

TITLE	GRCA Fee Policy: Fee Schedule 3 – Planning and Regulations Programs and Services
DEPARTMENT	Planning and Regulations Services
APPROVED DATE	October 24, 2025
EFFECTIVE DATE	January 1, 2026

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	
Routine - Very low risk and/or potential impact on natural hazards. Very small scope. No technical reports required.	
• Fee for Development, Alterations or Interference with Wetlands, Shorelines, and Watercourses Applications	\$290
Minor - Low risk and/or potential impact on natural hazards. No technical reports required	
• Fee for Development Applications	\$535
• Fee for Alterations or Interference with Wetlands, Shorelines, and Watercourses Applications	\$535
Intermediate - Moderate risk and/or potential impact on natural hazards. Detailed report and/or plans, site visit required	
• Fee for Development Applications	\$920
• Fee for Development, Alterations or Interference with Wetlands, Shorelines, and Watercourses Applications	\$1,360
Major - Requires one or more reports (Environmental Impact Study, Hydraulic Analysis, Stormwater Management, Geotechnical, etc.)	
• Fee for Development Applications	\$11,095
• Fee for Alterations or Interference with Wetlands, Shorelines, and Watercourses Applications	Culvert/Bridge replacement: \$8,105 All other applications: \$11,095
Large Fill - over 1,000m ³	\$11,095 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	\$125
Permit Extension	\$125
Plans amended to an approved permit	\$125
Fourth (4th) and subsequent submission for review (same report/plans)	4 th submission 25% of the applicable fee category, 5 th and subsequent 50% of the applicable fee category

Inquiry Schedule	
Other Inquiry Fee (per property/per request)	\$270
Title Clearance and Real Estate (per property/per request)	\$310

Plan Review Fee Schedule	
Subdivision and Condominium	
Base fee	\$3,120
Per net hectare	\$1,425
Maximum fee (including base and per hectare)	\$33,950
Applicant driven modification	\$1,990
Final clearance for registration of each stage: technical review required	\$7,115
Final clearance Processing Fee: no reports or review required	\$325
Official Plan and/or Zoning Bylaw Amendment	
Major	\$3,775
Minor	\$580
Consent	
Major	\$1,750
Minor	\$605
Minor Variance	
Major	\$760
Minor	\$360
Site Plan	
Major	\$4,765
Minor	\$730
Complex Application	\$11,610
Below Water Table Aggregate Application	
Features of interest within 30 metres of licence limit	\$45,460
Above Water Table Aggregate Application	
Features of interest within 30 metres of licence limit	\$10,850
Niagara Escarpment Commission Application	
Major	\$1,060
Minor	\$150
Environmental Assessment	
Class A or A+	\$0
Class B	\$1060
Class C	\$1360
Individual EA Major	\$8,485
Individual EA Minor	\$2,925
Drainage Act Applications	
New Drains, Improvements	\$465
Fourth (4th) and subsequent submission for review (same report)	4th submission 25% of the applicable fee category, 5th and subsequent 50% of the applicable fee category

2026 Fee Notes

1. All fees are made payable and submitted directly to Grand River Conservation Authority.
2. Permit fees are non-refundable, except where review indicates that no permit is necessary.
3. 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.
4. Applicants are encouraged to submit Permit applications through **the GRCA's online Permit Application System** after pre-submission consultation (where appropriate).
5. Permit applications that fall into one or more categories will be charged one fee, at the highest rate.
6. Plan review applications that fall into one or more categories will be charged one fee, at the highest rate.
7. 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.
8. Routine Permit Category – Very low risk and/or potential impact to natural hazards. Very limited project scope. Low level of staff review, no technical reports or site visits required. Examples may include, but are not limited to, small non-habitable accessory structures (sheds, gazebos) and pools depending on the scope of work and type of, and/or proximity to the natural hazard.
9. Minor Permit Category – Low risk and/or potential impact to natural hazards. No technical reports or site visits required.
10. Intermediate Permit Category – Moderate risk and/or potential impact on natural hazards. Detailed plans required. Scoped technical reports and/or site visits required.
11. Major Permit Category– High risk and/or potential impact to natural hazards. Detailed plans required. One or more technical reports 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.
12. Major Plan Review Category– High or Moderate hazard risk and/or potential impact on natural hazards. Detailed plans required. One or more technical reports (may be scoped) are required, and a site visit may be required.
13. Complex Plan Review Category - Planning Act (e.g. OPA/ZC) and/or Site plan applications for: golf courses, trailer parks, campgrounds, lifestyle communities. Minister's Zoning Orders may fall within this category or at a higher category where applicable (ie. Plan of Subdivision).
14. Large Fill - The fee is applicable to material placed within the Conservation Authority's regulated areas. Grading associated with active Planning Act approvals is not considered a large fill application.
15. Major permit applications that have previously paid application or clearance plan review fees to the GRCA will be charged fees under the Minor or Intermediate category depending on level of staff review.
16. Permit Extension – Permits are valid for up to 24 months unless otherwise specified on the permit. An application for an extension is \$120 and must be requested at least 60 calendar days before the expiry of the permit. Extensions will not be granted after the expiry date and will require a new application, full review, and the Schedule of Fees in effect at the time of submission will apply. The maximum period of validity of a permit, including extensions, is 60 months.
17. The subdivision or condominium base fee including per net hectare fee will be capped at \$33,950.
18. 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.
19. At the submission of a subdivision or 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.
20. A Processing Fee will apply for a draft plan 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.
21. Responses to Title Clearances, Real Estate and other Inquiries includes correspondence and mapping related to natural hazards and areas regulated under Ontario Regulation 41/24.
22. Permit applications will be closed if information/studies/plans required by the GRCA have not been received from the applicant/agent within 1 year of the date requested. No refunds will be issued.