

Introduction

Toronto and Region Conservation Authority (TRCA) Fee Schedule for Permitting Services was approved by the TRCA Board of Directors on January 30, 2026 (RES.#A 8/26). The Fee Schedule adheres to the Conservation Authorities Act and [TRCA's Fees Policy](#), April 1, 2024 (RES.#A 38/24).

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

Fee administration general notes and definitions are found at the end of this fee schedule.

**TRCA Administrative Fee Schedule For
DEVELOPMENT PERMITTING SERVICES
For Permits Issued Under Section 28.1 of the
Conservation Authorities Act
IMPLEMENTATION GUIDELINES
February 1, 2026**



<ul style="list-style-type: none"> • Alterations/Restoration of Wetlands <p>Major Projects:</p> <ul style="list-style-type: none"> • Major Outfalls \$23,335 • Major Road Crossings \$23,335 • Major Filling (Subdivision, Commercial, Employment, Institutional, others) \$25,950 <p>Complex Projects:</p> <ul style="list-style-type: none"> • Relocation of Stream Corridor/New Channel Design \$25,950 • Complex Project (including MZO)* (base fee) \$28,390 - \$85,175 		
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Other Applicable Fees

Application Type	Application Fee	Notes
Additional Geotechnical and Hydrogeology Review	Standard \$2,385 Major \$3,580 to \$5,365	
Additional Meetings	25% of current fee (per additional meeting)	TRCA will charge a fee directly to the applicant when additional meetings are required/requested beyond the number included in the base permit fee. The landowner will be notified of additional fees.
<p>Additional Site Visit Charges:</p> <ul style="list-style-type: none"> • Planner Only (Minor only) \$515 • *Scoped staff - Up to 2 \$965 • *Scoped staff - Up to 2 \$2,160 • Team \$3,425 		<p>Up to 3 Hours Up to ½ Day Up to 1 Day Up to 1 Day</p> <p>Includes travel time. Multiple field assessments, stakings and negotiations are charged separately. This is not a mandatory fee. This is a guidance tool at the request of the applicant. *Scoped staff - includes the planner and up to one more discipline.</p>

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All applications located in a Special Policy Area (SPA) will be charged an additional percentage of current fee	Ancillary Structures - 25% Standard - 50% Major/ Complex -100%	
Compliance Monitoring: • Permit Non-compliance • Compliance Reports - Clearance Letter • Negotiated Restoration Agreement	\$2,750 \$250 To be determined	Fee to resolve each issue, exclusive of permit revision fee. Dependent upon scope of violation.
Major or Complex permit application with Letter of Undertaking Major or Complex Projects – Additional Technical Review	\$1,050 in addition to all other permit fees.	
Minor Ancillary: • Private Residential – Minor Ancillary Residential • Commercial/Subdivision/Industrial Minor Ancillary Single Structure Only	\$250 \$1,035	Ancillary - Must be outside of all hazards and valley and stream corridors and set back a minimum of six metres from all hazards.
Municipal Development Projects (NOT EA related)	\$6,890	
Optional Expedited Permit Issuance / Extension (Associate Director or Director approved) - Percentage of current fee.	Additional 50% of current fee	Issuance timelines will be identified at the time of the request, based upon capacity of TRCA staff at that time.
Optional Expedited Review (Associate Director or Director approved) - Percentage of current fee.	Additional 100% of current fee	The Expedited Review charge applies to special circumstances around fast-tracked conditions for plan registration and completion of conditions to meet unanticipated circumstances. Applied only on Director's approval and as workload allows. This generally applies to efforts that are required to be completed within 1 - 2 week period.

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Project Management Assistance (Voluntary as required)	To be negotiated	To be determined based on scope. Project Management Assistance fee is applied to assist applicants to address complex technical design issues to meet regulatory requirements. Working sessions are recommended.
Red Line Revisions by TRCA	Minor \$880 Major \$1,880	
Repeat Submissions - Percentage of current fee for each additional submission	50% of current fee Minor Ancillary - 100% of current fee	TRCA will charge a fee directly to the applicant when technical reviews go beyond the number of allotted submissions. Notification will be provided in writing to the landowner where possible. For Minor Ancillary applications, only one submission is included in the application fee. Any additional submissions will be subject to a new application fee.
Voluntary compliance related to resolution of violation (only where supported by TRCA staff)	200% of related fee	
Application related to violation (unsupported by TRCA staff)	300% of related fee	
Additional Charge for Shoreline Engineering or Fluvial Geomorphic Peer Review on a cost recovery basis as required.	Based on quote from peer review engineering firm	To be determined based on scope.

Revision and Extension Fees

Application Type	Application Fee	Notes
Permit Revision - percentage of current fee	Individual Residential - 50% Minor Revisions - 25% Major Revisions - 50%	

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Permit Revision with Permit Extension	75% of current fee	Refer to General Note #7.
Permit Extension	50% of current fee per year	Refer to General Notes #7.

Other Applicable Fees - Non-Permit Services

Service	Fee	Notes
Archaeological Screening	\$645 + HST	Works on TRCA-owned lands 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.
Engineering Data Request	Modelling - \$175 + HST Digital Floodline map - \$140 + HST	For Hydraulic and/or Hydrologic modelling files/reports. Per model. Per digital floodline map sheet (CAD format).
GIS Fee	Data preparation - \$85/hour + HST Floodline map - \$40 + HST Digital floodline map - \$140 + HST	General charge-out rate for data requests. Per PDF or hard copy of floodline map sheet. Per digital floodline map sheet (CAD format).

General Notes

1. In accordance with section 28.1(4) of the Conservation Authorities Act and section 7 of Ontario Regulation 41/24, all applications must include such information required by regulation in order to be deemed complete by TRCA, inclusive of fee payment, prior to commencement of submission processing.
2. All permit application submissions and associated fees must be administered through the Development and Engineering Services Division of TRCA.
3. A pre-submission consultation meeting with TRCA staff for the purposes of confirming the requirements of a complete application specific to the proposal is recommended. Fees will be determined based on a predetermined scope of work. Fee adjustments will be determined if the scope of the application changes through application processing.
4. General inquiries about fee applicability will be directed to the Senior Manager or Associate Director, Development Planning and Permits for interpretation and scoping and any refunds, where applicable, will be approved by the Associate Director or Director, Development and Engineering Services.
5. Fee disputes that cannot be resolved through consultation with the Associate Director or Director and/or CEO's office can be appealed in accordance with the process established in section 21.2 of the Conservation Authorities Act.
6. TRCA reserves the right to request additional fees should the review require a substantially greater level of effort. Additional fees may also be charged for required peer reviews of works along the shoreline and fluvial geomorphic studies, and for assistance with specialized modelling.
7. Applicants may apply for a permit extension at least 60 days prior to the expiration of a permit. Requests for a permit extension beyond the standard two-year time period, up to a total maximum period of validity of 5 years or 60 months, are subject to an additional fee of 50% of the current fee for each additional year to cover compliance monitoring.
8. Expedited Review Additional Charge applies only to unanticipated circumstances requiring fast-tracked approvals (primarily clearance) and can only be approved by the Associate Director or Director if staffing capability allows.
9. TRCA reserves the right to adjust fees to comply with new legislative or regulatory requirements.
10. Administration and implementation of this Permitting Fee Schedule shall be in accordance with [TRCA's Fees Policy](#), April 1, 2024 (RES.#A 38/24).

Definitions

- a) **Minor Ancillary** (outside of hazard) - applies to non-habitable projects that are partially or wholly within TRCA's Regulated area, but are entirely outside of all hazards (erosion, slope stability, floodplain). Review of technical studies, site visits and meetings are not included. If technical reports, a site visit, or meeting is required, the application will be considered Minor, Standard or Major.
- b) **Minor Ancillary Residential** - applies to non-habitable minor ancillary structures and landscaping and only for applications that are set back a minimum of 6 metres from all hazards and 10 metres from a wetland, and for which a technical review is not required. Does not include a site visit and does not include a meeting.
- c) **Minor** - applies to ancillary structures such as decks, sheds, garages, and pools and placement of less than 30 cubic metres of fill located adjacent to a natural feature or natural hazard, which may affect the program or policy interests of TRCA. Includes a site visit or a meeting with a TRCA planner without TRCA technical staff. A maximum of one submission is included, after which additional fees will apply.
- d) **Standard** - applies to additions, minor additions or ancillary works in the floodplain, structures or buildings that are not within or directly adjacent to flooding or erosion hazards, and placement of fill (over 30 cubic metres) and associated grading/fill placement, which meet TRCA policies, and require scoped technical review related to one technical discipline (e.g. review of letter report). Includes one meeting or site visit with up to two staff members. A maximum of two submissions are included, after which additional fees will apply. Completion of a Concept Development application prior to submitting for a Standard Permit may be recommended.
- e) **Major** - applies to additions, new structures or buildings, works in the floodplain or erosion hazard and placement of fill (over 30 cubic metres), and associated grading/fill placement, which meet TRCA policies. Includes technical analysis in up to two technical disciplines (e.g., stormwater management screening and assessment, or standard geotechnical review). Includes up to one site visit and two meetings. A maximum of two submissions are included, after which, additional fees will apply. Completion of a Concept Development application prior to submitting for a Major Permit is recommended.
- f) **Complex** - applies to major additions (greater than 50% of the original ground floor area), new structures or buildings, works in the floodplain or erosion hazard, and the placement of 30 cubic metres of fill or more, projects which are significant in geographic area and/or for which submission of several applicable technical studies is required to demonstrate that TRCA or partner municipality program and policy interests can be met. Complex projects generally require more detailed ecological, geotechnical, water resource engineering, hydro-geological, or fluvial geomorphology studies and assessment. Complex projects may require up to three technical team or planning meetings, and up to two site visits. A maximum of three submissions are included, after which additional fees will apply. Completion of a Concept Development Review application prior to submitting for a Complex Permit is highly recommended.