

**GRCA Permit, Plan Review, Title Clearance and Inquiry Fee Schedule
Effective March 1, 2011**

1. GRCA Permit

GRCA Permit Application	Development	Alteration or Interference with Wetlands, Shorelines & Watercourses	
Minor – <i>Low risk of impact on natural hazards or natural features, no technical reports required</i>	\$380 Minor Additions Accessory Structures 30 to 120 m from wetland Grading less than 1 ha disturbed	\$380 Culverts for secondary or farm access generally less than 1 m diameter Foot bridges (no in-stream work) Pond maintenance Septic system installation or maintenance Directional drilling – perpendicular Off-line pond	
Standard – <i>Moderate hazard risk and/or potential impact on natural hazards or natural features. Detailed report and/or plans required</i>	\$500 Single unit development Grading greater than 1 ha (no study) Development less than 30 m from wetland Major Additions	\$875 New Municipal Trail Repair shoreline protection Bank stabilization Primary access or municipal culverts generally less than 1-2 m diameter Bridge or road repair	
Major – <i>requires one or more studies (Environmental Impact Study, Hydraulic Analysis, Storm Water Management, Geotechnical, etc.)</i>	\$7,570 Golf Courses Multi-unit development, large scale development Grading greater than 1 ha (study)	\$4,960 Bridge replacement Shoreline protection (new)	\$7,570 New bridge or primary access culverts generally greater than 2 m diameter
Works initiated prior to GRCA permit approval	1.5 times the fee for the category	1.5 times the fee for the category	1.5 times the fee for the category
Rural Water Quality Program or related projects	\$75	\$75	
Inquiry Fee	\$190/property		

2. Plan Review

Subdivision and Vacant Land Condominium:

Base Fee:	\$7,570
Applicant Driven formal modification:	\$1,240
Final Clearance for registration of each stage:	\$4,960
Processing fee:	\$190

Official Plan and/or Zoning By-law Amendment:	Major:	\$1,855
	Minor:	\$380

Consent:	Major:	\$875
	Minor:	\$380
Minor Variance:	Major:	\$500
	Minor:	\$250
Complex Applications OPA/ZC/Site plan, Aggregate etc.		\$7,570
Site Plan Approval Application:	Major:	\$2,600
	Minor:	\$380

Fee Notes:

The criteria for establishing the fee is based on the definitions of minor, standard and/or major application. The activities listed in the permit fee schedule identify some examples of projects that may be within these categories. The examples are provided for illustrative purposes. Staff should be consulted to determine the appropriate category for permit fees.

1. Minor – Low risk of impact on natural hazards or natural features, no technical reports required
2. Standard Permit, Major Plan Review – Moderate hazard risk and/or potential impact on natural hazards or natural features. Scoped technical reports or plans required.
3. Major – A hazard risk and/or potential impact to natural hazards or natural features and requires one or more studies (Environmental Impact Study, Hydraulic Analysis, Storm Water Management, Geotechnical, etc.).
4. 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.
5. Permit fees are non-refundable, except where review indicates that no permit is necessary.
6. 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 \$75 is required. 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.
7. The Conservation Authority may provide a refund or require the applicant submit funds for a permit or plan review fee if it is found that an incorrect fee has been submitted. The fees are assessed based on the extent of review required.
8. Permit or plan review applications that fall into one or more categories will be charged one fee, at the highest rate.
9. 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.
10. Complex applications are Planning Act (e.g. OPA/ZC) and/or Site plan or development permit approval applications for: golf courses, trailer parks, campgrounds, lifestyle communities, and aggregate extraction, etc.
11. A processing fee will apply for a clearance letter for a subdivision or condominium application where no technical review/studies (e.g. no Erosion and Sediment Control plan, SWM brief, etc. are required).
12. Subdivision or Condominium Clearance Fees and revision fees will be paid directly to the Conservation Authority and must be paid prior to issuance of revised draft conditions or the final Conservation Authority clearance letter.

All fees are to be made payable to the Grand River Conservation Authority.