

**CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS  
BY-LAW 2018-039**

**BEING A BY-LAW TO ESTABLISH A TARIFF OF FEES FOR  
VARIOUS PLANNING MATTERS AND OTHER MUNICIPAL  
MATTERS.**

**WHEREAS** the Council of the Corporation of the Township of Lake of Bays has deemed it necessary to establish a tariff of fees for the processing of applications in various planning matters.

**AND WHEREAS** Section 69(1) of the *Planning Act, R.S.O. 1990* provides that the Council of a municipality, by By-law, may establish a tariff of fees for the processing of applications made in respect of planning matters, which tariff shall be designed to meet only the anticipated cost to the municipality or to a committee of adjustment or land division committee constituted by the council of the municipality in respect of the processing of each type of application provided for in the tariff;

**AND WHEREAS** all fees or charges imposed pursuant to this By-law are due and payable by the person invoiced therefore, immediately upon receipt of the invoice;

**AND WHEREAS** unpaid fees or charges imposed pursuant to this By-law are subject to an interest rate of one and one-quarter percent (1.25%) per month;

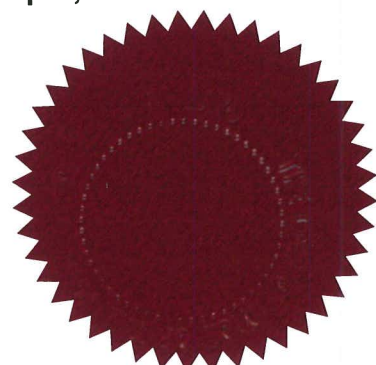
**NOW THEREFORE**, be it enacted that the Council of the Corporation of the Township of Lake of Bays enacts as follows:

1. That the Corporation of the Township of Lake of Bays adopts the attached schedule, being a schedule of tariff of fees described on Schedule "A" to this By-law.
2. The fees and charges will be subject to Harmonized Sales Tax (HST), where applicable.
3. The fees payable in respect of applications, shall include:
  - (i) the Fee, which shall cover all costs incurred by the Township in the ordinary processing of the application; and
  - (ii) Cost Recovery, which shall be in an amount sufficient to cover all additional costs incurred by the Township in processing of the application including, without limiting the generality of the foregoing, legal expenses, preparation and/or review of technical studies, extra meetings, or Ontario Municipal Board hearings.
4. Nothing herein shall obligate or be deemed to obligate the Township to grant any approvals or enter into any agreement.
5. That By-law No. 11-26 is hereby repealed.
6. This By-law shall come into force and effect June 1, 2018.

**READ** a FIRST, SECOND, THIRD time and finally passed this 24<sup>th</sup> day of **April, 2018**.

  
\_\_\_\_\_  
Mayor – Robert Young

  
\_\_\_\_\_  
Deputy Clerk – Kelly Stronks



**SCHEDULE "A"**

**TARIFF OF FEES BY-LAW 2018-039**

| <b>PLANNING APPLICATIONS</b>   |                    |
|--|--------------------|
| <b>Planning Fee Description</b>  | <b>Fee</b>         |
| <b>Official Plan Amendment</b>   |                    |
| Township Official Plan Amendment – Major <sup>1</sup>  | \$2,500            |
| Township Official Plan Amendment – Minor <sup>2</sup>  | \$1,275            |
|  | plus cost recovery |
| <b>Comprehensive Zoning By-law 2004-181</b>  |                    |
| Zoning By-law Amendment  | \$1,100            |
| Removal of a Holding (H) Symbol  | \$550              |
|  | plus cost recovery |
| In conjunction with severance application  | \$550              |
| <b>Development Permit By-law 2004-180</b>  |                    |
| Category 1 Staff Development Permit  |                    |
| - <i>recognition of existing development, extensions, minor revisions, shoreline activity area</i> | \$100              |
| - <i>vegetation removal, site alteration and siting requirement</i>                                | \$250              |
| Category 1 Staff Variation or Discretionary Use Permit   | \$400              |
| Referral of Category 1 to Council  | \$200              |
| Category 2 Council Development Permit  | \$750              |
| By-law Amendment   | \$1,100            |
|  | plus cost recovery |
| In conjunction with severance application  | \$550              |
| <b>Minor Variance</b>  |                    |
| Application  | \$660              |
| <b>Consent Application</b>   |                    |
| Per severed lot, right-of-way, easement or lot addition  | \$1,100            |
| For any subsequent right-of-way, easement or lot addition  | \$200              |
| Change to Condition/Approval of Provisional Decision   | \$200              |
| Consent Agreement  | \$300              |
| Amendment to Consent Agreement   | \$150              |
| Registration of Agreement  | \$275              |
| Validation Certificate   | \$500              |
| <b>Site Plan</b>   |                    |
| Site Plan Agreement  | \$700              |
|  | plus cost recovery |
| Site Plan Agreement Amendment  | \$350              |
| Minor Adjustment (sketch only)   | \$150              |
| As a condition of Minor Variance/Zoning By-law   |                    |
| Amendment/Consent  | \$350              |
| Registration of Agreement  | \$275              |
| <b>Subdivision/Condominium</b>   |                    |
| Agreement  | \$1,200            |
| Draft Approval Extension Requests  | \$400              |
| <b>Telecommunication Facility</b>  |                    |
| Staff Approval   | \$750              |
| Council Approval   | \$1,500            |
| <b>Renewable Energy Facility (OPA FIT or similar program)</b>                                      |                    |
| 15 kilowatts or less   | \$145              |
| Greater than 15 kilowatts  | \$540              |
| <b>Other Application Related Fees</b>  |                    |
| Requiring additional review by Council   | \$200              |
| Requiring recirculation and additional review by Council   | \$300              |
| Further consideration of an application upon deferral at request of applicant                      | \$200              |
| Release from Title any permitted agreement   | \$200              |
| <b>Deeming By-law</b>  | \$350              |
| <b>Part Lot Control By-law</b>   | \$400              |
| <b>Section 50 (18) Approval Foreclosure on Power of Sale</b>                                       | \$400              |

| <b>ADMINISTRATION FEES</b>   |                                 |
|--|---------------------------------|
| Peer Reviews   | Full Recovery of Township costs |
| Official Plan/Zoning/Building Compliance Letter  | \$100                           |
| Consent/Subdivision Agreement Compliance letter  | \$100                           |
| General Development Inquiry<br><i>(from anyone other than the registered property owner or their authorized agent)</i>   | \$100 per inquiry               |
| Posting of the Notice of Public Meeting and/or Complete Application Poster   | \$100                           |
| <b>ADDITIONAL ADMINISTRATIVE PROCESSING FEE</b>  |                                 |
| Where an approval under the <i>Planning Act</i> is sought for a development which exists or is under construction, and is in contravention of the requirements of the Township, an additional administrative/processing fee in the amount of 50% of the respective application fee, as defined herein, shall be required at the time of submission of the application.   |                                 |
| <b>REFUNDS</b>   |                                 |
| If an application is withdrawn prior to its circulation, the applicant should be 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 should be entitled to 25% of the application fee. If Council or staff has made a decision on a file, a refund will not be considered.   |                                 |
| <b>COPIES OF PLANNING DOCUMENTS</b>  |                                 |
| Township Official Plan   | \$75                            |
| Development Permit By-law (2004-180)   | \$75                            |
| Comprehensive Zoning By-law (2004-181)   | \$75                            |
| Colour Copy of Site Specific By-law Area   | \$2                             |
| <p><sup>1</sup> An application that is more significant in scale and scope than a minor amendment and which may have greater impact or policy implications beyond the subject lands, as determined by the Director of Planning. Major applications must meet one or more of the following conditions:</p> <ul style="list-style-type: none"> <li>- an application which requires major technical studies and extensive consultation</li> <li>- an application relating to more than one property</li> <li>- a site specific application if considered to represent large scale redevelopment or significant change to the designation or permitted uses</li> </ul> <p><sup>2</sup>An application for a minor, site specific and small scale amendment or exception to Official Plan policies and designations, having limited impact or policy implications beyond the subject lands, as determined by the Director of Planning.</p> |                                 |