

TITLE	GRCA Fee Policy: Fee Schedule 3 – Planning and Regulations Programs and Services
DEPARTMENT	Engineering and Planning Services
APPROVED DATE	December 16, 2022
EFFECTIVE DATE	January 1, 2024

Please refer to the Fee Notes outlined below for more details.

Permit Fee Schedule	
Note: Applicants are encouraged to apply online on the GRCA Permits Application Page.	
Minor - Low risk of impact on natural hazards or natural feature. No technical reports required	
• Fee for Development Applications	\$465
• Fee for Alterations or Interference with Wetlands, Shorelines, and Watercourses Applications	\$465
Standard - Moderate risk and/or potential impact on natural hazards or natural features. Detailed report and/or plans, site visit required	
• Fee for Development Applications	\$675
• Fee for Alterations or Interference with Wetlands, Shorelines, and Watercourses Applications	\$1,185
Major - Requires one or more reports (Environmental Impact Study, Hydraulic Analysis, Stormwater Management, Geotechnical, etc.)	
• Fee for Development Applications	\$10,230
• Fee for Alterations or Interference with Wetlands, Shorelines, and Watercourses Applications	Culvert/Bridge replacement: \$6,710 All other applications: \$10,230
Large Fill - over 1,000m ³	\$10,230 plus \$0.50/m ³
Works initiated prior to GRCA approval	2 times the fee for the category
Rural Water Quality Programs or GRCA projects	\$90
Expired Permit	\$90
Plans amended to an approved permit	\$90

Inquiry Schedule	
Title Clearance, Real Estate, and other Inquiry Fee (per request)	\$255/property

Plan Review Fee Schedule	
Subdivision and Vacant Land Condominium	
Base fee	\$2,505
Per net hectare	\$1,305/hectare
Applicant driven modification	\$1,670
Final clearance for registration of each stage: technical review required	\$6,708
Final clearance Processing Fee: no reports or review required	\$255
Fourth (4th) and subsequent submission for review (same report)	\$575
Official Plan and/or Zoning Bylaw Amendment	
Major	\$2,500
Minor	\$465
Consent	
Major	\$1,185
Minor	\$465
Minor Variances	
Major	\$675
Minor	\$300
Site Plan Approval Applications	
Major	\$3,515
Minor	\$465
Complex Applications	\$10,230
Below Water Table Aggregate Applications	
No features of interest within 120 metres of licence limit	\$10,230
Features of interest within 120 metres of licence limit	\$42,850
Above Water Table Aggregate Applications	
No features of interest within 120 metres of licence limit	\$465
Features of interest within 120 metres of licence limit	\$10,230

2023 Fee Notes

1. All fees are made payable and submitted directly to Grand River Conservation Authority.
2. Applicants are encouraged to consult with staff prior to submission of all applications to determine the extent and nature of the information required to accompany the application, and to determine the appropriate fee.
3. Applicants are encouraged to submit Permit applications through **the GRCA's online Permit Application System**
4. Permit applications that fall into one or more categories will be charged one fee, at the highest rate.
5. Plan review applications that fall into one or more categories will be charged one fee, at the highest rate.
6. The Conservation Authority may provide a refund or require the applicant submit additional funds for a permit or plan review fee if it is found that an incorrect fee has been submitted.
7. Minor Categories – Low risk of impact on natural hazards or natural features. Plans required. No technical reports or site visits required.
8. Standard Permit Category – Moderate hazard risk and/or potential impact on natural hazards or natural features. Detailed plans required. Scoped technical reports and/or site visits required.
9. Major Permit Category– High hazard risk and/or potential impact to natural hazards or natural features. Detailed plans required. One or more technical report required (Environmental Impact Study, Hydraulic Analysis, Storm Water Management, Geotechnical, etc.). Development permit applications for: golf courses, trailer parks, campgrounds, lifestyle communities will be considered as a major permit.
10. Major Plan Review Category– High or Moderate hazard risk and/or potential impact on natural hazards or natural features. Detailed plans required. One or more technical reports (may be scoped) are required, and a site visit may be required.
11. Complex Plan Review Category - Planning Act (e.g. OPA/ZC) and/or Site plan applications for: golf courses, trailer parks, campgrounds, lifestyle communities.
12. Large Fill - The fee is applicable to material placed within the Conservation Authority's regulated areas. Grading associated with Planning Act approvals is not considered a large fill application.
13. Major permit applications that have previously paid application or clearance plan review fees to the GRCA will be charged fees under the Minor or Standard category.
14. Permit fees are non-refundable, except where review indicates that no permit is necessary.
15. Expired permit - After a permit has expired, a new application must be submitted. For applications to replace a prior permit received within one year of expiry a fee of \$90 is required. Permits that have expired within the last year can be renewed through the GRCA online Permit Application System. Any changes to the plans or a lapse of more than one year will require a full review and the Schedule of Fees in effect at the time will apply.
16. The subdivision or vacant land condominium base fee including per net hectare fee will be capped at \$30,000.
17. The net hectare fee will be based on the initial submission and will exclude lands outside of the development limit (e.g. natural hazard, natural heritage areas and buffers). Stormwater management facilities and other open space or park uses are to be included in the net hectare fee calculation.
18. At the submission of a subdivision or vacant land condominium application, 70% of the base fee and per net hectare is required. Prior to issuance of conditions of draft plan approval, the remaining 30% of the fee is required.
19. A Processing Fee will apply for a clearance letter for a subdivision or condominium application where no technical review/reports (e.g. no Erosion and Sediment Control plan, SWM brief, etc.) are required.
20. For Aggregate Applications, features of interest include all Natural Heritage, Natural Hazard and surface water features.
21. Responses to Title Clearances, Real Estate and other Inquiries includes: Correspondence and mapping related to natural hazards and areas regulated under Ontario Regulation 150/06.