

Upper Thames River Conservation Authority Section 28 Permit Fees

Category	Type	2024 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
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

Category	Type	2024 Fee
	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 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.	100% surcharge (cost recovery) 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