
RRCA Planning and Regulations Fee Schedule

Calendar Year 2025

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Special Note regarding Planning Advisory Services, Conservation Authorities Act Permits and Technical & Environmental Reviews

On December 12, 2024, the Minister of Natural Resources directed Ontario's Conservation Authorities to not change the amount for fees charged related to reviewing and commenting on planning and development related proposals or land use planning policies, or for permits issued by conservation authorities. This direction is intended to support less costly approvals to help increase housing supply and affordability in Ontario. This extends previous directions issued in 2023 and 2024.

The fees charged by the Raisin Region Conservation Authority for these services will continue to align with the rates approved by the Board of Directors in 2022.

Schedule 1: Planning Advisory Services

Planning Advisory Service	Fee (\$)
Official Plan and Zoning Bylaw Amendments	
Official Plan Amendment, Standard	760
Official Plan Amendment, Major	2,590
Zoning By-Law Amendment	400
Minor Variance Applications	400
Consent to Sever	
Application for Consent Review and Comments	500
Clearance of Conditions	0
Site Plan Control	
Single Family Residential	415
Minor (under 2 ha)	760
Standard (over 2 ha, under 5 ha)	1,100
Major (over 5 ha)	2,460
Revisions/Amendments	50% Surcharge
Plan of Subdivision / Condominium / Part Lot Control	
Less than 2 ha and/or 10 lots on full municipal services	1,355
Under 10 lots and 2 ha on private services	2,690
Over 10 lots and/or 2 ha on private or full municipal services	3,925
Clearance of Conditions	1,855
Draft Plan Revision (alteration to plan or layout)	1,760
Draft Plan Extension (original comments to lapse)	100% of current fee
File re-activation fee (dormant 2 years +)	50% of current fee

Notes for Schedule 1

- All fees are payable at the time the application is made.
- All invoiced fees must be received prior to the release of written comments.
- An application is not deemed 'complete' and/or processed until the applicable fees have been received by the RRCA.
- Planning fees are separate from Technical and Environmental Review Fees (Schedule 3) and shall be charged accordingly.
- Fees are charged per application.
- In the event of concurrent or consecutive planning applications (within 6 months) related to the same development activity, one fee (the highest) applies.
- The RRCA reserves the right to charge additional fees where a review requires a substantially greater level of effort or requires additional site visits.

Schedule 2: Conservation Authorities Act Permits

Application Type			Fee (\$)
Site Alterations, Fill, Grading			
The addition or removal of material, displacement of material, grading, etc. including septic beds.	Level 1	≤ 100 m ³ (0.25 ha)	255
	Level 2	> 100 m ³ - 500 m ³ (0.25 ha - 0.5 ha)	620
	Level 3	> 500 m ³ - 1,000 m ³ (0.5 ha - 1 ha)	1,035
	Level 4	> 1,000 m ³ - 2,000 m ³ (1 ha - 2 ha)	1,995
	Level 5	> 2,000 m ³ (> 2 ha)	2,485
Buildings and Structures			
Single residential dwellings, auxiliary buildings, additions, and similar.	Level 1	≤ 20 m ²	255
	Level 2	20 m ² - 100 m ²	620
	Level 3	100 m ² - 200 m ²	1,035
	Level 4	> 200 m ²	1,995
Multi-residential, commercial, industrial, institutional.	Level 5	Anything other than single family residential structures	2,485
Shoreline Work, and Watercourse Vegetation and Debris Clean-out			
Shoreline alterations, erosion protection, channelization, new or modified watercourses, and similar.	Level 1	≤ 15 m	255
	Level 2	> 15 m - 50 m	600
	Level 3	> 50 m - 500 m	1,000
	Level 4	> 500 m - 1,000 m	1,940
	Level 5	> 1,000 m	2,410
Municipal Drain Maintenance			80
Non-municipal Drain/ Watercourse Clean-out			600
Water Crossings			
Private, Culvert/bridge	Level 1	Private Replacement ≤ 30 m	255
	Level 2	Private Replacement > 30 m	600
	Level 2	Private New Entrance	600
Infrastructure, Culvert/bridge	Level 1	Replacement (like for like, size, and location) ≤ 30 m and ≤ 1 m dia.; Resurfacing	255
	Level 2	Replacement (different size and location) or new ≤ 1 m dia.; Superstructure or abutment works	600
	Level 3	> 1 m dia. - 2 m dia.	1,000
	Level 4	> 2 m dia.	1,940
	Level 5	New Bridge	2,410
Directional Drilling	Level 1	Channel width ≤ 3 m	255
	Level 2	Channel width > 3 m	600
Water Utility Crossing (open cut)	Level 3	Channel width ≤ 3 m	1,000
	Level 4	Channel width > 3 m - 10 m	1,940
	Level 5	Channel width > 10 m	2,410

Docks (pile driven, floating or cantilever docks are not enforced)			
Crib Docks	Level 3	All Crib Construction	1,000
Wetland			
Development and/or interference within or adjacent to a wetland.	Level 1	Minor Review	255
	Level 2	Area affected ≤ 0.5 ha	600
	Level 3	Area affected > 0.5 ha - 1.0 ha	1,000
	Level 4	Area affected > 1.0 ha - 2.0 ha	1,940
	Level 5	Area affected > 2.0 ha	2,410
Other Fees			
Modifications or revisions – amended or resubmitted after approval			50% surcharge
Applying for a permit after the project has started (retroactive permit)			50% surcharge
Reactivation of applications left dormant for one year			50% surcharge
Section 28 Development Review Hearing			255
Screening fee, Letter of advice			85
Property Inquiries			
Desktop, No Site Visit			255
With Site Visit			435

Notes for Schedule 2

- All fees are payable at the time the application is made.
- An application is not deemed 'complete' and/or processed until the applicable fees have been received by the RRCA.
- Where multiple application types are proposed in one application, the RRCA reserves the right to determine the fee based on each individual project proposal.
- Acceptance of an application as complete does not imply permission will be granted. Permission will be forthcoming only if submissions address statutory requirements and conform to approved RRCA policies in effect at the time an application is made or where allowances are granted by the Authority's Executive Committee or RRCA Board.
- Permit Fees are separate from Planning Fees (Schedule 1), and Technical Review Fees (Schedule 3) and shall be charged accordingly.
- A property inquiry fee may be deducted from a permit application fee should a complete permit application be received within one calendar year.

Schedule 3: Technical & Environmental Reviews

Report Review	Description	Fee (\$)
Floodplain, geotechnical, hydrologic, environmental impact studies, stormwater management, grading and drainage, aquatic and fish habitat, groundwater and terrain analysis, private servicing, etc.	Small-scale development. Area affected is $\leq 15 \text{ m}^2$ or linear extent $\leq 10 \text{ m}$.	425
	Development area $\leq 0.5 \text{ ha}$	640
	Development area $> 0.5 \text{ ha} - 2.0 \text{ ha}$	1,350
	Development area $> 2.0 \text{ ha} - 5.0 \text{ ha}$	2,240
	Development area $> 5.0 \text{ ha}$	2,875
Major Projects	Projects with a high level of environmental concern that require the Authority to attend meetings and respond to inquiries and concerns.	Hourly Rate
Revisions		50% Surcharge
<i>Aggregate Resources Act</i>	Application Review	3,900
<i>Clean Water Act</i>	Section 59 Review / Clearance Notice	85
<i>Clean Water Act</i>	Risk Management Plan, Minor (3 or fewer activities)	640
<i>Clean Water Act</i>	Risk Management Plan, Major (4 or more activities)	1,350

Schedule 4: Mapping and Data Services

General Services	Description	Fee (\$)
Paper and Digital Maps	Full Sheet (digital or hard copy)	\$35.00 + Admin. Fee
	Up to 11x17 photocopy or scan	Admin. Fee
	Administrative Fee	\$65.00
Other Maps	Customized	\$95.00 /hr.
Documents and Reports	Photocopying / Scanning ≤ 50 pages	\$0.65 /pg.
	Photocopying / Scanning > 50 pages	\$0.60 /pg. + Admin. Fee
Staff Time	Assistant Rate	\$75.00 /hr.
	Technical Rate	\$95.00 /hr.
	Specialist Rate	\$110.00 /hr.
	Professional Rate	\$120.00 /hr.
	Management Rate	\$140.00 /hr.