

GRCA Permit, Plan Review, Title Clearance and Inquiry Fee Schedule
January 1st, 2021

PERMIT FEE SCHEDULE		
<i>Note: applicants are encouraged to apply online at https://apps.grandriver.ca/Permits.</i>		
Category of Permit Application	Fee for Development Applications	Fee for Alterations or Interference with Wetlands, Shorelines and Watercourses Applications
Minor - <i>Low risk of impact on natural hazards or natural feature. No technical reports required.</i>	\$430	\$430
Standard - <i>Moderate risk and/or potential impact on natural hazards or natural features. Detailed report and/or plans required.</i>	\$625	\$1,105
Major - <i>Requires one or more reports (Environmental Impact Study, Hydraulic Analysis, Stormwater Management, Geotechnical, etc.)</i>	\$9,550	\$6,260 <i>Culvert/Bridge replacement</i> \$9,950 <i>All other applications</i>
Category of Permit Application	Fee	
Large Fill – over 1,000m ³	\$9,550 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	\$85	
Expired Permit	\$85	
Plans amended to an approved permit	\$85	

INQUIRY SCHEDULE	
Category of Application	Fee
Title Clearance and Inquiry Fee	\$240/property

PLAN REVIEW FEE SCHEDULE	
<i>*italicized – please see Fee Notes</i>	
Category of Application	Fee
Subdivision and Vacant Land Condominium	
Base fee	\$2,340
• per net hectare	\$1,220/hectare
Applicant driven modification	\$1,560
Final clearance for registration of each stage: technical review required	\$6,260
Final clearance Processing Fee: no reports or review required	\$240
Fourth (4 th) and subsequent submission for review (same report)	\$540
Official Plan and/or Zoning Bylaw Amendment	
<i>Major</i>	\$2,335
<i>Minor</i>	\$430
Consent	
<i>Major</i>	\$1,105
<i>Minor</i>	\$430
Minor Variances	
<i>Major</i>	\$625
<i>Minor</i>	\$280
Site Plan Approval Applications	
<i>Major</i>	\$3,280
<i>Minor</i>	\$430
Complex Applications	\$9,550
Below Water Table Aggregate Applications	
No features of interest within 120 metres of licence limit	\$9,550
Features of interest within 120 metres of licence limit	\$40,000
Above Water Table Aggregate Applications	
No features of interest within 120 metres of licence limit	\$430
Features of interest within 120 metres of licence limit	\$9,550

* When reading the Permit and Planning fee schedule, please refer to the **Fee Notes** outlined below.

2021 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: <https://apps.grandriver.ca/Permits>.
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 required.
8. *Standard Permit Category* – Moderate hazard risk and/or potential impact on natural hazards or natural features. Detailed plans required. Scoped technical reports 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.
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 \$85 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.