

## **Draft Planning and Regulations Fee Schedules**

*Effective March 16, 2017*

### **Schedule A – Plan Review Fee Schedule**

Please be advised that the Plan Review Fee Schedule is to be read in conjunction with the Notes following the table.

<b>Application Type</b>	<b>Fee</b>	<b>Proposed</b>
Application for Consent	<b>300</b>	<b>360</b>
Minor Variance Application	<b>175</b>	<b>210</b>
Zoning By-law Amendment	<b>175</b>	<b>210</b>
Official Plan Amendment	<b>400</b>	<b>480</b>
Site Plan Control		
• single residential	<b>200</b>	<b>240</b>
• multiple residential	<b>500</b>	<b>600</b>
• major	<b>1000</b>	<b>1200</b>
Plan of Subdivision		
• minor (less than 5 ha)	<b>2500</b>	<b>3000</b>
• major (greater than 5 ha)	<b>10000</b>	<b>12000</b>
Legal Inquiry (property clearance letter)	<b>150</b>	<b>180</b>
• expedited letter - required within 5 business days	<b>300</b>	<b>360</b>
Property Inquiry Site Visit (associated only with Property Inquiry Form)	<b>125</b>	<b>150</b>
Fee for site visit required for any application listed above	<b>100</b>	<b>150</b>

#### **Notes:**

- Applicants and/or municipalities are encouraged to consult with staff prior to submission of all applications to determine the extent and nature of information required to accompany the application, and to determine the appropriate fee.
- Application fees are collected in the following fashion and must be paid before CVCA review will commence:
  - Application fees for Minor Variances, Zoning By-Law Amendments and Site Plan applications are collected by the municipality.
  - Fees for Consents (Severance), Plans of Subdivision and Plans of Condominium will be invoiced to applicants directly by the CVCA.
- CVCA reserves the right to modify or adjust fees should the review require a substantially greater or lower level of review and/or assessment or for applications that have not been included in the above table.
- Peer review fees will be recovered when a report contains information that is beyond the scope of CVCA's in house expertise OR come to a third-party resolution where there is conflict.
- CVCA reserves the right to collect fees for the review of technical reports/studies as per Schedule C should these reports be submitted as part of the application.
- CVCA reserves the right to increase fees without notice to address year to year increases that may occur from inflationary increases in operating costs.

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## Planning and Regulations Fee Schedules

Effective March 16, 2017

### Schedule B – Permit Fee Schedule

Please be advised that the Permit Fee Schedule is to be read in conjunction with the Notes following the table.

#### How to Read the Table:

STEP ONE: Determine the type of project you are doing.

STEP TWO: Determine the location of your project.

STEP THREE: Match the parameters of your project to one of the available categories and subsequent fee.

For applications involving multiple projects, the fee will be based on the highest applicable category plus 75% of each additional category.

STEP ONE	STEP TWO	STEP THREE		
APPLICATION TYPE		DESCRIPTION	FEE (\$)	Proposed
<b>Work Around a Shoreline OR Watercourse</b> <i>(Some work may require a technical report to support the permit application. There is a fee to cover the technical review, see Schedule C.)</i>	Shoreline alterations, erosion protection, channelization, new watercourses, and similar	Repairs using existing material	200	240
		≤ 15 m	400	480
		> 15 m - 50 m >15m-30m	675	810
		> 50 m - 250 m >30m – 50m	750	900
		> 250 m - 500 m >50m – 150m	900	1080
		> 500 m - 1,000 m >150m – 250m	1150	1380
		> 1,000 m >250m	TBD	TBD
	If bio-engineering techniques are implemented the fee will be reduced by 50%*			
	Existing boat slip/launch maintenance and dredging		400	425
Docks		repairs or reconstruction of existing dock in same footprint	150	160
		new dock	200	215
Water Crossing	Culverts/Bridges	Replacement (same dimension) ≤30 m and ≤ 1 m diameter OR Low flow crossing repairs	400	425
		Replacement (different dimension)	500	530
		New culvert	750	795
		Bridge deck replacement	600	640
		New low flow crossing	500	530
		New bridge	1200	1270
	Directional drilling	Channel width ≤ 1.5 m	200	215
		Channel width > 1.5 m - 3.0 m	500	530
		Channel width > 3.0 m	800	850
	Water utility crossing (open-cut)	Channel width ≤ 3 m	500	530
		Channel width > 3 m - 10 m	1600	1695

		Channel width > 10 m	2100	2225
STEP ONE	STEP TWO	STEP THREE		
APPLICATION TYPE		DESCRIPTION	FEE (\$)	Proposed
<b>Fill Placement &amp; Grading</b> <i>(Works that occur in the floodplain may be required to submit a technical report as part of the permit application. There is a fee to cover the technical review, see Schedule C.)</i>	INSIDE Floodplain*	minor fill placement ≤ 20m OR septic replacement in same location	200	240
		>20 m³- 100 m³ OR ≤ 0.25 ha	450	540
		> 100 m³- 500 m³ OR > 0.25 ha - 0.5 ha	700	840
		> 500 m³- 1,000 m³ OR > 0.5 ha - 1.0 ha	850	1020
		> 1,000 m³ - 2,000 m³ OR > 1.0 ha -2.0 ha	1000	1200
		> 2000 m³ OR > 2.0 ha	TBD	TBD
	Within 15m of a shoreline with NO known floodline OR within adjacent lands of a wetland*	minor fill placement ≤ 20m OR septic replacement in same location	150	180
		>20 m³- 100 m³ OR ≤ 0.25 ha	400	480
		> 100 m³- 500 m³ OR > 0.25 ha - 0.5 ha	650	780
		> 500 m³- 1,000 m³ OR > 0.5 ha - 1.0 ha	800	960
		> 1,000 m³ - 2,000 m³ OR > 1.0 ha -2.0 ha	900	1080
		> 2000 m³ OR > 2.0 ha	TBD	TBD
	In all other areas not listed above, within the regulation limit	septic replacement in the same location	100	120
		any fill placement	250	300
<b>Buildings</b> <i>(Works that occur in the floodplain may be required to submit a technical report as part of the permit application. There is a fee to cover the technical review, see Schedule C.)</i>	INSIDE Floodplain*	reconstruction, replacement or relocation of existing non-habitable accessory structures (decks, sheds) – no change in size	200	240
		foundation replacement or repair	200	240
		non-habitable - size restrictions apply	250	300
		habitable – size restrictions apply	750	900
	Within 15m of a shoreline with NO known floodline OR within adjacent lands of a wetland*	reconstruction, replacement or relocation of existing non-habitable accessory structures (decks, sheds) – no change in size	150	180
		foundation replacement or repair	150	180
		non-habitable	200	240
		habitable	600	720
	In all other areas not listed above, within the regulation limit	reconstruction, replacement or relocation of existing non-habitable accessory structures (decks, sheds) – no change in size	100	120
		foundation replacement or repair	100	120
		non-habitable	150	180
		habitable	400	480
Marina			1500	1590
Golf Course			3000	3180
Subdivision			1500	1590
OTHER FEES				
Permit Amendment - minor amendment, no addition of new projects			85	90
Violation - works completed without permit authorization			x2 fee	X2 fee

Section 28 Application Review Hearing	300	360
Property Inquiry Desktop Analysis & Written Summary	n/a	25
Property Inquiry Site Visit	125	150
Property Inquiry Site Visit & Limited Simple Wetland Delineation	125	200
Property Inquiry Site Visit & Limited Complex Wetland Delineation	125	600
Technical Report Review Fee **	250	60/hr

\*Bioengineering combines structural engineering principles with the use of vegetation for shoreline stabilization and erosion control. Hard material such as rocks, boulders, and armourstone do NOT qualify as bioengineering.

\*If you are unsure if you are inside a floodplain or adjacent lands to a wetland please contact our office.

The following lakes and rivers have an engineered floodplain:

- Belmont Lake
- Cordova Lake
- Crowe Lake
- Crowe River
- Kasshabog Lake
- Limerick Lake
- Paudash Lake
- Round Lake
- St. Ola Lake
- Wollaston Lake

If your project is NOT on one of these lakes, please follow the appropriate section for fees.

\*\*Technical reports are routinely prepared by a qualified professional in the field of water resources engineering, ground water science, site servicing, geotechnical engineering, environmental assessments, ecology and planning to support the feasibility of development. Such experts are familiar with professional standards and provincial and local requirements in such matters. The CA review involves an evaluation of whether the applicable guidelines have been appropriately addressed.

Technical reports can include but are not limited to the following: floodplain analysis, hydrogeology reports, terrain analysis, stormwater management, geotechnical reports, environmental impact studies, etc.

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4. Peer review fees will be recovered when a report contains information that is beyond the scope of CVCA's in house expertise.
5. CVCA reserves the right to collect fees for the review of technical reports/studies should these reports be submitted as part of the application.
6. CVCA reserves the right to increase fees without notice to address year to year increases that may occur from inflationary increases in operating costs.