

Planning and Regulations Fees

Includes Section 28 Permit Fees, Plan Review Fees, Technical Review Fees, and other fees.

1. UTRCA Section 28 Permit Fees

Category	Type	2025 Fee
Pre-consultation	Pre-consultation with the applicant regarding requirement	No Charge
Alterations to Wetlands and Watercourses	Routine - No engineering drawings required	\$555.00
	Minor - Engineering drawings required	\$1,160.00
	Major - Involves comprehensive review by various technical staff	\$1,590.00
Development Applications	Routine - Limited review, minor in nature relative to cost, location, or impact (decks, patios, etc.)	\$265.00
	Minor - Small scale (less than 500 square feet), and/or consistent with policy	\$1,160.00
	Major - Medium scale, primary structures (greater than 500 square feet) and/or consistent with policy	\$1,590.00
Linear Utility Corridor	Routine - May include linear utility crossings adjacent to watercourses and wetlands	\$1,160.00
	Minor - May include linear utility corridors where a watercourse or wetland crossing is proposed	\$1,590.00
	Major - May include linear utility corridors where multiple watercourse or wetland crossings are proposed	\$6,360.00
Municipal Drain Review	Routine - Project is drain maintenance consistent with Standard Compliance Requirements in DART Protocol	\$290.00
	Minor - Review of engineer's report and/or within regulated wetland limits	\$900.00
	Major - Requires multiple site visits, and/or detailed review of engineering reports, and/or within regulated wetland limits	\$1,590.00
Municipal Project Review	Routine - Does not require any technical reports or analysis (may include bridge or culvert repairs)	\$1,160.00
	Minor - Requires technical reports or analysis to support application (may include minor bridge or culvert replacements)	\$1,590.00
	Major - Works that cover large geographic areas such as multiple road culvert or bridge replacements	\$5,300.00

Category	Type	2025 Fee
Complex Applications	Large scale development proposal and/or inconsistent with policy (e.g., multi-lot development, large scale municipal project, golf course, renewable energy project, etc.)	\$6,360.00
	Large Fill - Volumes > 1000 m ³	\$6,360.00 Plus \$0.50/m ³ fill
	Aggregate Resources Act - Above water table	\$6,360.00
	Aggregate Resources Act - Below water table	\$11,130.00
Environmental Assessments	Standard	\$1,160.00
	Intermediate	\$5,300.00
	Full/Comprehensive	\$10,600.00
Hearing Request	Streamlined Hearing	\$850.00
	Full Hearing – Intermediate	\$1,270.00
	Full Hearing – Major	\$5,300.00
Clearance	Verification Letter (Hazards or Areas of Interference)	\$265.00
Extensions	Minor application revisions and minor permit revisions and/or extensions	\$140.00
Violation (work commenced prior to approval)	First occurrence	100% surcharge (cost recovery)
	Second and subsequent occurrences Note: Applications will only be accepted retroactively where works undertaken meet UTRCA board approved policies or where works are proposed that are intended to bring a project into compliance with said policies.	200% surcharge
Minister's Zoning Order (MZO)	Permit associated with Minister's Zoning Order (MZO)	100% surcharge of permit fee (cost recovery)

General Notes for All Permit Fees

Routine - Routine permit applications are activities that are documented through another approval process or are determined to have limited impacts on the control of flooding, erosion, pollution, or the conservation of land. Routine permit applications could be those involving Standard Compliance Requirements under the Drainage Act and Conservation Authorities Act Protocol, and non-habitable buildings and structures that are less than 10 m² in size.

Minor - Permit applications for development projects could be considered minor in nature due to project size, level of risk, location, and/or other factors. These projects have minor impacts on the control of flooding, erosion, pollution, or conservation of land. Based on the proximity of the project to the hazard, minor permit applications are reviewed by UTRCA staff and generally require standard recommendations or conditions. Minor permit applications could be those involving, for example, minor fill, minor development, and minor site alteration where there is a high degree of certainty that issues associated with natural hazards are minimal.

Major - Major applications for Section 28 permits require significant UTRCA staff involvement. They could be highly complex projects, for example, large subdivisions requiring technical review supported by comprehensive analysis, or smaller scale site specific applications that require complex technical reviews. The proposals may involve developments with significant natural hazards, environmental impacts, or multiple approval processes requirements. Generally, these would include Plans of Subdivision and Condominium, large Site Plan Control applications, and major infrastructure development. Major applications could also include those where works have been undertaken or are in the process of being undertaken, without prior approval from the UTRCA, and those where works have been undertaken that do not comply with UTRCA Section 28 policies and restoration/remediation measures are required.

1. The UTRCA reserves the right to charge technical report review fees over and above the permit fees for projects that require a detailed technical report or reports covering one or more issues.
2. Large fill projects involve proposals for fill movement which exceed 1000 m³. Smaller fill projects will be covered under other categories of the fee schedule.
3. Applications that fall under more than one category will be charged at the highest rate.
4. Large renewable energy projects are defined as:
 - a. Class 3 solar facilities with a nameplate capacity greater than 10 kW.
 - b. Class 3, 4 or 5 wind facilities equal to or greater than 50 kW.
 - c. Any waterpower project involving construction of a new dam or retrofit of an existing dam.
 - d. Any bio-fuel project (anaerobic digestion, biofuel, biogas, or thermal treatment facility) that would not fall under our general categories for buildings or building additions as outlined in the table above.
5. Large scale municipal projects – Projects that have generally come forward following a Class Environmental Assessment (EA), where input from the UTRCA has been solicited and the need for Section 28 approval has been acknowledged. UTRCA costs are related to multiple technical report reviews, preparation of correspondence, attendance at pre-consultation meetings, and site inspections. Estimated total project costs generally exceed \$1 million. The UTRCA reserves the right to charge additional fees for significant technical report review.
6. Costs associated with legal review for agreements required for permits issued under a Minister's Zoning Order (MZO) shall be paid by the applicant.
7. For EAs undertaken by private proponents (i.e., non-municipal EAs), standard, intermediate, and full/comprehensive categories are distinguished by the anticipated amount of staff time required for review. For the purposes of the fee schedule, intermediate will be defined as projects with estimated cumulative staff review time required of greater than 15 hours and major will be defined as projects with estimated cumulative staff review time required of greater than 30 hours. The UTRCA reserves the right to charge additional fees if peer review requirements warrant additional cost-recovery.
8. For Municipal Drain applications where only a scoped review of the engineer's report is undertaken, the lesser fee may be charged.
9. Projects carried out by the UTRCA or under the supervision of the UTRCA Clean Water Program may be exempt from this fee schedule.

Please contact UTRCA Regulations staff at 519-451-2800 to arrange a pre-consultation discussion prior to submission, or email_regulationsinquiry@thamesriver.on.ca

2. UTRCA Plan Review Fees

Application Review	Type	2025 Fee
Formal Pre-consultation	Fee will apply when a formal pre-consultation comment letter has been requested by a municipality. This fee will be deducted from subsequent review fees once a formal application is submitted.	\$320.00
Comprehensive Official Plan Amendment	Includes housekeeping amendments initiated by Municipality	No charge
Official Plan Amendment	Minor/Routine - i.e., Single family residence	\$580.00
	Major - Large scale, complex features, requiring technical studies	\$1,590.00
Zoning By-law Amendment (ZBA)	Comprehensive ZBA initiated by Municipality	No charge
	Minor/Routine	\$580.00
	Major - Large scale, complex features, requiring technical studies	\$1,380.00
Consent (severance)	Minor/Routine	\$425.00
	Major - Large scale, complex features, requiring technical studies	\$850.00
Minor Variance	Minor/Routine	\$265.00
	Major - Large scale, complex features, requiring technical studies	\$1,325.00
Site Plan	Minor/Routine	\$580.00
	Intermediate - Intermediate scale requiring scoped technical studies	\$1,325.00
	Major - Large scale, complex features, requiring technical studies	\$3,200.00
Draft Plan of Subdivision or Condo	-	\$170 per lot to a maximum of \$14,300.00
Processing Fee	-	\$265.00

General Notes for all Application Fees

1. Fees are only collected for applications where natural hazard or natural heritage features affect the property.
2. The UTRCA reserves the right to waive the application fee or reduce the fee on a case-by-case basis.

3. Major applications include complex natural hazard and natural heritage issues involving multiple meetings and peer reviews to be completed by the UTRCA and/or other qualified professionals. The UTRCA reserves the right to determine what is considered to be a major application on a case-by-case basis.
4. Fees for multiple applications made for the same parcel within one year will be discounted as follows:
 - First application: full fee per lot/application,
 - Additional applications: 50% of the lesser of the application fee per lot/application.
5. A processing fee is charged in the following cases:
 - Provision of an extension letter,
 - Provision of a letter for a Draft Plan of Condominium for those proposals that are limited to conversion of existing buildings with no new construction or as long as the design complies with criteria established through a previous circulation (e.g., Subdivision or Site Plan).
6. Where an exception to a permit may be granted through the *Planning Act*, the review fee will be doubled.

3. UTRCA Technical Review Fees (to support Section 28 and Plan Review Services)

Technical Review	2025 Fee
Environmental Impact Studies (EIS) (Minor) – Limited assessment, adjacent to feature	\$795.00
EIS (Scoped) – Scoped assessment, adjacent to or within feature	\$1,270.00
EIS (Comprehensive)	\$2,330.00
Stormwater Management (SWM) Studies – Preliminary	\$1,270.00
SWM Studies – Detailed Design	\$2,330.00
Sediment and Erosion Control (SEC) Plan – Minor/Routine	No charge
SEC Plan/Report – Intermediate	\$265.00
SEC Plan/Report – Major	\$530.00
Geotechnical or Slope Stability Assessment – Scoped Report	\$795.00
Geotechnical or Slope Stability Assessment – Full Report (1 lot)	\$1,270.00
Geotechnical or Slope Stability Assessment – Full Report (multiple lots)	\$1,700.00
Hydrogeology Assessments	\$1,700.00
Other Technical Report	\$1,270.00
Technical Expert Peer Review - External (Instance where there is a need for an outside Technical Expert)	\$555.00 + TBD Technical Review

General Notes for Technical Review Fees

1. It is required that the proponent pre-consult with the UTRCA and the municipality prior to preparation and submission of a detailed technical report.
2. For the purpose of this fee schedule, Scoped Studies are generally recommended in situations where the nature of the natural heritage feature or hazard is well documented, similar development has been previously proposed, modelled and analyzed, impacts are not anticipated due to the location or nature of a proposed development, and mitigation options have been developed.
3. For the purpose of this fee schedule, Comprehensive Studies are generally recommended in situations that are more complex, where information is lacking, or where the risk or significance of the impact is high.
4. The fees for technical report review include one comprehensive report review and one revised report review. The UTRCA reserves the right to charge a processing fee or additional technical report fees for additional reviews.

4. Other UTRCA Fees

Category	Type	2025 Fee
Inquiry or Release of Agreements	Written response provided	\$390.00
	Written response provided (rush request)	\$775.00
	Verbal response provided	No charge
	Regulation Maps provided as digital pdf via email	No charge
Maps	Printed standard legal sized hardcopy	\$25.00
	Custom Map Fees - Contact GIS staff for exact prices	Administrative Fee \$55.00 plus hourly rate Hourly rate \$90.00 GIS, \$135.00 Engineering
Data Requests	Specialized Data request – Contact staff for exact prices	Administrative Fee \$55.00 plus hourly rate Hourly rate \$90.00 GIS, \$135.00 Engineering
Data Portal	Open data portal – self serve	No Charge
Other	GPS Surveying (generally involves a crew of two staff)	Administrative fee \$55.00 plus hourly rate \$135.00/hour + expenses, minimum 2 hour charge
	Aquatic Ecosystem – Preliminary Assessment (generally involves a crew of two staff)	Administrative fee \$55.00 plus hourly rate \$135.00/hour + expenses, minimum 2 hour charge
	Terrestrial Ecosystem – Preliminary Assessment (generally involves a crew of two staff)	Administrative fee \$55.00 plus hourly rate \$135.00/hour + expenses, minimum 2 hour charge
	Photocopies	\$0.10 per standard copy