and leaching bed and Class 5 holding tank - daily design flow >4,000 L/day and <10,000 L/day	
Systems requiring annual maintenance	\$1,394
Other Systems	\$1,270
Treatment Unit Alterations (No Changes to Disposal Field)	
Replacement/enlargement/relocation	\$448
Material Alteration	\$879
Repair Pumping/Dosing System or Minor Repair (ex. level header)	\$224
Installation of Filter/Risers	\$224
Additional Inspections and Retroactive Permits	
Additional or repeat inspections (Class 2, 3, 4 and 5 <4,000 L/day daily design flow)	\$224
Additional or repeat inspections (Class 4 and 5 >4,000 L/day and <10,000 L/day daily design flow)	\$275
Applying for a permit after the installation is complete (retroactive permits)	125% of current fee



Permit Revisions (Certificate of Change)	
Change of tertiary treatment unit type	\$224
Pipes and Stone to Chambers (equal area or reduction)	\$448
Chambers to Pipes and Stone (increase)	\$448
Addition of fixtures or living area (no design flow increase)	\$224
Increased design flow and/or elevation changes	\$224
Change in type of system (ie. Conventional to Tertiary)	\$448
Different location on property (site evaluation)	\$224
Miscellaneous / Other and/or Repeat Inspections	\$224
Permit Renewal & Expiration	
Owner renews permit (first six months)	\$224
Owner renews permit (second six months) *Maximum of two renewals will be granted	\$224
Permit Cancellation and Transfers	
Administrative Revision	\$131
Owner transfers permit to new owner (no changes)	\$224
Owner cancels application (no inspection done)	80%
Owner cancels application (no permit issued)	50%
Owner cancels application (permit issued)	33%
Owner changes designer or contractor	\$874
Renovations / Changes of Use Permits (Part 10 & 11 of the Ontario Building Code)	
Compliance Review (distances only)	\$73
Compliance Review (full review)	\$193
Land Control and Lot Creation (Planning Act) - Effective March 1, 2026	
Minor Variances and Zoning By-Laws (site visit required)	\$216
Outside SNC Jurisdiction - Consent Applications (per application)	\$433
Inside SNC Jurisdiction - Consent Applications (per application)	\$515
Subdivision or Condominium Lots (per lot) (Maximum fee of \$5,000.00)	\$268
File Searches	
Document Search	\$110
Administrative Fees	
Additional Copies of Permit Documents (photocopies)	\$26
Photocopies of Other Documents	\$1 per copy



SCHEDULE F: PRIVATE LAND STEWARDSHIP

(Effective June 19, 2025)

Product/Service	2025-2026	
Program	Landowner Fee	Potential Subsidy (Forests Canada)
Forests Canada Tree Planting Program	<ul style="list-style-type: none"> • \$1.11/conifer • \$1.68/hardwood • \$587/ha band spray and scribe¹ • \$561/ha scribe¹ • \$0.35 seedling for spot spray • Order minimum of 1,000 trees • Refills: \$0.35/seedling, minimum of 400 seedlings 	\$2.40/seedling
Woodlot Storm Recovery Program ²	<ul style="list-style-type: none"> • \$0.46/conifer • \$0.70/hardwood • Maximum landowner fee: \$3,000 	None: balance of tree planting costs covered by other funding sources
Over the Counter Tree Sales	<ul style="list-style-type: none"> • Nursery stock cost plus 25% for shipping and handling • Order minimum of 100 trees • Tree planting supplies: cost plus 25% service fee 	None

¹Site preparation is charged as a non-refundable deposit on planting projects.

²Woodlot Storm Recovery Program: South Nation Conservation secured funding to provide assistance to private woodlot owners affected by the May 2022 Derecho Storm. Partners include Natural Resources Canada through the 2 Billion Tree Program and the City of Ottawa.

Program information is available at nation.on.ca/woodlot-recovery or contact SNC at info@nation.on.ca or 1.877.984.2948.



SCHEDULE G: CONSERVATION LANDS

(Effective January 1, 2026)

Service		2026 Fee
Hunting	Applicants residing within the SNC Jurisdiction	\$100
	Applicants residing outside the SNC Jurisdiction	\$150
	Applicants from Outside Ontario	\$200
Trapping	Exclusive trapping agreements	\$50
Conservation Area - Facility Use Permit	Exclusive use of a Conservation Area (ex. family gathering, public/private event, educational tour, photography, etc.) Applicants responsible for obtaining appropriate liability insurance (if applicable) and Special Occasions Permits	Free or By Donation
	Wedding or large private event	\$100
Conservation Area Memorial Dedications	Memorial Tree Dedication (available in the McIntosh Memorial Park and the Oak Valley Pioneer Park Conservation Areas)	\$500
	Memorial Bench Dedication (available in all SNC Conservation Areas)	\$2,000
Land Use Agreements (ex. Agricultural Uses: Maple Syrup or Honey, Hay Production, or Community Uses, etc.)	Contracts and land use agreements are negotiated on a case-by-case basis using current market rates	



SCHEDULE H: WATERSHED PROGRAMS

(Effective January 1, 2026)

Program/Service	2026 Fee
Total Phosphorous Credit Trading Program	
Total Phosphorous Management	\$605/kg
Environmental Education Programs	
Stream of Dreams - Environmental Education and Community Art	\$15/participant
Maple Syrup Education Program	\$5/participant
Youth Fish Camp (two-day summer camp)	\$95/participant
Youth Hunt Apprenticeship Program	Free (Delta Waterfowl partnership)
Note: Other education programs may be available on a cost-recovery basis, including high school certifications through the Specialist High Skills Major Program. Please contact SNC for more details at info@nation.on.ca or 1.877.984.2948.	