



## GRCA PLAN REVIEW and PERMIT FEES – Updated May 2022

### Fees For Review of Applications Made under (Ontario Reg. 168/06)

*Development, Interference with Wetlands, Alteration to Shorelines and Watercourses Regulation (Ontario Reg. 168/06). Pursuant to Section 28, Conservation Authorities Act.*

Legal Inquiry / Inquiry / Pre-Consultation (fee deducted from permit review fee – if required)	\$300
<b>Permit Review Fees:</b> <b>Development / Interference with Wetland &amp; Alteration to Watercourse and Shoreline</b>	
Routine	\$200
Small Scale - Development / Interference & Alteration	\$450 / \$650
Medium Scale - Development / Interference & Alteration	\$1,250 / \$ 2,000
Large Scale - Development / Interference & Alteration	\$2,500 / \$4,000
Application to Permit or Resolve Unauthorized Works	Double original fee
Permit Amendment	50% of original fee (maximum \$500)
Additional or Requested Site Visit	\$200 / \$400
Additional Technical Review Fee	\$100/hr
Large Fill Site (greater than 500m <sup>3</sup> )	\$5,000 + \$1.50/m <sup>3</sup>
Additional Technical Review/Support not covered above	\$100/hr
Clearance / No Objection	\$100

### Plan Review Fee Schedule

Inquiry/Pre-consultation- deducted from other review fees if applicable	\$300
Minor Variance	\$500
Consent (Severance)	\$600
Rezoning / Zoning Amendment	\$600
Official Plan Amendment	\$600
Site Plan Initial Review Fee (Minor)	\$750
Site Plan Initial Review Fee (Major)	\$2,000
Detailed Review Fee (Minor)	\$1,500
Detailed Review Fee (Major)	\$3,000
Plans of Subdivision:	
Initial Review Fee	\$7,000
Initial Review Fee (Phased Subdivisions)	\$3,500/phase
Detailed Review Fee (3 submissions)	\$2,000/ha
Additional submissions (beyond 3 <sup>rd</sup> submission)	\$1,500/sub

## **Definitions:**

Routine Permit: An application is determined to be “Routine” where there is low risk of impact on a natural hazard or natural features and no technical letters or studies are required. Examples would include decks, sheds or other small scale development that is located outside the hazard but within a GRCA regulated area.

Small Scale Permit: An application is determined to be “Small Scale” or “Minor” where no technical studies are required.

Medium Scale Permit: An application is determined to be “Medium Scale” where there is moderate risk of impact on natural hazards or natural features and/or the review of a single technical report/plan (e.g., Environmental Impact Study, Floodplain Analysis, Stormwater Management Plan) is required.

Large Scale Permit: An application is determined to be “Large Scale” where risk to natural hazard and natural features is high and/or the review of 2 or more technical reports/plans (e.g., Environmental Impact Study, Floodplain Analysis, Stormwater Management Plan) is required.

Application to Permit or Resolve Unauthorized Works: In order to authorize a development or an interference to a wetland and/or alteration to a shoreline or watercourse, a permit will be issued by GRCA upon receipt of a complete application that is consistent with current GRCA policies. GRCA will charge double the original fee that would have been normally required.

Permit Amendment: A change to an existing permit that would not require the changing of what was authorized. For instance, a change to the size of a house may be amended. However, adding a new structure, such as a garage, would require a new permit.

Additional/Requested Site Visit: GRCA staff may be requested or require to undertake additional site visits outside the scope of a permit application. In these instances, a \$200 fee will be applied if one GRCA staff member is required or \$400 where more than one GRCA staff member is required. This fee may be charged for GRCA staff to attend the staking of a feature.

Additional Technical Review Fee: Where requested/required, GRCA staff may charge this fee on an hourly basis for reviews

Clearance/No Objection: GRCA will authorize a submission where a permit is not required at the request of a proponent. GRCA will require the proponent to provide a plan showing all proposed work. GRCA will stamp the plan “no objection” in these instances.

## **Notes:**

1. Applicants and/or municipalities are encouraged to consult with staff prior to submission of all applications to determine the extent and nature of information required to accompany the application, and to determine the appropriate fee.
2. Ganaraska Region Conservation Authority (GRCA) reserves the right to modify or adjust fees should the review require a substantially greater or lower level of review and/or assessment or for applications that have not been included in the above table.

3. When processing and reviewing consolidated applications (ZBA/OPA applications), the highest rate of fees will apply.
4. Separate fees will apply for the processing of GRCA permit approvals, with the exception of Subdivision applications.
5. Peer review fees will be recovered when a report contains information that is beyond the scope of GRCA's in-house expertise OR come to a third-party resolution where there is conflict.
6. The net hectare fee required for subdivision applications will exclude lands outside of the development limit (e.g., natural hazards, natural heritage features and buffers).
7. For phased subdivisions, fees will be charged per phase, upon request for clearance.
8. Fees for applications requiring technical review are based on the initial submission and two resubmissions. Submissions beyond those three will be reviewed at the rate of \$1500/submission.
9. Fees for amendments to permit applications are charged when the proposed development is modified after planning approval has been granted. Application Amendment fees are based on the fee in place at the time the amendment request is made.
10. All studies submitted to GRCA for review become the property of the Authority and the information may be used by GRCA and its member municipalities. In order for members of the public to view any studies, plans and reports related to a permit, a formal request under the Municipal Freedom of Information Protection and Privacy Act, RSO 1990, c M. 56 is required. Access is subject to statutory exemptions.
11. Application fees must be paid at the time of filing an application. A permit will not be issued unless the application fee has been submitted.
12. All permits will be issued for a period not to exceed two years, except for those projects that meet Ontario Regulation 168/06 Section 9 (1)(b). Permit extensions and/or renewals will not be granted. However, applicants may re-apply for the re-issuance of a new permit for the work as originally approved but in accordance with the most recent technical requirements. A fee will be charged based on the current fee schedule.
13. Projects with multiple components will be subject to only the higher of the application fees, not the aggregated amount.
14. Peer review fees will be recovered when a report contains information that is beyond the scope of GRCA's in-house expertise OR come to a third-party resolution where there is conflict. The cost of the peer review will be paid by the applicant.