



**Board of Directors**  
**Meeting No. BOD-10-22**  
**Friday, December 16, 2022**  
**10:00 a.m.**

## **Agenda**

### **Meeting Location:**

120 Bayview Parkway, Newmarket  
Minutes and agendas are available at [www.LSRCA.on.ca](http://www.LSRCA.on.ca)

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### **Upcoming Events**

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#### **Annual General Meeting 2023**

Friday, January 27, 2023  
Newmarket Old Town Hall

A full listing of events can be found at [www.LSRCA.on.ca](http://www.LSRCA.on.ca)

## I. Acknowledgement of Indigenous Territory

## II. Declarations of Pecuniary Interest and Conflicts of Interest

## III. Approval of Agenda

Pages 1 - 4

**Recommended: That** the content of the Agenda for the December 16, 2022 meeting of the Board of Directors be approved as presented.

## IV. Adoption of Minutes

### a) Board of Directors

Pages 5 - 9

Included in the agenda is a copy of the minutes of the Special Meeting of the Board of Directors, No. BOD-08-22, held on Friday, November 18, 2022.

**Recommended: That** the minutes of the Special Meeting of the Board of Directors, No. BOD-08-22, held on Friday, November 18, 2022 be approved as circulated.

### b) Board of Directors

Pages 10 - 14

Included in the agenda is a copy of the minutes of the Board of Directors' Meeting, No. BOD-09-22, held on Friday, November 25, 2022.

**Recommended: That** the minutes of the Board of Directors' Meeting, No. BOD-09-22, held on Friday, November 25, 2022 be approved as circulated.

## V. Announcements

## VI. Presentations

### a) Bill 23 Update

Chief Administrative Officer, Rob Baldwin, will provide an update on Bill 23 enactment dates. This presentation will be provided at the meeting and will be available on the Conservation Authority's website following the meeting.

**Recommended: That** the presentation by Chief Administrative Officer, Rob Baldwin, regarding an update on Bill 23 be received for information.

## VII. Hearings

There are no Hearings scheduled for this meeting.

## VIII. Deputations

There are no Deputations scheduled for this meeting.

## IX. Determination of Items Requiring Separate Discussion

(Reference Page 4 of the agenda)

## X. Adoption of Items Not Requiring Separate Discussion

## XI. Consideration of Items Requiring Separate Discussion

## XII. Closed Session

The Board will move to Closed Session to deal with confidential human resources and legal matters.

**Recommended: That** the Board move to Closed Session to deal with confidential human resources and legal matters; and

**Further that** the Chief Administrative Officer and members of the Executive Leadership Team remain in the meeting for the discussion.

The Board will rise from Closed Session and report findings.

**Recommended: That** the Board rise from Closed Session and report findings.

### a) Confidential Human Resources Matter

Confidential Staff Report No. 47-22-BOD will be sent to Board members prior to the meeting.

**Recommended: That** Confidential Staff Report No. 47-22-BOD regarding a confidential human resources matter be approved.

### b) Confidential Legal Matter

Confidential Staff Report No. 48-22-BOD will be sent to Board members prior to the meeting.

**Recommended: That** Confidential Staff Report No. 48-22-BOD regarding a confidential legal matter be received for information.

### XIII. Other Business

#### Next Meeting

The next meeting of the Board of Directors will be the 2023 Annual General Meeting held on Friday, January 27, 2023. This meeting will be held in person at Newmarket Old Town Hall located at 460 Botsford Street, Newmarket.

### XIV. Adjournment

#### Agenda Items

#### 1. Correspondence

There are no items of Correspondence for this meeting.

#### 2. Conservation Authorities Act Quarterly Transition Report No. 3

Pages 15 - 20

**Recommended: That** Staff Report No. 44-22-BOD regarding the Conservation Authority Transition Quarterly Progress Report No. 3 be received; and

**Further that** the December 2022 Conservation Authority Transition Quarterly Progress No. 3 be approved for submission to the Ministry of Natural Resources and Forestry.

#### 3. Lake Simcoe Preserve Update

Pages 21 - 24

**Recommended: That** Staff Report No. 45-22-BOD regarding an update on actions completed at the Lake Simcoe Conservation Preserve be received for information.

#### 4. Planning and Development Fees Update

Pages 25 - 33

**Recommended: That** Staff Report No. 46-22-BOD regarding the Lake Simcoe Region Conservation Authority Planning and Development Fees Update be received; and

**Further that** the proposed 2% increase to the current Planning and Development Fees as recommended for cost-of-living increase outlined in the Plan Review and Permitting Fee Review Report prepared by Watson & Associates be approved effective December 30, 2022.

# Lake Simcoe Region Conservation Authority

## Board of Directors' Meeting

Board of Directors' Meeting No. BOD-08-22

Friday, November 18, 2022

Held virtually via Zoom

### Meeting Minutes

#### Board Members Present

Regional Chairman W. Emmerson (Chair), Councillor P. Ferragine (Vice Chair), Mayor D. Barton, Mayor B. Drew, Councillor A. Eek, Councillor K. Ferdinands, Deputy Mayor J. Gough, Councillor R. Greenlaw, Mayor V. Hackson, Councillor S. Harrison-McIntyre, Councillor C. Pettingill, Mayor M. Quirk, Councillor C. Riepma, Deputy Mayor T. Vegh, Councillor A. Waters, Councillor E. Yeo

#### Board Members Absent

Councillor K. Aylwin, Councillor W. Gaertner

#### Staff Present

R. Baldwin, T. Barnett, A. Brown, J. Chan, K. Cheney, M. Critch, A. Cullen, C. Currie, E. Daechsel, M. Dennis, C. Eves, T. Fleischaker, K. Goodale, D. Goodyear, L. Grzywniak, L. Hansen, C. Hawson, K. Kennedy, V. Lam, G. Learning, D. Lembcke, G. MacMillan, S. McKinnon, L. McLean, K. Nyborg, N. O'Dell, G. Peat, K. Read, C. Sharp, T. Stevenson, P. Thase, B. Thompson, K. Toffan, T. Van Engelen, B. Widner, R. Wilson, K. Yemm, K. Zeppieri

#### Guests Present

K. Brulotte, A. Cammaert, Councillor R. Gilliland, D. Nadorozny

### I. Land Acknowledgement

Chair Emmerson acknowledged the Lake Simcoe watershed as traditional Indigenous territory and thanked all generations of Indigenous Peoples for their enduring and unwavering care for this land and water.

### II. Declarations of Pecuniary Interest or Conflict of Interest

None noted for the meeting.

### III. Approval of Agenda

Moved by: V. Hackson

Seconded by: A. Waters

BOD-109-22 **Resolved That** the content of the Agenda for the Special Meeting of the Board of Directors held on November 18, 2022 be approved as presented. **Carried**

#### **IV. Provincial Bill 23: More Homes Built Faster Act, 2022**

CAO Rob Baldwin provided a presentation on the proposed Provincial Bill 23 – More Homes Built Faster Act, 2022 as it impacts the *Conservation Authorities Act*, noting that the Ministry of Municipal Affairs and Housing introduced legislation on October 25<sup>th</sup> under Bill 23, More Homes Built Faster Act, 2022 that proposes sweeping changes for municipalities and conservation authorities in Ontario. Changes that will impact almost every aspect of the development process, as well as community building and the ability to keep residents safe while protecting the environment. He reviewed the four central categories of proposed change and provided comments on each category as follows:

##### **1. Proposed updates to the regulation of development for the protection of people and property from natural hazards in Ontario**

The primary concern is the extent of what types of development or where developments occur being exempt from any review by conservation authorities. The conditions and/or criteria for what may qualify for an exemption must be clearly considered to ensure development does not occur inappropriately in a hazard area and/or exacerbate a hazard area as a result.

Conservation authorities need to be part of this discussion as the regulation is developed.

The addition of the term “unstable soils and bedrock” will certainly be easier to communicate and address in the permitting process as it is easier to understand than “conservation of land”.

Reducing the timeline for which an applicant may appeal for failure to issue a permit from 120 to 90 days is of no significant concern.

The removal of “pollution” is concerning as there is always a need to ensure a development activity does not create another environmental issue through improper practice causing pollution. This test may be able to be replaced through permit conditions germane to the hazard and the development activity ensuring no pollution.

##### **2. Focusing conservation authorities’ role in the review of development related proposals and applications;**

This proposed change will ensure chaos in the development review and approvals process. The Conservation Authority provides development review services under clear agreements ensuring no duplication occurs. Under this proposed legislative change, a large portion of these services will no longer be eligible for a conservation authority to implement.

There appears to be potential for conflict interpretation in the wording of the Environmental Registry of Ontario posting, where if the Minister’s regulation once developed includes the

numerous Acts as prescribed Acts, a conservation authority may not even be circulated. This potential conflict needs to be addressed through clearly articulated language.

The Conservation Authority provides services to its member municipalities acting as one window for reviewing development for natural heritage, stormwater, groundwater, source water protection, Lake Simcoe Protection Plan, hazards and floodplain related aspects.

Services are provided through 18 municipal agreements to provide cost appropriate and efficient development review in a watershed context at cost recovery. These legislative changes will place much of this review at the feet of the municipalities who do not have the staff or expertise. In essence, instead of a one-window approach, there will be 18 windows. This one-window approach ensures a focused and high caliber technical team as the costs are shared across member municipalities and through fees. There is not sufficient existing consulting service and/or available technical staff in the province to fulfill each municipality's needs if taken on by them respectfully.

The *Lake Simcoe Protection Act* is a mandatory program under O.Reg.686/21 for the Lake Simcoe Region Conservation Authority and as such provides additional opportunity for development review to ensure consistency with the provisions of the Lake Simcoe Protection Plan. This will capture much of the existing technical review for development; however, there may be some gaps which will be identified as a better understanding of the details of regulation is gained.

The natural environment does not recognize municipal boundaries, rather it lives in a watershed. Strong community building relies on its natural environment. Removing a watershed approach from the development review process will create conflict and, in the end, negative impacts.

### **3. Freezing conservation authority fees**

The freezing of fees is contradictory to the premise that "development must pay for development". The Conservation Authority has for many years operated to almost full cost recovery, as only the costs of enforcement and supporting municipalities during the official plan reviews relying on levy.

The long-term freezing of fees will ensure a move away from cost recovery and potentially increase the burden on the levy, which is supported by the taxpayer. Clear criteria should be established on which the Minister would use to render a decision on freezing fees.

The Conservation Authority has already undertaken an extensive cost-based analysis that has been benchmarked against other development review fees to ensure fees, processes and service standards are transparent. The Conservation Authority works closely with its development industry and always has detailed consultation regarding fees in which their

support is provided prior to any new fees being approved by the Board. The Conservation Authority recommends that in an instance of freezing fees, conservation authorities will have the ability to amend fees to address inflation only.

The Conservation Authority recommends that the Province requires all conservation authorities to demonstrate that permit and planning fees do not exceed the cost to deliver a program or service through the budget and audit process.

#### **4. Identifying conservation authority lands suitable for housing and streamlining conservation authority severance and disposition processes that facilitate faster development.**

The Conservation Authority strongly supports the proposed changes making land disposition for land/s purchased under a section 39 grant more streamlined, efficient and removing the formal Minister approval. This will greatly reduce the timelines and burden when addressing minor land takings, easements and other dispositions associated with municipal and provincial infrastructure.

The proposed changes to land disposition processes will also assist in potential land transfers from the Conservation Authority to a municipality in cases where the municipality would be the better suited owner of specific urban lands or lands under long term management agreements.

The Conservation Authority would support reducing the notification periods to the Minister and public consultation to increase efficiencies.

The proposed regulatory changes that require the Conservation Authority to identify potential lands suitable for housing development are concerning. The Conservation Authority has always focused on significant hazard or ecological lands and not developable land. There is little detail on what criteria may be used to determine if lands are suitable for housing development, who makes the decision and what the process is. There needs to be clearly established “guard rails” created to ensure that safety is paramount and by working to solve a housing issue an environmental issue is not created.

#### **Conservation Authorities Working Group**

In addition to the above comments, CAO Baldwin noted that the Conservation Authorities Working Group has been successful during the past term of the current government. Representing the government, municipalities, conservation authorities, agriculture, and the development industry, the group navigated and built consensus for positive changes that are being implemented in every conservation authority. This group must be utilized again to work with the government to assist in making consensus-built changes to address the housing supply crisis in Ontario.



To view this presentation, please click this link: [Proposed Bill 23 Presentation](#)

Moved by: P. Ferragine

Seconded by: D. Barton

BOD-110-22 **Resolved That** the presentation by CAO Rob Baldwin regarding an overview of the impacts to the *Conservation Authorities Act* of the proposed Provincial Bill 23 be received for information.

Staff Report No. 40-22-BOD regarding the Conservation Authority's questions and comments for submission in response to Environmental Registry of Ontario's No. ERO 019-6141 regarding Bill 23 - the Proposed More Homes Built Faster Act, 2022 was included in the agenda.

Moved by: P. Ferragine

Seconded by: D. Barton

BOD-111-22 **Resolved That** Staff Report No. 40-22-BOD regarding Provincial Bill 23 – More Homes Built Faster Act, 2022 regarding Amendments to the *Conservation Authorities Act* be received; and

**Further that** Staff be directed to provide a submission to Environmental Registry of Ontario No. 019-6141 based on comments within this report; and

**Further that** Staff be directed to submit a letter to the Minister of Natural Resources and Forestry and the Minister of Environment, Conservation and Parks requesting that the Conservation Authorities Working Group be re-engaged. **Carried.**

## V. Adjournment

Moved by: J. Gough

Seconded by: E. Yeo

BOD-112-22 **Resolved That** the meeting be adjourned at 10:48 a.m. **Carried**

Original to be signed by:

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Regional Chairman Wayne Emmerson  
Chair

Original to be signed by:

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Rob Baldwin  
Chief Administrative Officer

# Lake Simcoe Region Conservation Authority

## Board of Directors' Meeting

Board of Directors' Meeting No. BOD-09-22

Friday, November 25, 2022

Held virtually via Zoom

### Meeting Minutes

#### Board Members Present

Regional Chairman W. Emmerson (Chair), Councillor, P. Ferragine (Vice Chair), Mayor D. Barton, Mayor B. Drew, Councillor A. Eek, Councillor W. Gaertner, Councillor R. Greenlaw, Mayor V. Hackson, Councillor S. Harrison-McIntyre, Councillor C. Pettingill, Mayor M. Quirk, Councillor C. Riepma, Deputy Mayor T. Vegh, Councillor A. Waters

#### Board Members Absent

Councillor K. Aylwin, Councillor K. Ferdinands, Deputy Mayor J. Gough, Councillor E. Yeo

#### Staff Present

D. Andrews, R. Baldwin, T. Barnett, K. Cheney, M. Critch, A. Cullen, P. Davies, J. Doyley, K. Goodale, D. Goodyear, E. Green, N. Hamley, C. Hawson, G. MacMillan, S. McKinnon, N. O'Dell, K. Toffan, K. Yemm, K. Zeppieri

### I. Land Acknowledgement

Chair Emmerson acknowledged the Lake Simcoe watershed as traditional Indigenous territory and thanked all generations of Indigenous peoples for their enduring and unwavering care for this land and water.

### II. Declarations of Pecuniary Interest or Conflict of Interest

None noted for the meeting.

### III. Approval of Agenda

Moved by: V Hackson

Seconded by: T. Vegh

BOD-113-22 **Resolved That** the content of the Agenda for the November 25, 2022 meeting of the Board of Directors be approved as presented. **Carried**

## IV. Adoption of Minutes

### a) Board of Directors' Meeting

Moved by: A. Waters

Seconded by: A. Eek

BOD-114-22 **Resolved That** the minutes of the Board of Directors' Meeting, No. BOD-07-22, held on Friday, September 23, 2022 be approved as circulated. **Carried**

### b) Conservation Ontario Council

Moved by: A. Waters

Seconded by: A. Eek

BOD-115-22 **Resolved That** the minutes of Conservation Ontario's Council Meeting held on Monday, September 26, 2022 be received for information. **Carried**

## V. Announcements

There were no Announcements for this meeting.

## VI. Presentations

### a) Third Quarter 2022 Financial Report and Year-End Forecast

General Manager, Corporate and Financial Services/CFO, Mark Critch, provided a presentation on the Conservation Authority's Third Quarter 2022 Financial Report and Year-end Forecast, noting a minor operational deficit at Q3 of \$(13K), with a surplus position being projected by year-end. He went on to note that the 2022 annual operating priorities are progressing well, and the reserve activity is going to be in line with budget at year-end. Highlights for Q3 include a deficit for Greenspace Services related to property taxes in the Town of Georgina, which is being discussed, and a surplus in Planning and Development due to variances in open positions, new fees and year-to-date applications. Progress on capital investments for 2022 is going well, almost all projects complete, with some being completed by year-end, and some continuing into 2023 as expected.

Looking at the year-end forecast, he noted that any uncertainty around the impacts of Bill 23 is not factored in as it is unknown at this time, but he also noted no impacts on the year-end are anticipated with only a few weeks left to the end of the year. Volume of permit and development applications versus assumptions continues to be monitored. Other trends being monitored include interest rates on cash invested, legal fees and education revenue. An operational surplus of approximately \$35K is projected for year-end. He noted that total reserve balances are in a good position and growing.

To view this presentation, please click this link: [Third Quarter 2022 Financial Report Presentation](#)

Moved by: P. Ferragine

Seconded by: D. Barton

BOD-116-22 **Resolved That** the presentation by General Manager, Corporate and Financial Services/CFO, Mark Critch, regarding the Conservation Authority's Third Quarter 2022 Financial Report and Year-end Forecast be received for information.

**Carried**

Included in the agenda was Staff Report No. 41-22-BOD regarding the Conservation Authority's Third Quarter 2022 Financial Report and Year-end Forecast.

Moved by: P. Ferragine

Seconded by: D. Barton

BOD-117-22 **Resolved That** Staff Report No. 41-22-BOD regarding the Conservation Authority's Third Quarter 2022 Financial Report and Year-end Forecast be received for information. **Carried**

## VII. Hearings

There were no Hearings at this meeting.

## VIII. Deputations

There were no Deputations at this meeting.

## IX. Determination of Items Requiring Separate Discussion

Item No. 1a was identified under items requiring separate discussion.

## X. Adoption of Items not Requiring Separate Discussion

Items No. 1b, 2, and 3 were identified under items not requiring separate discussion.

Moved by: C. Pettingill

Seconded by: B. Drew

BOD-118-22 **Resolved That** the following recommendations respecting the matters listed as "Items Not Requiring Separate Discussion" be adopted as submitted to the Board, and staff be authorized to take all necessary action required to give effect to same. **Carried**

### 1. Correspondence (1b)

BOD-119-22 **Resolved That** Correspondence Item b) be received for information.  
**Carried**

### 2. Computer Security Network Update

BOD-120-22 **Resolved That** Staff Report No. 42-22-BOD regarding the Conservation Authority computer network security update be received for information. **Carried**

### 3. Federal Economic Development Agency for Southern Ontario – Tourism Relief Fund

BOD-121-22 **Resolved That** Staff Report No. 43-22-BOD regarding funding support from the Federal Economic Development Agency for Southern Ontario's Tourism Relief Fund towards the Beaver River Wetland Trail Improvements Project be received; and **Further That** the Lake Simcoe Region Conservation Authority be authorized to enter into the associated Tourism Relief Fund Contribution Agreement with the Federal Economic Development Agency for Southern Ontario. **Carried**

## XI. Consideration of Items Requiring Separate Discussion

### 1. Correspondence (1a)

Councillor Pettingill asked for an update regarding the letter from Minister Piccini regarding the Upper York Sewage Solution. CAO Baldwin noted that after approximately 10 years, the Province has made the decision which will not allow York Region to proceed with the Upper York Sewage facility, and instead will direct the increased need for a waste water facility down Yonge Street down to the Duffin Creek facility in Durham Region, discharging to Lake Ontario. He noted that there will be much more information to come as this plan unfolds. Chair Emmerson noted that the Duffin Creek facility is a state-of-the-art plant, and as CAO Baldwin noted, the details are not all known at this point.

Moved by: T. Vegh

Seconded by: V. Hackson

BOD-122-22 **Resolved That** Correspondence Item a) be received for information.  
**Carried**

## XII. Closed Session

There were no Closed Session items for this meeting.

### XIII. Other Business

- a) Mayor Quirk asked for a comment on the proposed aerodrome in Pefferlaw that the Federal government has now approved. CAO Baldwin noted that he had recently heard of this potential approval; however, he has not yet received anything official. From the Conservation Authority's perspective, he noted that any activity involving airports or airport safety, etc. through the *Aeronautics Act* under Transport Canada is exempt from the Conservation Authority's regulation. He also noted that in an unrelated case in the past, a voluntary agreement was entered into with an airport owner on how to work together. Similar to York Region or the Town of Georgina, the Conservation Authority has a very limited role. Mayor Quirk noted that when staff at the Town of Georgina contacted the Federal government for information, they were advised that the report is determined to be compliant with applicable requirements. Chair Emmerson asked that the legal opinion previously sought by the Conservation Authority on a different, similar property be shared with to the Board in closed session at the December meeting.
- b) Chair Emmerson noted the next Board of Directors' meeting is scheduled for 10:00 a.m. on Friday, December 16, 2022. This meeting will be held in person at the Conservation Authority's Administrative offices located at 120 Bayview Parkway, Newmarket. Looking to 2023, Chair Emmerson also mentioned that the Conservation Authority will hold its Annual General meeting on Friday, January 27<sup>th</sup> at Newmarket's Old Town Hall.

### XIV. Adjournment

Moved by: R. Greenlaw

Seconded by: B. Drew

**BOD-123-22 Resolved That** the meeting be adjourned at 10:15 a.m. **Carried**

Original to be signed by:

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Regional Chairman Wayne Emmerson  
Chair

Original to be signed by:

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Rob Baldwin  
Chief Administrative Officer

## Staff Report

To: Board of Directors

From: Rob Baldwin, Chief Administrative Officer

Date: December 8, 2022

### Subject:

*Conservation Authorities Act* Transition - Quarterly Progress Report No. 3 for December 2022

### Recommendation:

**That** Staff Report No. 44-22-BOD regarding the Conservation Authority Transition Quarterly Progress Report No. 3 be received; and

**Further that** the December 2022 Conservation Authority Transition Quarterly Progress No. 3 be approved for submission to the Ministry of Natural Resources and Forestry.

### Purpose of this Staff Report:

The purpose of this Staff Report No. 44-22-BOD is to update the Board of Directors on the status of the *Conservation Authority Act* transition, as well as to seek approval to submit the second mandatory quarterly update to the Ministry of Natural Resources and Forestry.

### Background:

The Ministry of Environment, Conservation and Parks (the Ministry) implemented the first phase of *Conservation Authorities Act* regulations in October 2021. The regulations require each conservation authority to have a transition plan in place by December 31, 2021 and to create an inventory of programs and services by February 28, 2022. These documents initiate consultations with member municipalities prior to the Transition Date of January 1, 2024.

The Programs and Services Inventory approved by the Board on February 25, 2022 lists the programs and services that the Conservation Authority currently delivers and intends to deliver in the future. Staff circulated the Inventory to member municipalities, and the Ministry held a municipal presentation regarding the Inventory on February 24, 2022.

Regulations require the provision of quarterly updates to the Ministry as consultations take place and the Programs and Services Inventory is refined. Six quarterly reports are to be submitted as follows: in 2022 - July 1<sup>st</sup> and October 1<sup>st</sup>; and in 2023 - January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup>, and October 1<sup>st</sup>. With the recent notification of the change to the Ministry responsible for

the administration of the *Conservation Authorities Act*, the remaining reports will be submitted to the Ministry of Natural Resources and Forestry, hereinafter referred to as the Ministry.

The reports are required to include:

1. Any comments or other feedback submitted by a municipality regarding the inventory;
2. A summary of any changes that the conservation authority has made to the inventory to address comments or other feedback referred to in clause 1;
3. An update on the progress of negotiations of cost apportioning agreements with the participating municipalities;
4. An outline of any difficulties that the conservation authority is experiencing that might affect its ability to conclude any cost apportioning agreements with one or more participating municipalities by the transition date.

The third progress report is attached for the Board's consideration and provides an update on the requirements, as well as other relevant legislative mandatory requirements.

## **Issues**

The primary issue at the time of this report are the direct and indirect impacts of Bill 23 on Authority business and activities performed on behalf of our member municipalities. There are substantial changes regarding the Authority's role in providing development review services which are unclear currently. Considerable work has been ongoing as part of the transformation required under Bill 229 and the supporting regulations. Much of this work may have been completed in vain.

## **Relevance to Conservation Authority Policy:**

This report and the quarterly update are consistent with legislative requirements and Conservation Authority policy.

## **Impact on Conservation Authority Finances:**

There is currently no direct impact on Conservation Authority finances. Any potential or future financial impacts will be identified as they arise.

## **Summary and Recommendations:**

This report is the third of a series of mandatory quarterly reports required under regulation to be provided to the Ministry. This report also provides the Board with a quarterly update as the Conservation Authority goes through the significant transition process moving towards the critical January 1, 2024 conclusion date for most requirements.



It is therefore **Recommended That** Staff Report No. No. 44-22-BOD regarding the Conservation Authority Transition Quarterly Progress Report No. 3 be received; and **Further That** the December 2022 Conservation Authority Transition Quarterly Progress No. 3 be approved for submission to the Ministry of Natural Resources and Forestry.

Signed by:

Rob Baldwin  
Chief Administrative Officer

**Attachments:**

- i) Conservation Authority Quarterly Progress Report No. 3 – December 2022

## Conservation Authority

### Quarterly Progress Report No. 3

December 2022

#### 1. Engagement with Member Municipalities

- In-Person meetings held with all member municipalities in Simcoe County, City of Barrie and City of Orillia. Meetings held through the end of November 2022 with senior staff focusing on the following:
  - Any outstanding questions / comments on Programs and Services Inventory
  - General plan and timelines for transition for January 1, 2024
  - Comparison discussion regarding budget /services between LSRCA and NVCA
  - Open discussion on overall process
  - Discuss timing of Council presentations / education for new council in 2023
- Ongoing meetings with both York and Durham Regions with their respective internal transition teams. Topics being discussed are the same listed above.
- Initiated discussions with several municipalities regarding Bill 23 and any potential impacts or changes occurring as a result.
- All municipal discussions have been positive, and all have expressed continued appreciation for ongoing dialogue as this process occurs.
- All municipalities have expressed their direct support for the LSRCA and for us to continue with our existing programs and services.

#### 2. Summary of Changes to Program and Services Inventory

- The only change is a preliminary budget to complete the Watershed Based Management Plan has been established at \$75,000.
- The funding for this activity will be provided through a draw of the Authority's rate stabilization reserve as this is a one-time cost.
- The considerable amount of work to date on subwatershed planning and the Lake Simcoe Protection Plan results in this being a relatively simple exercise for the Authority.

### **3. Update on cost apportioning / service agreements with participating municipalities**

- Staff have been reviewing existing funding agreements with municipalities to that may require a cost apportioning agreement.
- Discussions with municipalities will be ongoing for programs and services requiring cost apportioning agreements.
- An extension for 2023 of the York Region service level agreement has been agreed upon and is currently being signed.
- Initial draft of a master agreement for use with all municipalities is nearing completion.
  - Bill 23 may require changes to Planning Agreements with member municipalities. The impacts / details are subject to a Minister's regulation defining prescribed Acts. No timing for this regulation is known.

### **4. Difficulties affecting the establishment of cost apportioning agreements with participating municipalities**

- Bill 23 may cause significant impacts, but full details and understanding cannot be provided at this time.

## Status Update on Various Mandatory Requirements

Activity Area	Current Status	Ongoing or Next Steps
Information Requirements	<ul style="list-style-type: none"> <li>90% compliant with mandatory information requirements</li> </ul>	<ul style="list-style-type: none"> <li>Final additions / changes to LSRCA website occurring in December 2022</li> </ul>
Governance	<ul style="list-style-type: none"> <li>Exception request for Chair and Vice-Chair submitted</li> <li>Meetings have occurred with specified municipalities with no issues raised</li> </ul>	<ul style="list-style-type: none"> <li>Review of current bylaws to identify any amendments</li> <li>Bring forward bylaw amendments in Early 2023</li> <li>Develop Board protocol / process for meetings when specified municipalities are required to participate</li> </ul>
Conservation Land Management	<ul style="list-style-type: none"> <li>Land Securement Strategy Complete</li> <li>Land Disposition Strategy Complete</li> <li>Various Conservation Area management plans complete</li> </ul>	<ul style="list-style-type: none"> <li>Review requirements outlined in Bill 23 and begin the process to include additional information as required</li> </ul>
Watershed Management Strategy	<ul style="list-style-type: none"> <li>All subwatershed plans are complete and have a process for updating</li> <li>Meeting with MECP staff has occurred and clear direction has been established.</li> </ul>	<ul style="list-style-type: none"> <li>Staff will be developing Terms of Reference for undertaking in early 2023</li> <li>Formal budget line item of \$75,000 identified for a reserve draw.</li> </ul>
Fees	<ul style="list-style-type: none"> <li>Undertook a detailed and comprehensive fee review in 2021 with external consulting using standard municipal costing practices</li> <li>New fee scheduled was implemented in 2022</li> </ul>	<ul style="list-style-type: none"> <li>Fee adjustment based on cost-of-living adjustment being considered by the Board at the December 2022 meeting for implementation by year end.</li> </ul>

## Staff Report

To: Board of Directors

From: Phil Davies, Manager of Forestry and Greenspace Services

Date: December 16, 2022

### **Subject:**

Lake Simcoe Conservation Preserve, Town of Georgina

### **Recommendation:**

**That** Staff Report No. 45-22-BOD regarding an update on actions completed at the Lake Simcoe Conservation Preserve be received for information.

### **Purpose of this Staff Report:**

The purpose of this Staff Report No. 45-22-BOD is to provide the Board with an update on actions completed by staff on properties acquired in Georgina in March 2022, now collectively referred to as the Lake Simcoe Conservation Preserve. This report updates actions taken in response to Next Steps set out in Staff Report No. 15-22-BOD from April 2022.

### **Background:**

On March 28, 2022, the Conservation Authority became the owner of a collection of lands in Georgina, adding a total of 358 hectares (888.5 acres) to its landholdings. As a formal process has not been completed to name the property, these lands are currently referred to collectively as the Lake Simcoe Conservation Preserve (the Preserve). The Preserve includes Provincially Significant Wetlands, woodlands, York Region Greenlands and agricultural lands and is adjacent to the Arnold C. Matthews Nature Reserve, which is also protected through a conservation easement held by the Conservation Authority. At more than 450 hectares (1,110 acres), this is one of the largest collections of protected lands in the Lake Simcoe watershed.

Conservation Authority staff have undertaken a variety of activities to develop a more fulsome understanding of the properties. This has included the completion of property surveys, boundary assessment and marking, ecological monitoring, and collection of information for management planning.

### **Issues:**

Conservation Authority staff have identified issues on the property that include motorized access and signs of hunting and dumping. Therefore, to reduce the Conservation Authority's exposure to liability, the primary focus for staff has been closure of the property to public

access. Closure has also allowed Conservation Authority staff to become familiar with the property and inform the development of a long-term Master Plan. The Master Plan will be developed in consultation with community partners and stakeholders and will identify management opportunities that are expected to include public access for passive recreation, ecological protection and restoration, and agriculture.

### **Relevance to Conservation Authority Policy:**

Ongoing management of the Preserve will contribute to the Conservation Authority's Strategic Plan by addressing the Strategic Direction of sparking a passion and action for nature, helping to ensure that the Conservation Authority's landholdings provide ecological and human health benefits in a sustainable way.

Management of the Preserve meets criteria set out in the Conservation Authority's Natural Heritage System Land Securement Project 2019 – 2025 and provides opportunity to protect and restore natural spaces as noted in the Conservation Authority's Natural Heritage System and Restoration Strategy.

### **Impact on Conservation Authority Finances:**

All activities associated with completing the acquisition of these lands were covered in the 2022 Conservation Lands Division budget, including the nominal transaction fee of \$10.

The initial financial impact of the property transfer to the Conservation Authority was the assumption of annual property tax burden. The total assessed amount of municipal taxes for the property in 2022 was approximately \$181,000, with the Conservation Authority having paid the balance of the year since acquisition, approximately \$139,000 in 2022. Staff are appealing the Municipal Property Assessment Corporation (MPAC) assessment for 2022, seeking relief back to the date of acquisition. An update on the status of the appeal will be provided to the Board in the new year as part of the 4<sup>th</sup> Quarter Financial Report.

Reclassification of the property to Environmental Protection Area occurred along with Minister's Zoning Order at the time of transfer to the Conservation Authority, reducing the assessed property value from \$17,012,000 to \$777,000. Staff have worked with Town of Georgina staff to confirm that the overall tax liability beginning in 2023 will be approximately \$3,500 annually.

Additionally, staff worked with the Ministry of Natural Resources and Forestry to apply under the Conservation Land Tax Incentive Program for recognition of eligible components of the properties, including confirmed wetlands and other natural heritage features. Eligible property components are exempt from municipal taxation.

Lease agreements were negotiated with two local farmers, each of whom had leases with the previous landowner. Revenues generated through the leases totaled \$14,000. Lease extensions of one year have been offered and confirmed with both farmers to continue agricultural operations through 2023, with the rental rate increased to match the average cost per hectare in York Region, as established by Ontario Ministry of Agriculture, Food and Rural Affairs. The Master Planning process will consider maintaining agricultural activities beyond 2023. Revenues generated through these leases will be applied to offset property tax and other operating costs.

Funding totalling \$225,000 to support the development and maintenance of the properties was secured and confirmed October 7<sup>th</sup> through a successful application to the Federal Canada Nature Fund, a fund administered by Conservation Ontario. These funds will be combined with \$150,000 from the Ecological Offsetting Reserve (Land Acquisition Fund), previously approved by the Board of Directors through Staff Report No. 15-22-BOD. Funds will be used to support a variety of actions including land securement and legal fees, property maintenance, management and master planning, professional services, and operational activities.

#### **Management and Maintenance Activities to date:**

The following activities are complete or underway:

- Site visits to document property features and items requiring immediate action (eg. hazard assessment, fencing, gates, property closure signage, site clean-up);
- Signage posted along property perimeters including identification as a Conservation Authority property, No Trespassing, and No Hunting;
- Wildlife monitoring including amphibians and breeding birds;
- Retained Geoverra Ontario Land Surveyors to complete legal survey documents, confirm boundary locations and stake sections for fence and gate installations;
- Retained Peel Fencing Systems Inc. to install perimeter fencing and access gates in January (2023) at strategic locations;
- Retained North-South Environmental consulting to complete a baseline documentation study and prepare opportunities and constraints mapping. Information will inform short-term management and maintenance and long-term Master Planning;
- Execution of two farm lease agreements for 2022 and confirmation of 1-year extensions for each;
- Appeal process at MPAC is underway to reduce the property tax burden for 2022. Staff confirms relief for 2023 and beyond through property reassessment, application to the Conservation Land Tax Incentive Program, and coordination with Town of Georgina;

- Submitted a successful funding request through Conservation Ontario for \$225,000 from the Canada Nature Fund for Master Plan development;
- Established an internal collaborative team to determine short-, medium- and long-term restoration opportunities;
- Secured \$150,000 in funding support through the Conservation Authority's Ecological Offsetting Program for ongoing property development and maintenance; and
- Provided community outreach and project updates through a community newsletter: [Lake Simcoe Conservation Preserve Updates](#)

### **Summary and Recommendations:**

It is therefore **Recommended That** Staff Report No. 45-22-BOD regarding an update on actions completed at the Lake Simcoe Conservation Preserve be received for information.

### **Pre-Submission Review:**

This Staff Report has been reviewed by the Chief Administrative Officer.

Signed by:

Signed by:

Mark Critch  
General Manager, Corporate and Financial  
Services/CFO

Rob Baldwin  
Chief Administrative Officer



## Staff Report

**To:** Board of Directors

**From:** Glenn MacMillian, General Manager, Development, Engineering and Restoration

**Date:** December 8, 2022

**Subject:**

Lake Simcoe Region Conservation Authority Planning and Development Fees Update

**Recommendation:**

**That** Staff Report No. 46-22-BOD regarding the Lake Simcoe Region Conservation Authority Planning and Development Fees Update be received; and

**Further that** the proposed 2% increase to the current Planning and Development Fees as recommended for cost-of-living increase outlined in the Plan Review and Permitting Fee Review Report prepared by Watson & Associates be approved effective December 30, 2022.

**Purpose of this Staff Report:**

The purpose of this Staff Report No. 46-22-BOD is to obtain approval from the Board of Directors regarding the proposed changes to the existing Planning and Development Fees.

**Background:**

In November 2021, the Board of Directors reviewed and approved the comprehensive review of the Planning and Development Fee Policy. This review was undertaken as part of the response to Bills 108 and 229 requiring conservation authorities to be clear and transparent with services provided and how costs are recovered.

To achieve this, the Conservation Authority engaged the services of Watson & Associates Economists Ltd. to undertake a full cost user fees review pertaining to the Conservation Authority's Planning and Development user fees. The key objective of the review was to determine the full cost of application/permit processing (direct, indirect, and capital costs) by application/permit type and to make fee recommendations to recover the full cost of service, having regard for the Conservation Authority's policies, stakeholder interest, affordability, and market considerations.

A copy of the [Plan Review and Permitting Fee Review Report](#) prepared by Watson & Associates which was presented to the Board of Directors through Staff Report No. 50-21-BOD.

Watson provided recommendations in the report including that fees be increased annually consistent with cost-of-living increases, which are being incorporated into the Conservation Authority's annual budget.

In June 2022, the Board of Directors approved the 2023 Budget Assumption as recommended in Staff Report No. 31-22-BOD, which included a 2% cost-of-living increase for staff.

On November 28, 2022, Bill 23 received Royal Assent. Schedule 2, section 5 of the Bill, amends the *Conservation Authorities Act* to allow the Minister to give written direction to a conservation authority directing it not to change the amount of any fee it charges under section 21.2 (10) in respect to a program or service related to the review and commenting on development application. While this amendment is effective January 1, 2023, it requires a Minister's direction and timing will be determined by the decision.

### **Issues and Analysis:**

Attached as Appendix I is the proposed 2023 Planning and Development Fees Schedule, illustrating the 2% cost-of-living increase as approved through Staff Report No. 31-22-BOD, 2023 Budget Assumptions, and incorporated in the 2023 budget.

It is recommended in the final report of Watson and Associates that the fees be reviewed annually as part of the budget process and that the timing and process of comprehensive updates to the fee schedule and policy be set.

At this time, the only changes proposed to the fees is the cost-of-living increase which was included in the original recommendation and consulted on. As such, this is not a comprehensive review and was not consulted on.

Given the changes to the *Conservation Authorities Act* approved through Bill 23, the effective date of the fees is proposed to be December 30, 2022.

### **Relevance to Conservation Authority Policy:**

The fees review was carried out in consideration of Section 21 of the *Conservation Authorities Act* and Section 69 of the *Planning Act*. A 2% cost-of-living increase was approved by the Board of Directors through Staff Report No. 31-22-BOD and was incorporated into the Conservation Authority's 2023 budget. Therefore, increasing current fees to include the cost-of-living increase and the implementation of the fees policy will ensure that the Conservation Authority's Planning and Development program operates on a full cost recovery basis as required.

**Impact on Conservation Authority Finances:**

As approved through Staff Report No. 31-22-BOD, 2023 Budget Assumption, the cost-of-living increase for staff in 2023 is 2%. To continue to operate the Development Services program at a full cost recovery basis as recommended in Watson’s final report, this increase in costs to the Development services group should be recuperated through fees.

**Summary and Recommendations:**

It is therefore **Recommended That** Staff Report No. 46-22-BOD regarding the Lake Simcoe Region Conservation Authority Planning and Development Fees Update be received; and **Further that** the proposed 2% increase to the current Planning and Development Fees as recommended for cost-of-living increase outlined in the Plan Review and Permitting Fee Review Report prepared by Watson & Associates be approved effective December 30, 2022.

**Pre-Submission Review:**

This Staff Report has been reviewed by the General Manager Development, Engineering & Restoration and the Chief Administrative Officer.

Report prepared by: Ashlea Brown, Director, Development Services

Signed by:

Glenn MacMillan  
General Manager, Development Services,  
Engineering and Restoration

Signed by:

Rob Baldwin  
Chief Administrative Officer

**Attachments:**

Appendix I – Proposed 2023 Fee Schedule

# Lake Simcoe Region Conservation Authority Proposed 2023 Fees

## Applications made under the *Planning Act*

Category	Fee
Minor Official Plan Amendment - Proponent Initiated (No technical Review Required – Planning Review Only)	\$2,195
Major Official Plan Amendment – Proponent Initiated (Technical review required)	\$12,904
Minor Zoning By-Law Amendment - Proponent Initiated (No technical review required – Planning Review Only)	\$2,195
Major Zoning By-law Amendment – Proponent Initiated (Technical review required)	\$12,904
Combined Official Plan Amendment / Zoning By-law Amendment	\$12,904.02
Draft Plan (Subdivision/Condo) Approval – Minimum Fee	\$18,644.58
Draft Plan Approval - >60 Lots/Units (\$/lot) Maximum Fee imposed at 160 Lots	\$294/Lot, Unit
Final Plan Approval - Minimum Fee (<60 Lots)	\$12,484.80
Final Plan Approval - >60 Lots	\$294/Lot, Unit
Final Plan approval - Maximum Fee (Imposed at 160 +Lots)	No Final Plan Fee
Combined OPA/ZBA/Subdivision or Condo <60 Lots	Full Subdivision Fee and 70% of OPA/ZBA Fee
Combined OPA/ZBA/Subdivision or Condo >60 Lots	Full Subdivision Fee and 70% of OPA/ZBA Fee
Draft Plan of Subdivision – Red-line Revision (Triggering additional technical review)	\$5,202
Draft Plan of Subdivision – Request for Extension of Approval	\$1,308
Site Plan – Residential/Institutional (>15 units)	\$21,368
Combined OPA/ZBA/Site Plan (>15 Units)	Full Site Plan Fee and 70% of OPA/ZBA Fee
Site Plan – Residential/Institutional (<15 units)	\$14,280
Combined OPA/ZBA/Site Plan (<15 Units)	Full Site Plan Fee and 70% of OPA/ZBA Fee
Site Plan - Residential (single-unit)/Agricultural (Minor)	\$2,240

Category	Fee
Site Plan – Residential (single-unit)/Agricultural (Major)	\$4,794
Combined OPA/ZBA/Site Plan (Residential – single unit /Agricultural (Major)	Full Site Plan Fee and 70% OPA/ZBA Fee
Site Plan - Golf Courses, Aggregate	\$27,136
Site Plan – Commercial and Industrial	\$24,734
Site Plan Amendment Fee - Minor (Minimal Review or Revisions)	\$2,601
Site Plan Amendment Fee - Major (Technical Review Required)	\$5,202
Greater Than (>) Two (2) technical re-submissions	25% of Application Fee for each additional submission after the 2nd
Site Plan – Water Balance Review Only (WHPA Q2 &4.8-DP/ 6.40-DP) (The water balance review fee in the WHPA Q2 area and applications subject to the Lake Simcoe Protection Plan Water Recharge Offsetting Policy for the Lake Simcoe Protection Plan for site plans (\$3,151) is applied to those applications typically not circulated to the Authority in accordance with the Memorandum of Understanding with the watershed municipalities. The Authority’s review of these site plan applications will be restricted to the water balance only (i.e., it will not include a review of the grading/drainage/Erosion Sediment Control Plans)	\$3,214
Site Plan – Water Balance Review Only (WHPA Q2 &4.8-DP/ 6.40-DP) (The water balance review fee in the WHPA Q2 area and applications subject to the Lake Simcoe Protection Plan Water Recharge Offsetting Policy for the Lake Simcoe Protection Plan for site plans (\$3,151) is applied to those applications typically not circulated to the Authority in accordance with the Memorandum of Understanding with the watershed municipalities. The Authority’s review of these site plan applications will be restricted to the water balance only (i.e., it will not include a review of the grading/drainage/Erosion Sediment Control Plans)	\$3,214
Phosphorus Offsetting Policy Review Only	\$3,455
Consent/Minor Variance Application (Minor – No Technical Review Required – Planning Review Only)	\$536
Consent / Minor Variance Application (Major)	\$2,079
Development Potential Review – Planning (in writing)	\$1,144
Peer Review (e.g., Geotechnical Study)	Paid by Applicant

Category	Fee
Site Visit Fee (Required for Requested Site Visits that are not subject to a current and open application under the Planning Act.	\$1,561
Pre-consultation (Review fee of pre-consultation circulations provided to the Authority by partner Municipalities) NOTE: The pre-consultation fee will be credited to the Application Fee if a complete application under the Planning Act is submitted within 12 months of the date of the provided pre-consultation comments.	\$765

Permit Applications made under the *Conservation Authorities Act* and O.Reg.179/06

Category	Fee
Major Permit Application Development where there is a high risk to people or property, natural hazards, or natural features. One or more studies required. For example, an environmental impact study, hydraulic analysis, stormwater management report or geotechnical report.	\$5,183
Intermediate Permit Application Development where there is moderate risk to people or property, natural hazards, or natural features. Detailed plans or report is required	\$1,734
Minor Permit Application (Minor permit application refers to a permit for development where there is low risk of impact on natural hazards or natural features. No technical reports are required. Small scale, and/or consistent with policy and guidelines.)	\$765
Routine Permit Application Limited review, minor in nature relative to location, or impact.	\$612
Permit – Revisions Amendments/minor changes to plans made under a previously approved and still valid permit.	Half the original Permit Fee
Retroactive Permit (Refers to a permit required arising from the failure to obtain permission under Ontario Regulation 179/06 before works commenced.)	Double Permit Fee
Retroactive Permit involving Court Order	Double Permit Fee
Permit Reissuance – If a new application is submitted within 6 months of the original permit expiring and there are no changes to the site plan, application, or regulation limit	Half the original Permit Fee

Category	Fee
Legal/Real Estate Inquiries	\$536
Letter of Comment	\$260
Permit Associated with a Minister's Zoning Order (s.28.0.1)	Double Permit Fee
Re-submission Fee (>2 submissions)	25% of Permit Fee

O.Reg. 179/06 Refers to the Lake Simcoe Region Conservation Authority specific regulation under the *Conservation Authorities Act*.

## Private Residential Property Major Residential (Subdivision), Commercial, Industrial, Institutional Proposals

Category	Fee
Major Permit Application	\$6120
Intermediate Permit Application	\$4089
Permit Revisions Amendments/minor changes to plans made under a previously approved and still valid permit.	Half the original Permit Fee
Retroactive Permits (Refers to a permit required arising from the failure to obtain permission under Ontario Regulation 179/06 before works commenced.)	Double Permit Fee
Permit Reissuance If a new application is submitted within 6 months of the original permit expiring and there are no changes to site plan, application, or regulation limit	Half the original Permit Fee
Green Energy Permits	\$3264
Permit Associated with a Minister's Zoning Order (s.28.0.1)	Double Permit Fee
Re-submission Fee (>2 Submissions)	25% of Permit Fee

## Municipal Proposals

Category	Fee
Major Permit Application Major municipal permit applications refer to applications that require technical reports or analysis to support the application as well as applications for works that cover large geographic areas such as multiple road culverts or bridge replacements and large-scale municipal servicing and road projects.	\$6,426

Minor Permit Application Minor municipal permit applications refer to a permit application which does not require detailed technical reports or analysis to support the application. This could include permit applications for road resurfacing, driveways/roadways culvert replacements, re-grading of existing roadside ditches.	\$4,284
Permit Revisions	Half the original Permit Fee
Permit Reissuance If a new application is submitted within 6 months of the original permit expiring and there are no changes to site plan, application, or regulation limit	Half the original Permit Fee
Permit Associated with a Minister's Zoning Order (s.28.0.1)	Double Permit Fee
Re-submission Fee (>2 Submissions)	25% of Permit Fee

### Large Fill Proposals (>250m<sup>3</sup> of Fill Placement)

Category	Fee
Base Fee	\$5202 + \$1/m <sup>3</sup>
Retroactive/Unauthorized Works Refers to a permit required arising from the failure to obtain permission under Ontario Regulation 179/06 before works commenced.	Double Base Fee + \$1/m <sup>3</sup>
Specialty Crop Areas within the Provincial Greenbelt (e.g. top dressing or dyke management)	Base Fee + .50 cents/m <sup>3</sup> to a maximum of \$3121
Re-Submission Fee (>2 Submissions)	25% of Permit Fee

### Environmental Compliance Approval (ECA) Review

Category	Fee
Minor ECA Stormwater Works Review for <2ha Typically, minor site plans. Municipal projects <2ha;	\$3,876
Moderate ECA Stormwater Works Review for 2ha to 5ha Typically, larger site plans and condominiums. Municipal projects 2ha to 5ha;	\$4,162
Major Stormwater Works Review for >5ha Typically, Draft Plans of Subdivisions and major site plans. Large scale municipal projects >5ha;	\$7,803



Category	Fee
Minor Stormwater Conveyance Systems Local municipal roads, 500 metres long or less	\$3,876
Major Stormwater Conveyance Systems Large road projects, arterials, greater than 500 metres in length	\$4,162
Site or Topic Specific Technical Expert Peer Review This is for the rare instance where there is need for an outside Technical Expert (i.e., geotechnical). All external fees will be agreed upon by applicant prior to commencement;	\$724 + TBD Technical Review Fee
Re-submission Fee (>2 Technical Submissions)	%25 of Permit Fee

### Technical Reviews (Non-Application)

Category	Fee
Minor Technical Review Due diligence review, minor technical studies. NOTE: 50% of Fee will be credited to Application Fee if an application is received within 12 months of first Minor Technical Review Submission	\$2142
Major Technical Review Detailed studies including floodplain analysis, detailed boundary delineation, peer review of existing reports. NOTE: 50% of Fee will be credited to Application Fee if an application is received within 12 months of first Major Technical Review Submission	\$4080
Re-Submission Fee (>2 Submissions)	25% of Review Fee

### Environmental Assessments

Category	Fee
Schedule B Class	\$6650 + Applicable Permit Fee
Schedule C Class	\$9392 + Applicable Permit Fee