



Introduction

TRCA's Fee Schedule for Environmental Assessment and Permitting Services was adopted by Resolution ~~#A151/17 of the Authority Board on January 26, 2018~~ (UPDATE ONCE APPROVED). The Fee Schedule was developed in consultation with municipalities through an assessment of service delivery which adheres to the Ontario Ministry of Natural Resources and Forestry **Policies and Procedures for Charging of Conservation Authority Fees**, TRCA's Fees Policy/Guideline 2010, and the range of Environmental Assessment (EA) or Infrastructure Review services consistent with TRCA's Service Delivery Agreements and/or Memoranda of Understanding with area municipalities or agencies.

The Fee Schedule includes a broad spectrum of fee categories within each application type to accurately cover the scale of work. The lower fees apply to minor and less complex applications, and modest scale review efforts. Higher fees apply to more complex applications requiring a higher level of EA and technical review. The Fee Schedule also includes fees for services that assist with streamlining processing and approval for the applicant, such as expedited review and red line revisions (where possible).

PART 1: General Notes

1. All applications must be deemed complete by TRCA, inclusive of fee submission, prior to commencement of submission processing, unless otherwise approved by TRCA's ~~EA-Infrastructure Planning and Permits (IPP)~~ Associate Director or the ~~Senior-Development and Engineering Services (DES)~~ Director.
2. All ~~environmental assessment (EA)~~ and ~~regulatory approvals under the Conservation Authorities Act (permit application)~~ submissions and associated fees must be administered through the ~~Planning and Development Development and Engineering Services~~ Division of TRCA.
3. ~~Pre-consultation-application (pre-consultation)~~ - ~~A-One pre-consultation-application~~ meeting with TRCA staff to determine the scope of issues for the EA or permit application is recommended for ~~standard or complex~~ all applications. TRCA ~~application review fees as per Schedules 1 to 4, attached processing fees~~ will be determined based on ~~the a-predetermined~~ scope of work ~~identified through the meeting~~. If the scope of the application changes through the review process, fee adjustments will be ~~determined made~~. ~~There is no additional fee charged for pre-application review~~.
4. General inquiries and negotiation of fees will be directed through TRCA's ~~EA-IPP~~ Associate Director or the ~~Senior-DES~~ Director on issues of interpretation and scoping of work requirements.
5. Fee appeal process - Any dispute of fee calculations that cannot be resolved through consultation with TRCA's ~~Senior-DES~~ Director, Planning, Greenspace and Communications (~~Senior-DES~~ Director) and/or CEO's office, can be appealed through the Budget/Audit Advisory Board and/or the Authority. Delegation format with justification of appeal request is recommended.
6. Any refunds, where applicable, will be approved by the ~~EA-IPP~~ Associate Director or the ~~Senior~~-Director.
7. The application fee will be paid at the time of filing an application to TRCA. Applications will not be processed until fees are received unless approved by TRCA's ~~EA IPP~~ Associate Director or the ~~Senior-DES~~ Director.
8. TRCA reserves the right to request additional fees or adjust fees should the review require a substantially greater level of effort or for development application scenarios not captured in the Fee Schedule. Custom fees will be negotiated for optional expedited review or unique circumstances for large scale or complex review efforts. Peer reviews may also be required for shoreline works, geotechnical and specialized modeling and may be charged to the applicant. TRCA reserves the right to re-assess fee requirements after one year of processing planning applications. Additional fees can be charged after one year and for excessive delays.
9. Expedited Review Additional Charge applies only to unanticipated circumstances requiring fast-tracked approvals (primarily clearance) and can only be approved by the ~~EA IPP~~ Associate Director or the ~~Senior-DES~~ Director as staffing capability allows.
10. Permits are issued for a maximum (standard) time of 2 years.
11. Permits for complex infrastructure can be issued for up to 5 years upon request and with reason. These permits require Executive Committee approval. These permits are subject to additional fees of 50% of the current fee for each additional year (beyond the standard 2 year) to cover compliance monitoring.
12. Permit reissuance (~~extension~~) ~~of such permits~~ may be permitted subject to justification and assessment by staff ~~in accordance with any new updated technical hazard information and the current policies in place~~. ~~There is no guarantee of automatic approval~~. Reissuance (~~extension~~) is, on a one-time-only basis for up to the same period as the original approved timeframe (e.g., if the original permit was issued for four years, it may be reissued for up to an additional four additional years). Reissuances are subject to ~~reissuance fees of 50% of the current fee for each additional year to cover compliance monitoring~~. Executive Committee approval is

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- required for all permits to be issued for a period greater than the maximum (standard) two-year period, up to a maximum of five years for permit reissuances (extensions).
13. Applicant must notify TRCA at least 60 days in advance of permit expiration with a request for reissuance
Should the permit expire, a new permit application is required.
 14. In instances where there are combined applications, e.g., such as site plan ~~review~~ and permit application review-
~~an Ontario Regulation 166/06 (i.e., Permit Application):~~
 - a. If the applications require two separate reviews (i.e., the information submitted is different) and two separate approvals then both fees are applied in accordance with the respective fee schedules.
 - b. If the applications require only one review (i.e., the information submitted is the same for both applications, and within a one-year time frame), the applications are processed and reviewed together and only the highest fee rate applies in accordance with the respective fee schedules.
 - c. If only one review is required as per (b) above, but a separate clearance letter is required for one of the applications, the additional clearance fee is also applied in accordance with the respective fee schedules.
 - d. In the cases where a revision to the permit is requested at the time of permit re-issuance, only the permit re-issuance fee shall apply.
 15. TRCA reserves the right to request additional fees should the review require a substantially greater level of effort (e.g., Environmental Management Plan Review). Peer reviews may also be required for shoreline works, geotechnical and specialized modeling and may be charged to the applicant.
 16. All application fees (except EA Property Screening or Inquiry) include one initial site visit, if needed, up to ½ day for minor or standard files and up to 1 day for major or complex files.
 17. Specific Service Delivery Agreements take precedence over the fee schedule.
 18. For Class Environmental Assessments, the schedules, or categories specific to the respective class EA document or environmental assessment review procedures of utility boards or commissions, such as oil or gas pipelines, or electricity generation, will be applied.
 19. **Planning Act** application rates can be found in the TRCA Planning Services Fee Schedule.
 20. Routine Infrastructure Works Application review is subject to the respective TRCA procedure.
 21. Emergency Infrastructure Works Application review is subject to the respective TRCA procedure.
 22. Crown agencies and federal undertakings, ~~either federal or provincial,~~ are not bound by the **Conservation Authorities Act**. Notwithstanding, TRCA encourages the TRCA Voluntary Project Review (VPR) process may be applied as detailed below in Parts 2 and 3 per the Proponents and Projects Exempt from the TRCA Regulatory Approval Process described below, and review fees will be charged. It should be noted that other legislation and approvals may apply to these projects and it is the responsibility of the proponent to obtain such approvals.
 23. Unless noted in #19 above development activities within regulated areas, watercourses, or wetlands on lands through which an easement, or other form of permission, has been obtained from a crown agency, are not exempt from the regulatory approval process of the **Conservation Authorities Act**. This includes, but is not limited to private, municipal, gas, oil, electricity, or utility projects.
 24. Minor project review means that no or limited technical Natural Heritage Impact Studies and engineering review reports are required as part of the submission, together with detailed design drawings if appropriate; standard project review means that scoped technical studies or reports are required as part of the submission (such as hydrology, ecological, stormwater), together with detailed design drawings if appropriate. Major and complex project review means that comprehensive technical studies or reports are required as part of the submission (such as meander belt, hydrogeology, geotechnical, environmental impact studies) together with detailed design drawings if appropriate.
 25. TRCA has extensive environmental and cultural data that is available for use by the proponent, subject to the waiver of a legal disclaimer and the provision of user fees. Where there are data sharing agreements in place, municipalities are exempt from these fees and the data will be provided free of charge. All others are expected to purchase data as per the fee schedule. Current data sharing agreements are in place with all municipalities in the TRCA jurisdiction, as well as the Ministry of Natural Resources and Forestry, and various service agreement partners.
 26. TRCA reserves the right to adjust fees based on regulatory or legislative ~~legislation~~ changes or updates.



Part 2: Provincial Proponents and Projects Exempt from the TRCA Regulatory Approval Process of the Conservation Authorities Act

1. ~~In accordance with the Crown Agency Act, R.S.O. 1990, C. 48, s.1, and the Conservation Authorities Act, R.S.O. 1990, C. 27, the following Crown corporations or agencies are exempt from the regulatory approval process under Section 28 of the Conservation Authorities Act:~~

- Metrolinx
- GO Transit
- ~~Hydro One*~~
- Ministry of Transportation, including Highways 400, 401, 404, 407* and 412.
- Ontario Infrastructure and Lands Corporation (formerly Ontario Realty Corporation or Infrastructure Ontario)
- Ministry of Natural Resources and Forestry

Note: *407 Express Toll Route (407 ETR) is privately leased and operated by the 407 ETR Concession Company Limited. Permits are required in accordance with the regulatory approval process of the Conservation Authorities Act.

Note: Distribution Companies regulated by the Independent Electricity System Operator (IESO) owned by private corporations, municipalities, utilities, etc. are not exempt. Permits are required in accordance with the regulatory approval process of the Conservation Authorities Act are subject to Ontario Regulation 166/06 and all relevant review fees apply.

2. If development on Crown lands is being undertaken for Crown purposes, the proponent or contractor is not required to obtain a permit through the regulatory approval process of the **Conservation Authorities Act**. In these instances, Crown agencies or their contractors are encouraged to follow the TRCA VPR process.
3. If development on Crown lands is not being undertaken for Crown purposes the proponent or contractor is required to obtain a permit through the regulatory approval process of the **Conservation Authorities Act**.
4. In the case of utilities, if utilities are being constructed to support a Crown project, the applicant (utility company) is not exempt from the regulatory approval process of the **Conservation Authorities Act** and permits are required as appropriate.
5. **Environmental Assessment Act** Requirements: If projects are subject to a provincial environmental assessment process, review fees will be charged. For example, fees apply for the review of applications made under the OEB process. If the applicant is a Crown Corporation, fees apply for the review of applications made under the OEB process.
6. **Planning Act** Requirements: If proponents are subject to review under the Planning Act or seek approval under the Planning Act on a voluntary basis, review fees will be charged.
7. **Detailed Design Requirements:** These proponents are exempt from the regulatory approval process of the Conservation Authorities Act ~~TRCA regulatory approval process (i.e., permits in accordance with Ontario Regulation 166/06 are not required)~~ as per provisions noted above.
8. **TRCA Voluntary Project Review:** Proponents are encouraged to may seek TRCA review on a voluntary basis. In such cases, TRCA ~~will charge~~ will charge review fees ~~to compensate for its time~~.

Part 3: Federal Proponents and Projects Exempt from the TRCA Regulatory Approval Process of the Conservation Authorities Act

1. ~~1. Crown corporations or agencies~~ Federal undertakings are exempt from the regulatory approval process under Section 28 of the the Conservation Authorities Act, including:
- Railways (Canadian National and Canadian Pacific railways)
 - Greater Toronto Airport Authority
 - Radiocommunication and Broadcasting Antenna Systems
 - PortsToronto (Billy Bishop Toronto City Airport, Port of Toronto, and Outer Harbour Marina)
 - Parks Canada (Rouge National Urban Park)

2. ~~In accordance with the Canadian Transportation Act*, railways Canadian National Railway and Canadian Pacific Railway are exempt from the regulatory approval process under section 28 of the Conservation~~

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Authorities Act for works essential to railway operations: • ~~Canadian National Railway • Canadian Pacific Railway~~ * Under the provisions of the Canadian Transportation Act, CN and CP railway companies are exempt from the regulatory approval process under Section 28 of the Conservation Authorities Act for all works that are essential to railway operations. These works include, but are not limited to, watercourse alterations and diversions, culvert and bridge modifications, and the construction of tunnels, embankments, bridges and roads. However, the railway is to do as little damage as possible and is to restore watercourses as near as possible to their former condition.

3. Greater Toronto Airports Authority (GTAA) is exempt from the regulatory approval process under the Conservation Authorities Act. Note: When a project is not an undertaking of the GTAA, a regulatory approval is required and TRCA review fees apply.
4. In accordance with CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems, antenna systems and towers (e.g., Rogers, ~~Bell~~~~Bell~~, and TELUS), are exempt from **Environmental Assessment Act, Planning Act**, and Section 28 of the Conservation Authorities Act processes and requirements and are the direct responsibility of Industry Canada. Notwithstanding, there are provisions for stakeholder consultation that generally apply to all new towers greater than 15 metres in height. Proponents of these facilities, which include towers and antennas, as well as access roads, utilities, etc. will often use the site plan process under the **Planning Act** to facilitate such communication. Permits under the regulatory approval process of the Conservation Authorities Act are not required for these projects. Telecommunication providers or their contractors are encouraged to follow the TRCA VPR process.
2. PortsToronto is a Crown agency established for the purpose of operating the Port of Toronto. The Port Authority possesses legislated responsibility for all its port activities related to shipping, navigation, transportation of passengers and goods, and the handling and storage of cargo. It owns and operates the Billy Bishop Toronto City Airport, the Port of Toronto (consisting of Marine Terminal 51, Warehouse 52, and the Cruise Ship Terminal) and the Outer Harbour Marina. PortsToronto is exempt from the regulatory approval process under the **Conservation Authorities Act** for all works on their property. Lands regulated by PortsToronto, but not owned by PortsToronto are not exempt from the regulatory approval process under the **Conservation Authorities Act** and are required to obtain permits. Please see below "Lake Ontario", below, for further information.
3. Works undertaken by Parks Canada are exempt from the regulatory approval process under the **Conservation Authorities Act** and are encouraged to follow the TRCA VPR process. Note: When a project is not a federal undertaking, Parks Canada may require others working on their lands follow the TRCA VPR Review process and TRCA review fees will apply. Note: Downsview Park is not regulated by TRCA.
4. **Environmental Assessment Act** Requirements: If projects are subject to a federal environmental assessment process, review fees will be charged.
5. **Planning Act** Requirements: If proponents seek approval under the Planning Act on a voluntary basis, review fees will be charged.
6. **Detailed Design Requirements:** These proponents are exempt from the TRCA regulatory approval process of the Conservation Authorities Act regulatory approval process (i.e., permits in accordance with Ontario Regulation 166/06 are not required) as per provisions noted above.
7. **TRCA Voluntary Project Review:** Proponents may seek TRCA review on a voluntary basis. In such cases, TRCA will charge review fees to compensate for its time.

Part 4: National and Ontario Energy Board Applications

1. National and Ontario Energy Board Applications are a matter of exclusive federal or provincial jurisdiction, respectively, with the board itself being responsible for all decisions. Through these processes, proponents are required to consult community stakeholders, including conservation authorities. TRCA can choose to comment on these applications through the commenting process established by the NEB or OEB. While there are no provisions that would allow TRCA to charge review fees for participation in a NEB or OEB process, if conditions for NEB or OEB approval specifically require TRCA involvement, appropriate fees will be negotiated on a project-specific basis.
2. On a case-by-case basis, an NEB or OEB application may also be subject to the federal or provincial **Environmental Assessment Act**. In these cases, the appropriate review fee will be charged.
3. These projects are not exempt from provisions under the **Conservation Authorities Act** and as such, proponents are not exempt from review fees or the regulatory approval process of the **Conservation Authorities Act**.
4. ~~These proponents may or may not be exempt from approvals under the Fisheries Act or the Lakes and Rivers Improvement Act and are responsible for obtaining the appropriate approvals independent of TRCA.~~

Part 4: Hydro One and Ontario Power Generation

Hydro One

1. ~~*A memorandum of understanding (MOU) is has been~~ being negotiated with Hydro One and Conservation Ontario and applies to all conservation authorities, including TRCA. The MOU prescribes the communication process to be followed between Hydro One and conservation authorities, as well as best management practices that may be implemented by Hydro One when carrying out construction or maintenance operations. Consultation with conservation authorities is required prior to all planned and emergency activities.
2. It is acknowledged that conservation authorities may charge review fees. Permission to enter is required for works on conservation authority-owned lands, including access. Note that the MOU may be subject to review and update or change. TRCA should be consulted on an application-by-application basis.

Ontario Power Generation

1. Ontario Power Generation is a private organization and permits under the regulatory approval process of the Conservation Authorities Act are required.

Part 5: Lake Ontario

1. TRCA regulatory authority extends to its jurisdictional boundary, which in the case of Lake Ontario is the international boundary. Privately owned sections of the bed of Lake Ontario are subject to the **regulatory approval process of the Conservation Authorities Act**. In areas where the bed of Lake Ontario is considered Crown land, provisions as per above Provincial and Federal Proponents and Projects Exempt from the TRCA Regulatory Approval Process apply.
2. Lands located in the Central Toronto Waterfront area, shown as the "Toronto Waterfront Screening Area" on the TRCA Regulation Mapping and including the Toronto Islands, are exempt from regulatory approvals under the **Conservation Authorities Act**. TRCA reviews environmental assessment and Planning Act applications and review fees apply. At the detailed design stage, TRCA encourages the TRCA VPR process to be followed as appropriate. Note: The regulation applies to areas subject to flooding from the Don River. Alterations to the shoreline on the Central Waterfront area are exempt, and VPR is recommended.

Part 6: Other Federal and Provincial Approvals

1. Proponents are responsible for obtaining appropriate approvals independent of TRCA, including but not limited to Lakes and Rivers Improvement Act, Endangered Species Act, Fisheries Act and Navigable Waters Act.

Part 7: Definitions

The following definitions apply to applications made in accordance with the Environmental Assessment and Infrastructure Permitting Services fee schedule:

- a) **Clearance Letter** – projects that do not affect the program or policy interests of TRCA and for which a clearance letter is being requested for the review of standalone plans, or technical reports and studies, often at the request of the proponent or other approval agencies or municipalities. Site visits, meetings and technical or policy review are not included; one submission of screening information is included. If the submission materials are updated or amended, a new fee will be applied.
- b) **Screening Assessment** – projects for which a letter is required from TRCA, but the proposal does not affect the program or policy interests of TRCA, and technical review comments are not required. One submission is included. If the submission materials are updated or amended, a new fee will be applied. Site visits and meetings are not included. If a site visit or meeting is required, additional site visit or meeting fees will be applied.
- c) **Minor** – projects that require scoped technical review with a TRCA Planner and up to one TRCA technical staff member. Meetings, submission, and site visit details are noted below, after which additional fees will apply. Additional fees will also apply for incomplete/unconsolidated submissions.
 - Master Plans and Environmental Assessments - planner/technical reviewer to attend up to one technical advisory meeting (if applicable), one meeting with proponent and consultant, and one site visit.

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- Voluntary Project Review, Detailed Design and Permits (includes up to one meeting and one site visit):
 - IEA, Schedule B/C or Equivalent - Up to three submissions (initial, response and final) are included.
 - Schedule A/A+, Routine Infrastructure Works or Equivalent, and Environmental Management Plans - Up to two submissions (initial and final) are included.
- d) **Standard** – projects that require scoped technical review with a TRCA Planner and two TRCA technical staff members. Meetings, submission, and site visit details are noted below, after which additional fees will apply. Additional fees will also apply for incomplete/unconsolidated submissions.
- Master Plans and Environmental Assessments - planner/technical reviewer to attend up to three technical advisory meetings (if applicable), three meetings, and one site visit is included.
 - Voluntary Project Review, Detailed Design and Permits (includes up to one meeting and one site visit):
 - IEA, Schedule B/C or Equivalent, and Environmental Management Plans - Up to three submissions (initial, response and final) are included.
 - Schedule A/A+, Routine Infrastructure Works or Equivalent - Up to two submissions (initial and final) are included.
- e) **Major** – projects that require multi-disciplinary technical review with a TRCA Planner and three TRCA technical staff members. Meetings, submission, and site visit details are noted below, after which additional fees will apply. Additional fees will also apply for incomplete/unconsolidated submissions.
- Master Plans and Environmental Assessments - planner/technical reviewer to attend up to three technical advisory meeting (if applicable), three meetings, and one site visit is included.
 - Voluntary Project Review, Detailed Design and Permits (includes up to two meetings and one site visit):
 - IEA, Schedule B/C or Equivalent, and Environmental Management Plans - Up to three submissions (initial, response and final) are included.
 - Schedule A/A+, Routine Infrastructure Works or Equivalent - Up to two submissions (initial and final) are included.
- f) **Complex** – projects that require multi-disciplinary technical review with a TRCA Planner and four TRCA technical staff members. Meetings, submission, and site visit details are noted below, after which additional fees will apply. Additional fees will also apply for incomplete/unconsolidated submissions.
- Master Plans and Environmental Assessments - planner/technical reviewer to attend up to three technical advisory meeting (if applicable), three meetings, and one site visit is included.
 - Voluntary Project Review, Detailed Design and Permits (includes up to two meetings and one site visit):
 - IEA, Schedule B/C or Equivalent, and Environmental Management Plans - Up to three submissions (initial, response and final) are included.
 - Schedule A/A+, ~~Routine Infrastructure Works~~ or Equivalent - Up to two submissions (initial and final) are included.
- g) **Additional Meeting and Site Visit Charges** – Additional charges for meetings and site visits are applied in accordance with the additional meetings and site visit fees prescribed in this Fee Schedule. Note: Additional charges will apply for additional meetings or site visits will apply for additional meetings or site visits. Additional meetings will be assessed the same fee as additional site visits, inclusive of travel and preparation time, in accordance with the site visit fees identified herein. TRCA encourages remote meeting using digital technologies, including conference calls and “GO TO” or equivalent meetings. If travel time is not required, the meeting charges are reduced.
- h) **Incomplete/unconsolidated Submissions** - A submission for review is deemed to be “incomplete” when the application has not met all requirements identified by TRCA. The following scenarios are examples of situations in which an application may be deemed incomplete or unconsolidated: 1. where all technical or supporting studies that are required to meet TRCA’s submission requirements have not been provided with the application; 2. where component studies are submitted in a piecemeal fashion; 3. where the findings and analysis in component reports are not integrated in a multi-discipline submission (e.g., where an Environmental Impact Study and Hydrogeological report are packaged together and each report has not considered the findings of the others).
- i) **File Continuation** - Applicable to files that continue beyond two years from the date of submission of the application. At two years, and at two-year intervals thereafter, if the applications are still in the review or approval process, application fees will need to be topped-up to current fees in the applicable fee schedule at that time. Review of the need for any additional fee requirements is to be completed through a re-evaluation of the status of the application and scope of the review remaining.

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Schedule 1: Fee Schedule for Environmental Assessment Act* Review (*or similar legislation as appropriate)

Application Type	2018 Application Fee		2021 Proposed Application Fee		% change	Notes (Proposed Revisions in Red)
Screening or Inquiry						
EA-Property Screening or Inquiry		\$310.00		\$325.00	5%	To be deducted from the application fee if additional review is required. Screening fees are charged per site in instances where requests for multiple site screenings are made.
Application Review						
Master Plan	Minor	\$12,735.00	Minor	\$13,370.00	5%	
	Standard	\$22,575.00	Standard Reduced to equalize between minor and complex	\$18,000.00	-20%	
	Major	\$27,460.00	Major Reduced to equalize between minor and complex	\$25,000.00	-10%	
	*Complex	\$31,520.00	*Complex	\$33,095.00	5%	Subject to negotiation
Individual EA		\$31,520.00		\$33,095.00		Subject to negotiation
Municipal Class EA – Schedule C or equivalent	Minor	\$9,560.00	Minor	\$10,040.00	5%	
	Standard	\$13,315.00	Standard	\$13,980.00	5%	
	Major	\$21,355.00	Major	\$22,425.00	5%	
	Complex	\$24,120.00	Complex	\$25,325.00	5%	
Municipal Class EA – Schedule B or equivalent	Minor	\$6,080.00	Minor Reduced to recognize submissions details and level of work required	\$4,630.00	-24%	
	Standard	\$10,300.00	Standard Reduced to recognize submissions details and level of work required	\$9,260.00	-10%	
	Major	\$12,805.00	Major Increased to recognize submissions details and level of work required	\$16,865.00	25%	
	Complex	\$14,430.00	Complex Increased to recognize submissions details and level of work required	\$19,005.00	25%	
EA Addendum Reports	Minor	\$2,315.00	Minor	\$2,430.00	5%	
	Standard	\$3,355.00	Standard	\$3,525.00	5%	
	Major/Complex	\$6,050.00	Major/Complex	\$6,355.00	5%	
Additional Charges						
Additional Site Visit Charges	Minor	\$1,475.00	Up to 1/2 day (1 planner, up to 2 reviewers)	\$2,900.00	Categories updated based on cost recovering modeling	The first site visit is included as part of the application review fee. Fees assume up to two planners and up to two technical staff will attend. If additional staff are required, additional reviewer fees are charged for each person.
	Standard	\$2,735.00	Each additional reviewer	\$600.00		
	Major/Complex	\$4,330.00	Up to 1 day (1 planner, up to 2 reviewers)	\$4,200.00		
		Each additional reviewer	\$900.00			
Additional Meeting Charges	Virtual or in TRCA Offices:		Virtual or in TRCA Offices:		Categories updated based on cost recovering modeling	Standard number of meetings are included in EA standard-service delivery. Additional meetings may be required at the proponent's request. Scheduled meetings are planned for 1.5 hours; fees include additional time to organize and review minutes. For shorter meetings or meetings not requiring meeting minutes, fees may be reduced as approved by the IPP Associate Director or Senior-DES Director. Fees assume up to two planners and up to two technical staff will attend. If additional staff are required, additional reviewer fees are charged for each person.
	Minor/Standard	\$1,040.00	Up to 1/2 day (1 planner, up to 2 reviewers)	\$1,965.00		
	Major/Complex	\$1,645.00	Each additional reviewer	\$480.00		
	In Client, Consultant or Municipal Offices:		In Client, Consultant or Municipal Offices:			
	Minor/Standard	\$1,475.00	Up to 1 day (1 planner, up to 2 reviewers)	\$2,975.00		
	Major/Complex	\$2,335.00	Each additional reviewer	\$795.00		
Development Planning schedule – Expedited Review	Additional 100% premium of applicable fee per submission		Additional 100% premium of applicable fee per submission			Expedited review of submission within 2 weeks is subject to availability of staff, and approval of EA IPP Associate Director or DES Senior Director, as workload allows.
Waterfront Development additional charge for shoreline engineering peer review.	Peer review of coastal reports prepared for shoreline projects		Peer review of coastal reports prepared for shoreline projects			Additional charges will be determined on a case by case basis.
Watercourse alteration additional charge for engineering peer review.			Peer review of fluvial geomorphological reports prepared for watercourse alteration projects may be required			Additional charges will be determined on cost recovery basis as required.
Archaeology Screening (on TRCA-owned Lands Only) Added from Permit/VPR chart as it was missing.	\$ 560.00+HST		\$ 565.00+HST		\$5	Works on TRCA-owned lands, including lands under a management agreement with another agency or organization, require an archaeological screening by a TRCA Archaeologist. Through the screening process, the archaeologist will determine if further investigation is required. Additional fees will be charged for archaeological investigations, where required.
Expedited Review			Additional 100% premium of applicable fee per submission			Expedited review of submission within two (2) weeks is subject to availability of staff and approval of EA IPP Associate Director or Senior-DES Director, as workload allows.
File Continuation (All Files) Added from Permit/VPR chart as it was missing.	Top-up to current cost in fee schedule		Top-up to current cost in fee schedule			Applicable to files that continue beyond two years from the date of submission of the application. See Definition (i) on page 5.
TRCA Data or Modelling						
GIS Fee	• \$50/hour + HST data preparation		• \$75/hour + HST data preparation		\$25	Municipalities, Ministry of Natural Resources and Forestry, and service agreement partners are exempt
	• \$30 + HST per .pdf or hard copy digital flood line map sheet (CAD)		• \$30 + HST per .pdf or hard copy digital flood line map sheet (CAD)		0%	
	• \$125 + HST per digital flood line map sheet (CAD)		• \$125 + HST per digital flood line map sheet (CAD)		0%	
Engineering Data Request	• \$100 + HST for HEC-RAS modelling files associated with each flood line map sheet		• \$150 + HST for Hydraulic and/or Hydrologic modeling files/reports		\$50	Municipalities, Ministry of Natural Resources and Forestry, and service agreement partners are exempt
	• \$225 + HST per map sheet (Combined hydraulic and modelling files)		• \$125 + HST per digital floodline map sheet		-\$100.00	

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Schedule 2: Fee Schedule for Permit Review as per the Regulatory Approval Process of the Conservation Authorities Act Ontario Regulation 166/06 Permit and Voluntary Project Review Applications

Application Type	2018 Application Fee		2021 Proposed Application Fee		% change	Notes (Proposed Revisions in Red)
Screening or Clearance						
Screening Assessment	Service Agreement	Included in agreement	Service Agreement	Included in agreement	0%	Screening letter response provided-identifies TRCA areas of concern. If a permit is required, the fee will be deducted from the permit review fee.
	Other	\$310.00	Other	\$325.00	5%	
Clearance Letter	Service Agreement	Included in agreement	Service Agreement	Included in agreement	0%	EA-Service Delivery assumes one submission
	Minor	\$1,805.00	Minor	\$1,895.00	0%	EA-Service Delivery assumes one submission
	Major	\$2,585.00	Major	\$2,715.00	5%	In the cases where a clearance letter is requested at the time of voluntary project review (given that information has been submitted as part of that review) only the voluntary project review fee shall apply.
Application Review						
Individual or Municipal Class EA Schedule B & C or equivalent	Service Agreement	\$3,355.00	Service Agreement	\$3,525.00	5%	Minor - EA-Service Delivery assumes two submissions (including final) Standard/Major/Complex - EA-Service Delivery assumes three submissions (including final) *A location site -specific discussion related to size and complexity of the application will be conducted.
	Minor	\$4,630.00	Minor	\$4,860.00	5%	
	Standard	\$9,260.00	Standard	\$9,725.00	5%	
	Major	\$16,865.00	Major	\$17,710.00	5%	
	*Complex	\$18,100.00	*Complex	\$19,005.00	5%	
Complex Permits, up to 5 years (does not apply to Voluntary Project Review) Note: This line has been added for clarification to support the document text and for ease of use; there is no change from 2018.			100% fee 2-year permit, plus 50% of current fee for each additional year of permit issuance (up to 5 years total)			Executive Committee approval is required for all permits to be issued for a period of time greater than the maximum (standard) two-year period, up to a maximum of five years.
Municipal Class EA – Schedule A/A+ or equivalent.	Service Agreement	\$1,390.00	Service Agreement	\$1,460.00	5%	EA-Service Delivery assumes two submissions (including final)
	Minor	\$3,580.00	Minor	\$3,760.00	5%	
	Standard	\$4,400.00	Standard	\$4,620.00	5%	
	Major	\$6,965.00	Major	\$7,315.00	5%	
Routine Infrastructure Works	Service Agreement	\$410.00	Service Agreement	\$430.00	5%	EA-Service Delivery assumes two submissions (including final)
	Minor	\$1,805.00	Minor Reduced to recognize submissions details and level of work required	\$1,095.00	-40%	
			Standard New category, uses 2018 "minor" fee as baseline	\$1,895.00	5%	
	Major	\$2,585.00	Major	\$2,715.00	5%	
Emergency Infrastructure Works	Additional 100% of current fee					Meet requirements of TRCA Emergency Infrastructure Works Protocol.
Environmental Management Plan (EMP) Note - this was a separate table in 2018; it has been added here as it is direct requirement of permits or VPRs	Service Agreement New line added for clarity; no operational change.		Service Agreement	Included in agreement		Service agreement partners are exempt. EA Service Delivery assumes three submissions. An EMP may be required as part of the Permit or Voluntary Project Review process; appropriate fees will apply.
	Minor	\$4,600.00	Minor	\$4,830.00	5%	
	Standard	\$9,285.00	Standard	\$9,750.00	5%	
	Major	\$14,705.00	Major	\$15,440.00	5%	
Additional Charges						
Additional Submissions	25% of current fee for each additional submission		25% of current fee for each additional submission			
Additional Site Visit Charges	Minor	\$1,475.00	Up to 1/2 day (1 planner, up to 2 reviewers)	\$2,900.00	Categories updated based on cost recovering modeling	The first site visit is included as part of the application review fee. Fees assume up to two planners and up to two technical staff will attend. If additional staff are required, additional reviewer fees are charged for each person.
	Standard	\$2,735.00	Each additional reviewer	\$600.00		
	Major/Complex	\$4,330.00	Up to 1 day (1 planner, up to 2 reviewers)	\$4,200.00		
			Each additional reviewer	\$900.00		
Additional Meeting Charges	Virtual or in TRCA Offices:		Virtual or in-at TRCA Offices:		Categories updated based on cost recovering modeling	Standard number of meetings are included in EA standard-service delivery. Additional meetings may be required at the proponent's request. Scheduled meeting are planned for 1.5 hours; fees include additional time to organize and review minutes. For shorter meetings or meetings not requiring meeting minutes, fees may be reduced as approved by the IPP Associate Director or Senior-DES Director. Fees assume up to two planners and up to two technical staff will attend. If additional staff are required, additional reviewer fees are charged for each person.
	Minor/Standard	\$1,040.00	Up to 1/2 day (1 planner, up to 2 reviewers)	\$1,965.00		
	Major/Complex	\$1,645.00	Each additional reviewer	\$480.00		
	In Client, Consultant or Municipal Offices:		In Client, Consultant or Municipal Offices:			
	Minor/Standard	\$1,475.00	Up to 1 day (1 planner, up to 2 reviewers)	\$2,975.00		
Major/Complex	\$2,335.00	Each additional reviewer	\$795.00			
Waterfront Development additional charge for shoreline engineering peer review.	Peer review of coastal reports prepared for shoreline projects		Peer review of coastal reports prepared for shoreline projects			Additional charges will be determined on a case by case basis.
Watercourse alteration additional charge for engineering peer review.			Peer review of fluvial geomorphological reports prepared for watercourse alteration projects may be required			Additional charges will be determined on cost recovery basis as required.
Archaeology Screening (on TRCA-owned Lands Only)	\$ 560.00+HST		\$ 565.00+HST		\$5	Works on TRCA-owned lands, including lands under a management agreement with another agency or organization, require an archaeological screening by a TRCA Archaeologist. Through the screening process, the archaeologist will determine if further investigation is required. Additional fees will be charged for archaeological investigations, where required.
Expedited Review	Additional 100% premium of applicable fee per submission		Additional 100% premium of applicable fee per submission		\$5	Expedited review of submission within two (2) weeks is subject to availability of staff and approval of EA IPP Associate Director or Senior-DES Director, as workload allows.
File Continuation (All Files)	Top-up to current cost in fee schedule		Top-up to current cost in fee schedule			Applicable to files that continue beyond two years from the date of submission of the application. See Definition (i) on page 5 (confirm when document is finalized).
TRCA Data or Modelling						
GIS Fee	• \$50/hour + HST data preparation		• \$75/hour + HST data preparation		\$25	Municipalities, Ministry of Natural Resources and Forestry, and service agreement partners are exempt
	• \$30 + HST per .pdf or hard copy digital flood line map sheet (CAD)		• \$30 + HST per .pdf or hard copy digital flood line map sheet (CAD)		0%	
	• \$125 + HST per digital flood line map sheet (CAD)		• \$125 + HST per digital flood line map sheet (CAD)		0%	
Engineering Data Request	• \$100 + HST for HEC-RAS modelling files associated with each flood line map sheet		• \$150 + HST for Hydraulic and/or Hydrologic modeling files/reports		\$50	Municipalities, Ministry of Natural Resources and Forestry, and service agreement partners are exempt
	• \$225 + HST per map sheet (Combined hydraulic and modelling files)		• \$125 + HST per digital floodline map sheet		-\$100.00	

TRCA Administrative Fee Schedule for ENVIRONMENTAL ASSESSMENT and INFRASTRUCTURE PERMITTING SERVICES

February 1, 2018 May 2021

Schedule 3: Fee Schedule for Permit and Voluntary Project Review Revisions and Permit Reissuances (Extensions) Note: Permit Reissuances (Extensions) does not apply to Voluntary Project Review

Application Type	2018 Application Fee	2021 Proposed Application Fee	% change	Notes (Proposed Revisions in Red)
Revision to Ontario Regulation 166/06 Permit or Voluntary Project Review	Minor/Standard change · 25% of current fee Major/Complex change · 50% of current fee	Minor/Standard change · 25% of current fee Major/Complex change · 50% of current fee	0%	EA Service Delivery assumes two submissions.
Reissuance (Extension) to Permit Ontario Regulation 166/06 or Permit Reissuance (one-time only)	50% of current fee for each additional year	50% of current fee for each additional year	0%	See General Notes #12 on page 1. In all cases, permit reissuance (extension) cannot be granted for a period of time greater than the original permit. Note: Executive Committee approval is required for all reissuance (extension) requests related to permits that were originally issued beyond the maximum (standard) two-year period.
Expedited Permit Revision or Re-issuance (Extension) with Revisions	Additional 50% premium of applicable revision or reissuance fee	Additional 50% premium of applicable revision or reissuance fee	0%	Expedited review of submission within 2 weeks of request subject to availability of staff and approval of IPP Associate Director or DES Director, as workload allows.
Revision to MNRF Fisheries Timing Window – Request for extension Removed - service no longer provided		\$6,370.00		TRCA will review request and if appropriate, provide clearance if a Fisheries Timing Window Extension is required to facilitate project implementation. Note that MNRF is responsible for timing window modifications related to endangered aquatic species.

Schedule 4: Fee Schedule for Compliance Monitoring *

Fee Schedule for Environmental Management Plans (included in Permit/VPR table)

Application Type	2018 Application Fee		2021 Proposed Application Fee		% change	Notes (Proposed Revisions in Red)
Permit Non-Compliance – Unauthorized Works	Additional 100% of applicable permit fee or fees		Additional 100% of applicable permit fee or fees		0%	Fee to resolve each issue. Fee includes up to two site visits. As needed, additional site visit fees will be charged.
Permit Non-Compliance – Authorized Works	Additional 50% of applicable permit fee		Additional 50% of applicable permit fee		0%	Fee to resolve each issue, exclusive of permit revision fee. Fee includes up to two site visits. As needed, additional site visit fees will be charged.
Review of Long-term Site Monitoring Reports (1-3 years)	To be determined		To be determined		0%	Subject to negotiation
Site Visits and Meetings associated with Longer-term monitoring	To be determined		To be determined		0%	Subject to negotiation
Additional Site Visit Charges (assumes 1 staff)	up to ½ day	\$810.00	up to ½ day Increased to recognize level of work required	\$1,170.00	30%	Additional fees will be charged to projects where ongoing compliance warrants follow-up visits: 1. Up to two site visits are included as part of the initial permit or voluntary project review application. 2. Up to one site visit fee is included in the revision fee. 3. Up to one site visit fee is included in the permit reissuance/extension fee.
			Each additional reviewer	\$600.00		
	up to 1 day	\$1,620.00	up to 1 day Decreased to recognize level of work required	\$1,500.00	-5%	
			Each additional reviewer	\$900.00		
Environmental Management Plan Compliance	To be determined		To be determined		0%	Subject to negotiation
Review of Compliance Reports	Included in the permit review fee		Included in the permit review fee		0%	Review and comment on compliance reports as required through the permitting or Voluntary Project Review processes.
Negotiated Restoration Agreements	To be determined		To be determined		0%	Based on the scope of compliance issue.
* Note: Service agreement partners are not exempt from Compliance Monitoring Fees unless otherwise noted in specific agreements.					0%	