

Planning & Regulations Fee Schedule

The fee schedule is revised annually by the Authority's Board of Directors. If an applicant has concerns with a fee charged, they have the right to appeal to the Authority's Board of Directors after the fee has been paid. To appeal a fee which has been charged, the applicant must submit a written request to the Authority's Board of Directors via the General Manager outlining their concerns with the fee charged. Written concerns should be submitted to stclair@scrca.on.ca. The decision to revise the fee will be made by the Authority's Board of Directors via an impartial review by the General Manager and Director of Finance. This is in accordance with the MNR/CO Policies and Procedures for Charging of CA Fees, 1997 and the SCRCA Fee Administration Guidelines. **Fees in effect as of December 31, 2022.**

Administrative Fees	2026
Processing Fee	\$155.00
Legal Inquiries	\$245.00
Expediated Response (5 < business days)	\$400.00
Site Inspection/ Meeting Attendance	\$285.00
Property Inquiry¹	
Real Estate Inquiry - no site visit, limited review	\$245.00
Minor - desktop review, minor in nature relative to cost, location, or impact	\$315.00
Major - complex features, site visit required	\$450.00
Technical Report Review	
<i>Includes initial review of complete report; review of revised reports are subject to surcharge. Technical Report Review fees are in addition to application fees.</i>	
Terms of Reference²	\$490.00
Engineering Study/Technical Report³ <i>(floodline, geotechnical, meander belt, slope stability, natural heritage, coastal⁴)</i>	
Minor - scoped report, minor review (cost, location impact). 1-lot	\$515.00
Standard - scoped technical assessment, within feature, 1-lot	\$940.00
Major - complex features, potential impact, multiple lots	\$1,500.00
Environmental Impact Study / Development Assessment Report	
Minor - limited assessment required, adjacent to feature	\$1,190.00
Standard - scoped technical assessment, adjacent or within feature	\$2,220.00
Major - comprehensive technical assessment, adjacent or within feature	\$5,625.00
Mitigation / Monitoring Report	\$890.00
Hydrogeological Assessment⁵	\$1,775.00
Stormwater Management Plans	
Preliminary Concept	\$450.00
Detail Design	\$860.00
Additional Review of Revised Report⁶	50% surcharge

Planning Service Fees

Fees are per application unless otherwise noted. Applications are assessed for Natural Hazard and/or Natural Heritage features and fees will be charged accordingly.

2026

Pre-Consultation⁷	\$315.00
Natural Hazards	
Minor Variance (Waterfront ⁸ fee x2)	\$245.00
Severance (per lot created; Waterfront ⁸ fee x2)	\$340.00
Site Plan Approval	\$365.00
Major - large scale, complex features, requiring technical studies	\$855.00
Zoning By-law Amendment	\$365.00
Major - large scale, complex features, requiring technical studies	\$565.00
Official Plan Amendment	\$365.00
Major - large scale, complex features, requiring technical studies	\$570.00
Natural Heritage	
Minor Variance	\$410.00
Severance (per lot created)	\$615.00
Site Plan Approval	\$555.00
Major - large scale, complex features, requiring technical studies	\$1,120.00
Zoning By-law Amendment	\$645.00
Major - large scale, complex features, requiring technical studies	\$1,120.00
Official Plan Amendment	\$645.00
Major - large scale, complex features, requiring technical studies	\$1,120.00
Draft Plan of Subdivision/Condominium	
< 20 Units	\$1,790.00
21-50 Units	\$3,665.00
> 51 Units	\$4,885.00
Additional Natural Heritage Fee	
< 20 Units	\$805.00
21-50 Units	\$1,615.00
> 51 Units	\$2,420.00
Clearance of Conditions (per condition)	\$360.00
Redline Revision (applicant initiated)	50% of initial fee
File Re-Activation Fee (dormant for greater than 2 years)	50% of current fee
Draft Plan Extension (original comments lapsed)	100% of current fee

Ontario Regulation 41/24 Review Fees

Application fees are applied per works/project.

Application Fees ⁹	2026
Routine Permit - limited review, minor in nature relative to cost, location, or impact (may include deck, patios, etc.)	\$270.00
Minor Permit A - small scale, and/or consistent with policy	\$525.00
Minor Permit B - medium scale, primary structures, and/or consistent with policy	\$820.00
Major Permit - large scale, requiring technical studies, and/or inconsistent with policy	\$1,385.00
Linear Utility Corridor Fees	
Routine - may include linear utility crossings and digs adjacent to watercourses or wetlands.	\$525.00
Minor - may include linear utility corridors where a watercourse or wetland crossing is proposed (small scale, limited in scope & location)	\$820.00
Major - may include linear utility corridors where multiple watercourse or wetland crossings are proposed (large scale, multiple roads/concessions)	\$1,385.00
Drainage Act Review¹⁰	
DART Review	
Minor - project value under \$500.00	\$65.00
Standard - follows DART protocol, SCR issued	\$300.00
Major - within a regulated wetland	\$1,130.00
Engineer's Report Review	\$570.00
Other Fees	
Aggregate Resource Act Review	\$3,760.00
Environmental Assessment Act	
Standard	\$3,760.00
Major	\$9,390.00
Commercial Renewable Energy Projects	Double
Golf Course Development/Realignment	\$1,130.00
Hearing Request	\$900.00
Application Revisions and Permit Revisions/Extensions¹¹	\$150.00
File Re-Activation Fee (dormant for greater than 1 year)	50% Surcharge
Major Project (ex. Ministerial Zoning Order) ¹²	\$25,000.00
Applications for Work Proceeded without Authorization¹³	Double

Footnotes / Addendums:

1. This fee will be reduced from the application fee provided no change has occurred in the proposal and the application moves forward within a 2 year limit.

2. Terms of Reference fee is reduced from the Technical Report Review Fee

3. It is required that the proponent consult with the SCRCA and the Municipality prior to preparation and submission of a detailed technical report

4. SCRCA will generally require shoreline development to be reviewed by the Conservation Authority retained coastal engineer. Costs for review are to be borne by the proponent. In this case, a Technical Report Review fee would not apply. As per Board of Directors approval November 10, 2016.

5. SCRCA will generally require hydrogeological reports to be reviewed by the Conservation Authority retained hydrogeologist. Costs for review are to be borne by the proponent, and may exceed SCRCA's review fee, which would then be paid directly to the consultant and SCRCA's review fees would not apply.

6. The fees for technical report review include one comprehensive report review and one revised report review. The SCRCA reserves the right to charge a processing fee or additional technical report fees for additional reviews.

7. This fee will be deducted from the application fee when a formal application is submitted. It is required that the proponent consult with the SCRCA and Municipality.

8. Waterfront includes properties within the Shoreline Hazard along Lake Huron, St. Clair River, Chenal Ecarte, and Lake St. Clair

9. 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 SCRCA policies in effect at the time an application is made, or where allowances are granted by the Authority's Executive Committee or SCRCA Board of Directors.

10. If an Ontario Regulation 41/24 application is required for a drain enclosure, or works within or adjacent to a wetland additional fees, as appropriate, may be charged. Section 76 reports are exempt.

11. A charge is applied for permit amendments that are administrative in nature (eg. expire date extension). Applications that are more substantially amended or re-submitted after approval are subject to a surcharge of 50% of the original fee that was paid.

12. Review of applications made under a Ministers Zoning Order (Fee includes review of 2 major studies and 2 project meetings. Additional fees to be charged per report as appropriate and consistent with the current fee schedule, additional charges (\$/hr) for project team meetings beyond the 2 already included, plus any other additional expenses to enable cost recovery. Additional charges for legal or technical peer review may be applicable

13. First occurrence 100% surcharge. Second and subsequent occurrences will be subject to a 200% surcharge. Note: applications will only be accepted retroactively where works undertaken meet SCRCA board approved policies or where works are proposed that are intended to bring a project into compliance with said policies