Conservation Sudbury

401 – 199 rue Larch Street
Sudbury, ON P3E 5P9
705-674-5249
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SCHEDULE B PROGRAM FEES

DEVELOPMENT INTERFERENCE AND ALTERATION

Section 28 - *Conservation Authorities Act*

Effective date: December 30, 2022
$200 non-refundable deposit required at time of application

Category	Description	Fee
Small Works	• Construction of, or additions to non-habitable buildings and accessory structures[1] with a cumulative footprint of less than 20 square metres • Fill placement or removal and/or grading (landscaping, driveway top-dressing), that is both less than 100 cubic metres and in an area less than 0.1 hectares • Shoreline hardening[2] less than 5 m in length where slope stability is not a concern • Shoreline softening[3] that does not include hardening, less than 30 metres in length • Floodproofing verification for existing dwellings	$200
Standard Works	• New, reconstruction of, and additions to habitable buildings with a footprint of less than 100 square metres • Construction of, or additions to non-habitable buildings and accessory structures[1] with a cumulative footprint of >20 to 100 square metres • Fill placement or removal and/or grading, that is both less than 500 cubic metres and less than 0.5 hectares (including septic systems) • Shoreline hardening[2] >5 to 30 m in length • Shoreline softening[3] that does not include hardening, >30 to 50 metres in length • Infrastructure (bridges, culverts, utility crossings, municipal drain) maintenance[4] • Like for like culvert replacement	$450
Large Works	• New, reconstruction of, and additions to buildings with a footprint of >100 to 450 square metres • Fill placement or removal and/or grading, that is both less than 2000 cubic metres and in an area less than 1 hectare • Shoreline hardening[2] >30 to 50 m in length • Shoreline softening[3] greater than 50 metres • New or replacement infrastructure like, but not limited to, bridges, culverts, utility crossings, municipal drains less than or equal to 25 metres in width/span/length • Alteration to watercourses up to 10 m in length	$800

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Major Works	• Multiple unit projects (ex. 3 or more dwelling units) • New, reconstruction of, and additions to buildings with a footprint greater than 450 square metres • Fill placement or removal and/or grading, that is either greater than 2000 cubic metres or in an area greater than 1 hectare • Shoreline hardening greater than 50 m in length • New or replacement infrastructure like, but not limited to, bridges, culverts, utility crossings, municipal drains greater than 25 metres in width/span/length • Stormwater management ponds • Alteration to watercourses greater than 10 m in length • Any permit application that requires the review of one or more site-specific professional studies or reports.	$1,500
External peer review	Where complex projects require review of a site-specific professional study, an external peer review may be required.	Full cost of external peer review
Revisions	Applications which are amended or resubmitted after approval and including modifications to approved erosion and sediment plans.	50% of original fee
Extensions	To extend a previously issued permit, if the application for extension is received in writing at least 60 days before the expiry of the permit. Any changes to the plans will require a full review and the Revisions fee (above) shall apply.	$100
Permit renewals	Permit renewals or extensions beyond 2 years from the date of issuance (or as permitted by law) of the permit will require re-application.	Applicable application fee
Violation	Application for permission or for remediation after development has already started.	100% surcharge
Hearing or appeal	Appeal to the recommendation of refusal - of a permit, or specific conditions of a permit.	50% of original fee
Property Inquiries	Parcel-specific written responses to lawyers, realtor, representatives of financial institutions, appraisers, on behalf of landowners or others, as appropriate.	$150
	As above, as well as a desktop exercise to identify development opportunities and constraints, and known site history relative to this authority's mandate.	$300
	As above, proceeded by a site visit.	$450
Building permit clearance	Clearance of buildings permits to Chief Municipal Building Official.	$40
Other services	NDCA Technical Reports, floodplain maps and other public documents.	$1/page
	GIS Data; Regulation Limits and associated feature layers, except floodplain dataset.	Minimum of $125 per area

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Superscript

1 Non-habitable accessory buildings or structures shall include sheds, retaining walls, gazebos, decks, etc.

2 Shoreline hardening, includes retaining walls, rip rap, revetments, etc.

3 Shoreline softening, including rehabilitation through planting, slope softening or bioengineering, etc.

4 Maintenance shall mean work on an existing structure where there is no change in size, location, configuration or footprint.

Notes

- The fee schedule is reviewed annually as per the Conservation Sudbury Fees Policy. The fees policy also includes information on public notification, appeal process and calculation of fees.
- Two projects from the same category on the same property may be coupled together in the same fee category, if the applications are made simultaneously. Any subsequent projects on the same property may be charged an additional fee in accordance with the appropriate fee category. Any projects added to the scope of work following initial application may be considered separately.
- Permit fees, including deposits, are considered a processing fee and are nonrefundable.
- An application that remains inactive for 6 months is deemed to abandoned. The applicant will be notified at least 30 days in advance of this action being taken. Any deposit is forfeited and a new application is required.
- Permits are issued for up to a two (2) year period. Significant alteration to a plan, or a change in ownership is subject to a new permit application.
- Permits issued to the municipality or the conservation authority are exempt from the fee schedule, but not the requirement to obtain a permit.

Effective Date of Fee Schedule: April 2, 2002

Revised Date(s)

i) January 1, 2003
ii) January 28, 2007
iii) February 2, 2009
iv) January 20, 2011
v) April 1, 2013
vi) January 1, 2019
vii) January 1, 2020
viii) January 1, 2022
ix) December 30, 2022

The Nickel District Conservation Authority reserves the right to revise this fee schedule at any time.

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2023 PLAN REVIEW FEE SCHEDULE

Schedule "A" Fees - Planning Advisory Program

Planning Application Type (Privately initiated – Site specific)	**Fee**
Official Plan Amendment	$625
Zoning By-law Amendment	$400[1]
	$800[2]
Minor Variance Applications	$320
Consent Applications	$350
Site Plan Control Agreement	$450[3]
	$750[4]
Plan of Subdivision 1) Initial draft review 2) Draft plan approval/extension 3) Clearance of conditions at registration (per lot or block)	 $2,400 $525 $45
Report review fees (additional)	a) Brief report - $100 b) Standard report - $150 c) Major report - $275

1 Minor rezoning, as per City of Greater Sudbury Planning Application fees: "R1" to "R2", lifting of "H" provisions
2 Major rezoning, as per City of Greater Sudbury Planning Application fees: change in zoning designation except "R1" to "R2"
3 Minor Site Plan Control Agreement, up to 1,500m^2 or 50 residential units
4 Major Site Plan Control Agreement, greater than 1,501m^2

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NOTES:

1) **Charges are per application. Report review fees are per issue. No portion of any fee will be refunded to the applicant.**

2) **All fees for the review of an application and supporting reports must be received PRIOR to release of written comments to an approval agency.**

3) a) Typically a **Brief** Report would take the form of a letter of opinion (2 pages or less) from a qualified professional (planner, engineer; surveyor, etc.) and would relate to the development of a single sub-lot usually for residential purposes.

b) A Standard Report would relate to small or medium scale residential, commercial, industrial or institutional development.

c) A Large Report would typically involve technical reports associated with Plans of Subdivision; large scale commercial, industrial or institutional projects such as "big box" retail, shopping centres, factories, schools, hospitals, etc.

4) Significant amendments to an application or report, or a re-submission within a period of 3 years, will be charged a review fee of 40 percent of the current fee. A resubmission after 3 years will be considered a new application and will be subject to the full current fee.

Effective Date of Fee Schedule: April 2, 2002

Revised Date(s):

i) January 1, 2003
ii) January 28, 2007
iii) February 2, 2009
iv) January 20, 2011
v) April 1, 2013
vi) April 21, 2015
vii) November 24, 2016
vii) November 1, 2019
viii) January 1, 2020
ix) May 1, 2022
x) December 30, 2022

The Nickel District Conservation Authority reserves the right to revise this fee schedule at any time without notice, subject to the approval of the General Board.