

Environmental Planning and Regulations Fee Schedule

Saugeen Valley Conservation Authority

Effective March 1, 2026

Specific Property Inquiry Fees	Fee (HST not applicable)
General verbal or email response	No fee
To initiate file review and start pre-consultation	\$100
Pre-consultation letter without site inspection	\$320
Pre-consultation letter with site inspection	\$550
Pre-consultation letter with complex site inspection (e.g., multiple sites over large areas with hazard delineations, etc.)	\$1,120
Property clearance letter (e.g. legal inquiry) – standard	\$230
Property clearance letter – rush (5 business days)	\$395

Notes:

1. File initiation fee is discounted from pre-consultation fees and/or permit application review fees for the same proposal and property. Discount may not apply to files that are inactive for more than one year.
2. Pre-consultation fees are discounted from permit application review fees for the same proposal and property. Discount may not apply to files that are inactive for more than one year.

Permit Application Review Fees	Fee (HST not applicable)
Minor works	\$550
Standard works	\$1000
Major works	\$2,500
Complex works	\$5,000
Other works – accessory building, secondary building or structure	\$320
New Municipal Drain review	\$1,370
Municipal Drain maintenance review – without site inspection	\$320
Municipal Drain maintenance review – with site inspection	\$550
Permit extension or amendment (requested prior to permit expiration)	\$150
Municipal or county project	Regular fee (see above)
Commercial renewable energy project review	Double applicable review fee
Conservation projects	Half of applicable review fee

Note:

1. “Conservation projects” intend to protect or enhance the natural environment and are proposed by / in partnership with a conservation / environmental agency as determined by SVCA.

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Planning Services Fees	Fee (HST not applicable)
Zoning By-Law Amendment	\$600
Official Plan Amendment	\$600
Severance (Consents)	\$600
Minor Variance	\$400
Subdivision or Condominium (per lot or block)	\$180 per lot or block, with a minimum fee of \$1,350 and a maximum fee of \$12,350
Site Plan Review – single lot residential / minor non-residential	\$700
Site Plan Review – multi lot residential / major non-residential	\$1,805
Stormwater management plan review (per lot or large block)	\$145, plus surcharges
Scoped technical study (per report)	\$700, plus surcharges
Full technical study (per report)	\$1,500, plus surcharges
Pre-consultation – letter without site inspection	\$320
Pre-consultation – letter with site inspection	\$550
Pre-consultation – letter with complex site inspection e.g., multiple sites over large areas with hazard delineations, etc.	\$1,120

Notes:

1. *Planning Act* application fees will be discounted for joint / multiple applications made at the same time, for the same parcel and proposal as follows:
 - First application = full fee
 - Additional applications = 50% of the full fee per lot/application
 - The first application review fee shall be the higher of the applicable fees
2. Pre-consultation fees will be discounted from a future permit application review fee for the same proposal and property. Discount may not apply to files that are inactive for more than one year.
3. A scoped technical study may be adequate for proposals where the nature of the natural feature or hazard is well understood and impacts are not expected. Where these conditions are not present, a full technical study will be required.

Other Review / Service Fees	Fee (HST not applicable)
Compliance Approval (violation)	Double the equivalent permit application review fee
Engineering report review (per report)	\$795
Environmental assessment review – Class A (Routine)	\$750
Environmental assessment review – Class B (Standard)	\$1,515
Environmental assessment review – Class C (Major)	\$2,490
Aggregate proposal review	\$5,000
Photocopy of map or air photo	\$35 / each
Scanning and emailing of map or air photo	\$40 / each
Bulk air photo and map orders (over 9 items)	Regular fee reduced by 10%

Notes:

1. Examples of Engineering reports include Geotechnical, Coastal, Hydrogeology, Environmental Impact Study, Floodplain Study etc. Fee does not apply when part of a Complex Application.

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Examples

These are summarized descriptions for guidance to applicants. Saugeen Valley Conservation Authority (SVCA) determines the applicable fee and exemptions.

Other Works Examples:

Accessory buildings that are non-habitable, free-standing, incidental or subordinate to the principal building or structure, and greater than 15 square metres (161.5 square feet) in floor area but less than 30 square metres (322.9 square feet); secondary buildings or structures including non-enclosed decks, verandas, or porches.

Minor Works Examples:

Buildings and structures with a floor area equal to or less than 45 square metres (484.4 square feet); carports and non-habitable recreational structures like concrete pads, pools, playgrounds and picnic shelters; retaining walls where an engineer's support/design is not required.

Filling and/or site grading where the total quantity is 23 cubic metres (30.1 cubic yards) or more, but less than or equal to 230 cubic metres (300.8 cubic yards).

Pond clean-outs; watercourse crossings (such as culverts) with an existing stream channel width equal to or less than 3 metres (9.8 feet); repair and maintenance of existing on-stream structures; docks, boathouses and similar structures; streambank and shoreline works equal to or less than 30 metres (98.4 feet) in total linear length; channel clean-outs; linear proposals in wetlands or their areas of interference (e.g. tile drainage).

Standard Works Examples:

Buildings and structures with a floor area more than 45 square metres (484.4 square feet) but equal to or less than 280 square metres (3013.9 square feet); retaining walls and similar structures where an engineer's support/design is required.

Filling and/or site grading where the total quantity is more than 230 cubic metres (300.8 cubic yards) but less than or equal to 2300 cubic metres (3008.2 cubic yards).

New ponds; watercourse crossings (above or below the bed) with an existing stream channel width more than 3 metres (9.8 feet) but less than 10 metres (32.8 feet); streambank and shoreline works more than 30 metres (98.4 feet) but less than 100 metres (328.1 feet) in total linear length.

Major Works Examples:

All buildings and structures with a floor area of more than 280 square metres (3013.9 square feet).

Filling and/or site grading where the total quantity is more than 2300 cubic metres (3008.2 cubic yards).

New dams; watercourse crossings (above or below the bed) with an existing stream channel width greater than 10 metres (32.8 feet); modifications to existing structures (on-stream or connected to the watercourse) where the dimensions or use change substantially; streambank and shoreline works that exceed 100 metres (328.1 feet) in total linear length.

Complex Works Examples:

Determined by SVCA on a case-by-case basis and typically require more review than Major Works.

Generally, they involve an estimated cost of \$1 million or more, multiple supporting reports, and/or a large geographical area.

Definitions

Floor area is defined as the outside dimensions of the building or structure measured at the floor level nearest to the average surrounding ground surface. Buildings or structures with cantilevered or raised sections are measured at the floor level with the largest area. For a building or structure not completely enclosed by walls, the area is measured assuming total enclosure.