

**CITY OF KAWARTHA LAKES  
PLANNING APPLICATION FEES**

December 2011

**NOTE: These fees are payable to “City of Kawartha Lakes” and supersede any fee stated on the Planning Application Forms**

<b>Application Type</b>	<b>Fee</b>	<b>Advertising Fee</b>
Official Plan Amendment	\$2,870.00 \$5,730.00 if quarry between 100k – 500 k tonnes \$10,000.00 if quarry over 500 k to 1 m tonnes \$14,300.00 if quarry over 1 m tonnes	\$320.00
Zoning By-Law Amendment	\$1,970.00 Base Fee plus:  (a) \$100.00 per residential dwelling unit greater than 1 unit up to a maximum of 20 units, or part thereof  (b) \$65.00 per 100 sq. m. or part thereof of proposed gross commercial floor area, and  (c) \$33.00 per 100 sq. m. or part thereof of proposed gross industrial floor area	\$320.00
Subdivision or Condominium	\$5,580.00 + \$140.00 per lot for applications involving > 1 new lot/residential dwelling or commercial units up to a maximum of 20 lots/residential dwellings or commercial units, and legal costs	\$320.00
Extension of Draft Approval of Subdivision	\$275.00	N/A
Minor revisions to draft approved plans of subdivision	\$370.00	N/A
Major revisions to draft approved plans of subdivision	\$4,200.00	\$320.00
<b>Combined Applications</b> Official Plan Amendment, Zoning By-Law Amendment, Subdivision or Condominium	Where there is any combination of these applications then the fee is based on the highest fee and all other fees are reduced by 50%. Only one advertising fee will be charged. This is only applicable if all applications are made at the same time.	\$320.00

Consent	\$945.00  INTERPRETATION: Validation of Title – charge full consent fee, together with advertising and applicable CA fee.	\$125.00
Consent creating two or more abutting lots	\$945.00 plus \$140.00 per lot for each lot over one lot. For multiple consents, the reduced fee is only applicable when all applications are made at the same time.	\$125.00
Amendments to consent when recirculation required	\$260.00	\$125.00
Stamping Fee (certificate) for consent, new lot & additions to lot	\$315.00	N/A
Stamping Fee (certificate) for lease, easement	\$125.00	N/A
Consent for easement or boundary adjustment of less than 30% of lot area	\$860.00	\$125.00
Consent for two or more boundary adjustments of less than 30% of lot area	\$860.00 plus \$140.00 for each boundary adjustment over one. For multiple consents, the reduced fee is only applicable when all applications are made at the same time.	\$125.00
Minor Variance	\$720.00	\$125.00
Part Lot Control	\$600.00 + \$40 for each additional division (includes registration fees)  INTERPRETATION: The fee for Part Lot Control By-Law is \$600 plus \$40 for each additional division. The divisions are based on the number of final lots to be created. For example, if the by-law is to apply to 3 lots on a registered plan for semi-detached dwellings, then the final count will be 6 divisions to create 6 lots. So the fee would be \$600 (includes the first division) plus (5 x \$40) = \$800	N/A
Deeming By-law	\$655.00 (includes registration fees)	N/A
Site Plan Control	\$1,870.00 + \$395.00 for the legal review and registration of agreement	N/A

Exemption from Site Plan Control requirement by Director of Development Services	\$165.00	N/A
Exemption from Site Plan Control Requirement by Council	\$275.00	N/A
Site Plan Revisions	\$280.00 + \$395.00 for the legal review and registration of agreement	N/A
Condominium Conversion	\$595.00	N/A
Exemption for a Condominium	\$635.00	N/A
Removal of (H) Holding Symbol	\$965.00 Conservation Authority fee is applicable if a condition of the Removal of (H) Holding relates to their comments	\$125.00 (\$320.00 if newspaper ad required)
Review of Renewable Energy Application Consultation Form	Review fee of \$2000.00 to offset costs and resources utilized to review, coordinate and complete the Municipal Consultation Form required as input into the Renewable Energy Act approval process	
Zoning Compliance Letter	\$91.00	N/A
Site Plan Compliance Letters	\$60.00	N/A
Peer Review of all specialized reports/studies	\$2,200.00 deposit (applicant responsible for actual costs)	N/A
OMB costs	\$2,200.00 deposit (applicant responsible for actual costs)	N/A
Refund of application fee	30% of application fee if within one year of application date and prior to preparation of staff report	\$125.00 if application has not been advertised
Refund of application fee	10% of application fee if within one year of application date and after preparation of staff report, but prior to consideration by Development and Public Works Services Committee, Council or Committee of Adjustment	100% if application has net been advertised
Inquiries for Consent Potential	\$95.00	N/A

## Conservation Authority Fees

In addition to the fees outlined above, a separate cheque or money order payable to the appropriate Conservation Authority is required. The City is covered by four Conservation Authorities and that portion not within an Authority, Kawartha Conservation reviews applications and their fees are applicable. If you are not sure which Authority the application is within, please contact our office in Lindsay at 705-324-9411 Ext. 1231. We will need to know the lot and concession in the former municipality in order to reply.

The Fees are outlined below.

### Kawartha Region Conservation Authority

Plan of Subdivision	\$5,000.00
Subdivision – Clearance of Conditions per phase	\$500.00
Subdivision – Major Revision/Resubmission Fee	\$1,000.00
Plan of Condominium	\$5,000.00
Consent / Severance	\$250.00
Official Plan Amendment	\$300.00
Zoning By-law Amendment/Removal of (H) Holding	\$325.00
Site Plan Approval	\$350.00
Detailed Technical Review on all of the above	\$2,000.00
Minor Variance	\$200.00

**\*\*Please note that the Conservation Authority may charge additional review fees. You should contact the Kawartha Region Conservation Authority at (705) 328-2271 to determine what additional fees apply to your proposal or inquiry.\*\***

### Otonabee Region Conservation Authority

Plan of Subdivision	\$1,500.00
Plan of Condominium	\$1,500.00
Consent / Severance	\$250.00
Official Plan Amendment	\$350.00
Golf Courses	\$4,000.00
Zoning By-law Amendment/Removal of (H) Holding	\$275.00
Site Plan Approval	\$250.00
- Single Residential	\$400.00
- Other Developments	
Minor Variance	\$200.00
Land Inquiries	\$125.00
Amendments to Draft Plan	\$350.00
Review of Supporting Reports	
- Brief (1-2 page reports)	\$175.00
- Standard (small to medium scale developments)	\$350.00
- Major (plans of subdivisions/major developments)	\$875.00

**\*\*Please note that the Conservation Authority may charge additional review fees. You should contact the Otonabee Region Conservation Authority at (705) 745-5791 to determine what additional fees apply to your proposal or inquiry.\*\***

**Lake Simcoe Region Conservation Authority**

Official Plans	No Charge
Secondary Plans – Municipally Initiated	No Charge
Secondary Plans – Privately Initiated	\$10,000.00
Comprehensive Zoning By-laws	No Charge
Draft Plan of Subdivision	\$6,000.00 plus \$120/lot or block to a maximum of \$21,000.00
Final Subdivision Plan Approval	\$4,000.00 plus \$80/lot or block to a maximum of \$14,000.00
Draft Plan of Subdivision – Red-line Revision	\$2,500.00
Site Plan/Condominium – Residential (multi-unit)	\$10,000.00
Site Plan – Residential (single unit)	\$500.00
Site Plan – Golf Courses, Aggregate	\$15,000.00
Site Plan – Commercial, Industrial, Institutional	\$500.00
Site Plan – Study Review Required	\$2,500.00
Consent Application	\$300.00
Minor Variance Application	\$200.00
Peer Review (eg, geotechnical study, etc.)	Cost paid by applicant

**\*\*Please note that the Conservation Authority may charge additional review fees. You should contact the Lake Simcoe Region Conservation Authority at 1-800-465-0437 to determine what additional fees apply to your proposal or inquiry.\*\***

**Ganaraska Region Conservation Authority**

Plan of Subdivision	\$1,000.00
Plan of Condominium	\$300.00
Consent / Severance	\$300.00
Official Plan Amendment	\$300.00
Golf Courses	\$5,000.00
Zoning By-law Amendment/Removal of (H) Holding	\$300.00
Site Plan Approval	\$300.00
Minor Variance	\$200.00

**\*\*Please note that the Conservation Authority may charge additional review fees. You should contact the Ganaraska Region Conservation Authority at (905) 885-8173 to determine what additional fees apply to your proposal or inquiry.\*\***

**NOTE: The applicable Conservation Authority will invoice the applicant directly for Detailed Technical Review as required.**