

Schedule “F”
Planning Department Fees

Applications Pursuant to the Planning Act / Condominium Act	
SERVICE	FEE ^{1,2}
Pre-consultation³	
Major Pre-consultation Application	\$450.00 650.00
Minor Pre-consultation Application ⁴	\$350.00
Minor Variance	
Standard Application	\$1200.00 1320.00
Zoning By-law Amendments	
Major Zoning By-law Amendment Application ⁴ Application ⁵	\$3450.00
Minor Zoning By-law Amendment Application ⁵ Application ⁶	\$1200.00 1650.00
Temporary Use By-law	\$1200.00 1650.00
Request to Lift Holding (H) Provision	\$750.00
Zoning Compliance Letter (10 business days)	\$180.00
Zoning and Business Compliance Letter (Rush – 5 business days, subject to staff availability)	\$230.00

1 Refund Policy: If an application is withdrawn prior to its circulation, the applicant is entitled to 50% of the application fee. If an application is withdrawn after it has been circulated but prior to a public meeting being held, the applicant is entitled to 25% of the application fee. If Council or staff has made a decision on a file, or a public meeting has been held, a refund will not be considered. Pre-consultation fees or fees incurred for additional reviews, site visits or recirculation of applications shall not be refundable.

2 In addition to the fees identified for any service in Schedule “F”, applicants will be responsible for payment of any further costs and expenses, including but not limited to legal, advertising, peer review and consultant fees, in connection with the processing of an application/service.

3 It is recommended that Planning applications benefit from pre-consultation with the municipality in advance of application submission. Pre-consultation fee includes staff review, 1 meeting and a pre-consultation report identifying comments and application requirements. A second review or further meetings/discussions for a proposed development will require payment of the pre-consultation application fee.

4 Minor Pre-consultation Application: A “Minor” Pre-consultation application is when one of the following applies: • the development will result in a minor variance application; • no amendments or other planning approvals are required; • formal written comments are not required following pre-consultation; • the development is for 3 or fewer residential units; • the development is for additional dwelling units or garden suites; • planning approvals required as a condition of consent. All other pre-consultations will be deemed as “Major”.

45 Major Zoning By-Law Amendment: A “Major” Zoning By-Law amendment is a Zoning By-Law amendment that (one or more may apply): • Requires a major amendment to the Municipality’s Official Plan and/or an amendment to the County of Haliburton’s Official Plan; • Requires studies and/or consultation and collaboration with external agencies; •

Constitutes a change of use to permit new Commercial, Industrial, Extractive or Institutional uses; • Constitutes a substantial increase in density (ie, accompanying an application for Plan of Condominium or Subdivision, conversion to medium or high density residential use from low density residential use.). • Constitutes a substantial a increase in the development envelope or density for existing Commercial, Industrial, Extractive or Institutional uses.

56 Minor Zoning By-Law Amendment: A "Minor" Zoning Bylaw amendment is a Zoning By-Law amendment that: • Applies to a single parcel or land for low density residential use, including the construction of an additional dwelling unit; • Permits additional ancillary or accessory uses or structures that are compatible with the existing Zone designation and Official Plan policies; • Permits minor increases in floor area, height, parking areas, etc., for existing Commercial, Industrial or Institutional uses; • Clarifies existing zone boundaries through a professional evaluation (ie, a qualified professional providing revised environmental protection boundaries, hazard land boundaries, etc.).

Schedule "F" Continued Planning Department Fees

Official Plan Amendments	
Major Official Plan Amendment⁶ Amendment⁷	\$5000.00
Minor Official Plan Amendment⁷ Amendment⁸	\$2000.00
Local Official Plan Amendment and Zoning Bylaw Amendment processed together	Official Plan Amendment fee plus 50% of Zoning Bylaw Amendment Fee
Consent to Server	
Pre-consultation Comments for Lot Addition and Lot Creation (per severed parcel)	\$650.00 for one lot <u>addition/creation</u> <u>50% of the application fee for each additional lot addition/creation</u>
Pre-consultation Comments for Easement or Right-of-way (ROW) (per easement/ROW)	\$300.00 for one easement/ROW <u>50% of the application fee for each additional easement/ROW</u>
Administrative Fee for Clearance Letter	\$350.00 for one letter <u>\$100.00 for each additional letter required on the same lot.</u>
Plan of Subdivision/Plan of Condominium	\$2000.00
Condominium exemption	\$350.00
Part Lot Control – per lot	\$500.00
Deeming By-law	
Deeming By-law Application	\$500.00
Deeming By-law to accompany road allowance closure and purchase	\$200.00 <u>\$325.00</u>

67 Major Official Plan Amendment: A "Major" Official Plan amendment is an Official Plan amendment that (one or more may apply):

- Proposes a re-designation or change in land use for property(ies);
- Requires many changes to the policies and schedules of the Official Plan;
- Is more significant in scale and scope than a minor Official Plan amendment, and which may have greater impact or policy implications beyond the subject lands. Applications relating to more than one property would normally be this category;
- A site-specific application representing a large scale development/redevelopment or a change in use. An application involving significant changes to the text or policies of the Official Plan would also fall in this category; and,
- An application that also requires an amendment to the County of Haliburton Official Plan.

78 Minor Official Plan Amendment: A "Minor" Official Plan amendment is an Official Plan amendment that:

- Proposes a small-scale exception to a specific Official Plan standard (e.g., minor changes to the number of permitted units; or to add a site-specific use limited in scale);
- Proposes a minor change to a specific policy that is limited in scope and typically to one property;
- Maintains the intent and purpose of the Official Plan; and,
- Shall have limited impact or policy implications beyond the subject lands.

Schedule "F" Continued Planning Department Fees

Agreements	
Subdivision/Condominium, Severance, Encroachment, Responsibility, Legal (any type, administered by staff)	\$750.00
Amend Agreement	\$500.00
Request to Remove Agreement from Title	\$250.00
Legal Fees for preparation or registration of agreement	As invoiced by solicitor
Site Plan⁸ Plan⁹ Control under Section 41 of the Planning Act	
Major Commercial (over 600 sq m)/Industrial	\$2000.00 plus \$1.50 per sq m
Minor Commercial	\$1500.00 plus \$1.50 per sq m
Major Multi-residential (6 or more units)	\$2000.00 plus \$50 per unit
Minor Multi-residential (5 or fewer units) ¹⁰	\$1500.00 plus \$50 per unit
Standard Residential (1-2 units) where applicable ¹⁰ applicable ¹¹	\$500.00
Amendments to Site Plan Control	
Major Amendment to Commercial/Multi-Residential Site Plan	50% of current application fee
Minor Amendment (requiring amendment to agreement)	\$750.00
Minor Amendment to Site Plan (no amendment to agreement)	\$500.00
Request to Waive Site Plan Control	\$350.00
Staff Review and Comments for Revised Plans (after first set of revisions)	\$500.00

Recirculation of Revised Plans to External Agencies for Comment	\$300.00
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⁸~~Where~~ ⁹Where residential units are less than 10, site plan approval only required in accordance with the Planning Act and as further identified in the Township's Site Plan Control By-law.

¹⁰~~A "Minor" residential site plan application requires both of the following to apply:~~

- ~~•Proposed development only requires a site plan and landscaping plan for a complete application.~~
- ~~•Site-specific conditions are not required in order to permit development.~~

⁹¹¹A "Standard Residential" application requires one or more of the following to apply:

- proposed development requires lot grading and drainage and/or stormwater management report.
- Proposed development requires at least 1 technical study
- Requires multiple site-specific conditions in order to permit development.

¹⁰~~A "Minor" residential site plan application requires both of the following to apply:~~

- ~~•Proposed development only requires a site plan and landscaping plan for a complete application.~~
- ~~•Site-specific conditions are not required in order to permit development.~~

Schedule "F" Continued
Planning Department Fees

Applications For the Sale, or Use, of the Township Land	
SERVICE	FEE
Shoreline Road Allowance (Purchase)	
Total Cost Deposit to be filed with the application	\$5050.00
The Cost Deposit includes a Non-refundable administration fee	\$900.00
Purchase cost for lands per sq ft (minimum purchase cost: \$4150.00)	\$0.70
Shoreline Road Allowance (Occupation)	
License of Occupation Agreement	\$750.00
Annual License Fee: Dock Only, Additional Structures As set by Council as per Agreement	\$125.00
Renewal of License of Occupation Agreement (upon expiry of existing agreement under same ownership)	\$500.00
License of Occupation Agreement for Short-Term Rentals	\$500.00
Renewal of License of Occupation Agreement for Short-Term Rentals (upon expiry of existing agreement under same ownership)	\$250.00
Unopened Road Allowance (Purchase)	

Total Cost Deposit to be filed with the application	\$2750.00
The Cost Deposit includes a Non-refundable administration fee	\$900.00
Required appraisal	As billed by the Appraiser, the expense of which is to the applicant
Purchase Price for Original Road Allowance	Based on appraisal
Construct an Access Road on Unopened Road Allowance	\$1000.00
Total Fee	
Applications for Staff Review	
MNR Compliance Form for Shoreline/Property Works	\$250.00
Cell Phone Tower – Tower Request view for Letter of Concurrence (includes staff review during public consultation process)	\$1000.00
Preparation of Circulation List	\$200.00

Schedule “F” Continued
Planning Department Fees

Renewable Energy Support Resolution Renewable Energy Project greater than 10 kW but less than 500 kW Non-refundable administration fee to be filed with the request	\$500.00
Renewable Energy Project greater than 500 kW Non-refundable administration fee to be filed with the request	\$1500.00
Deposits¹¹¹²	
Peer Review Deposit 1-2 Technical Reports	\$5000.00
3 or more Technical Reports	\$7500.00
Pre-development Agreement Deposit	\$5000.00
Professional Services Deposit	\$2500.00
Legal Fees Deposit	\$900.00
Advertising Fee Deposit	\$250.00 600.00
Ontario Land Tribunal Deposit¹² Deposit ¹³	\$5000.00
Other Fees	
SERVICE	FEE
Official Plan (copy) – printed	\$100.00

Zoning By-law (copy) – printed	\$100.00
Amendment to an Application (including pre-consultation) requiring recirculation - plus circulation fees, if applicable	\$350.00 450.00
Amendment to an Application (including pre-consultation) n Not Requiring recirculation	\$200.00 325.00
Additional Public Meeting or Open House	\$300.00
Requests to Council that require the preparation of a staff report that are otherwise not outlined above ¹³ above ¹⁴	\$250.00 380.00
Staff review and reactivation of an application that has been deferred/held in abeyance at the request of the applicant	50% of the application fee if more than six (6) months have passed since applicant requested deferral/abeyance.
Additional Staff Site Inspection	\$100.00

¹⁴~~Deposits~~¹²**Deposits:** The Municipality may require the payment of deposits upon submission of any application. Deposits may be applied to cover peer review fees, professional fees should the Municipality require the expertise or advice of a third party consultant (engineer, planner, surveyor, etc.), as well as any legal costs incurred. Deposits may also be applied to any registration fees, disbursements, reproduction costs, postage, advertising, telephone charges, facsimile charges, and any other reasonable costs which may be incurred by the Municipality. Should fees exceed the initial deposit received, the Municipality shall request further deposits or payments of invoices. Additional funds may be requested from time to time, to fully cover the municipal expenses. Work will not be completed by the Municipality, its solicitor or consultants until such deposit has been paid by the applicant. The Municipality will keep an accurate record of all costs incurred with respect to planning applications. Upon completion of the processing of an application, the Municipality will reconcile the account for the applications where a deposit has been paid. A refund of the deposit will be made with the exception of those costs incurred by the Municipality, as determined by the Treasurer or designate(s). If the cost to process an application exceeds the deposit, the applicant will be responsible for the additional costs and will pay such costs upon invoice by the Municipality.

¹²~~Ontario~~¹³**Ontario Land Tribunal Appeal Deposit:** If Council supports an application and its decision on the application is appealed to the Ontario Land Tribunal (OLT) by someone other than the applicant, the applicant will be responsible for all Municipal costs to defend the decision. These costs may include all planning fees, legal fees, engineering fees, fees of other professionals, disbursements, reproduction costs, telephone charges, facsimile charges, peer review fees and any other reasonable costs which may be incurred by the Municipality. The applicant will submit a deposit to the Municipality, upon submission of the file to the Ontario Land Tribunal (OLT), and will enter into an agreement with the Municipality to fully cover Municipal expenses with regard to the appeal. Additional funds may be requested to fully cover the Municipal expenses. Work will not be completed by the Municipality, its solicitor or consultants until such deposit has been paid by the applicant.

¹³~~Requests~~¹⁴**Requests to Council requiring a staff report:** Occasionally, land owners may request that the Municipality assist with planning processes or real property matters, such as permission to cross a one foot reserve, or that the Municipality take widening to a road to facilitate a lot merger. Where these requests require a planning staff report to provide context or advice alongside the proposal, a nominal fee may be charged to cover costs. This fee does not apply to matters whereby Council has directed staff to bring a report for their consideration.