

RE: Minor Site Plan Approval

CM

Chris Marshall <cmarshall@kawarthalakes.ca>

Reply

Tue 07-10, 1:28 PM

You;

Andy Letham (aletham@kawarthalakes.ca);

David Harding (dharding@kawarthalakes.ca);

+5 more

You forwarded this message on 2018-07-20 2:37 PM

Hello Jim: further to our discussion yesterday and your email below, we have reviewed your request for a plan's only approval and as discussed with you at the Counter yesterday, we are unable to support your request. Notwithstanding your references to the Consolidated Fee By-law below, we are requesting that you adhere to the Site Plan Control By-law No. 2016-069 which identifies areas of Site Plan Control within the City. Your property is within this area and as such you are required to submit an application for site plan approval prior to the issuance of a Building Permit.

You mentioned your Decision from the Committee of Adjustment and reference to the request being minor. This is in reference to the use of the storage units that was being requested and not a request under the Site Plan Control By-law. These are 2 different processes and 2 different applications. The City is not accepting of requests for plans only approvals on new construction. As noted in my previous email, plans only approvals are for minor additions or interior work to an existing building ie renovations.

MINOR IS - PLANS ONLY OR TRUE MINOR ADDITIONS

There are requirements for submission for site plan approval such as a site plan based on a legal survey which illustrates additional detail to the sketch submitted in support of your application for minor variance such as lighting, landscaping, fencing, surface treatments and signage, a lot grading and drainage plan, a stormwater management brief, comments from KRCA received through your minor variance application indicated that they would be seeking additional information for site plan submission that demonstrates appropriate setbacks from the regulated feature (watercourse) on your property. Limited comments were received through the minor variance process as our City departments and circulated agencies are aware that a site plan submission would be forthcoming with more detail and additional comments would be submitted as a result of that circulated process. There is a requirement for securities to ensure that the site works are completed along with the site plan agreement wherein you agreed to complete the on site works as identified on the approved site plans.

Finally, there is a consistency that Planning needs to maintain in processing site plan approvals.


There are additional properties that contain storage units that have undertaken the same process and are held to the same requirements.

NOT MY FAULT THEY DID NOT KNOW THEIR RIGHT TO PLANS ONLY

I believe there is merit to a meeting to be held with City staff so that you understand the submission requirements along with an understanding of the process, fees and timeframes

involved. You may wish to contact Sherry Rea to arrange for a meeting with City staff. Sherry can be reached at 705.324.9411, ext 1331.

Chris Marshall
Director of Development Services
(705) 324-9411 ext. 1239
e-mail: cmarshall@kawarthalakes.ca

From: JAMES HEAD [mailto:
Sent: Monday, July 09, 2018 2:36 PM
To: Chris Marshall
Cc: Andy Letham; David Harding; Richard Holy; Ron Taylor; Patrick O'Reilly
Subject: Minor Site Plan Approval

Chris

Upon investigation of the City of Kawartha Lakes By-Law 2016-206, passed by Council November 8 2016 and consolidated March 22 2018, Schedule-E, pages 48-60. Since my project has been deemed "Minor in Nature" by The Committee of Adjustments. I believe I am under the umbrella of Minor Site Approval.

Of course my plans will be submitted for approval.
If there is any disagreement with this please let me know

Kind Regards

James Head


The Corporation of the City of Kawartha Lakes

Planning Advisory Committee Report

Report Number PLAN2018-012

Date: February 14, 2018

Time: 1:00 p.m.

Place: Council Chambers

Ward Community Identifier: All

Subject: Planning Approvals Task Force Recommendations Update

Author and Title: Chris Marshall, Director

Recommendation(s):

RESOLVED THAT Report PLAN2018-012, Planning Approvals Task Force Recommendations Update, be received.

Department Head:

Legal/Other:

Chief Administrative Officer:

Application	2017	2016	2015	2014
Official Plan Amendment (D01)	8	7	10	4
Zoning By-Law Amendment (D06)	32	37	21	29
Minor Variance (D20)	49	57	72	50
Consent (D03)	47	38	34	54
Site Plan (D19)	16	9	7	24
Subdivisions and Redline Revision (D05)	4	5	10	2
Condominiums (D04)	2	1	0	0
Compliance Letters	468	561	508	547
Consent Inquiries	21	21	19	35
Pre-Consultation Applications (D38)	87	64	63	73

- Down

- up

- up

Task Force Recommendations

The objective of the Planning Approvals Task Force was to improve customer service as well as streamline the planning and development approval processes, and implement strategies to accelerate growth and development in the City. In January of 2017 Council adopted a series of recommendations to help achieve these goals. The recommendations were broken into 4 main headings including:

1. Customer Service/Checklists;
2. Security Deposits and Application Guidelines
3. Communications
4. KRCA Process Improvements

Under each of these headings were a number of recommendations and a time frame to implement the recommendations. Below is a summary of the recommendations that were intended to be completed by the end of 2017:

1. Customer Service/Checklists

The most common complaint from the public was the lack of customer service that was being provided by the Planning and Building Departments to the public. There is a perception of the public that staff has a negative or adversarial attitude, without care for the applicant. There is impatience when dealing with those not familiar with the process.

The application processes are seen as being very complicated and confusing and there was consensus that there needed to be more staff to work with the public and walk them through and explain the application process.

In order to resolve these concerns the Task Force recommended that:

- I. City Staff be required to take customer service Training:
 - As customer service was the most common complaint by the public, customer service training was set up for the Development Services staff and was completed in **December 2016**.

- Corporate-wide Customer Service Standards were also rolled out in December 2017. These standards identify recommended time frames for returning telephone calls and emails and proper etiquette for face to face interaction and meetings with the public. The Customer Service Standards states that customer calls are to be returned as soon as possible when they are received. As a general rule, telephone calls will be returned within two (2) business days. Regarding letters, customers will receive a response to a general inquiry within five (5) business days; and regarding email, customers will receive an initial response to an email inquiry within two (2) business days.

II. Improvements to general inquiries:

- The Engineering Department has standardized the approach to serviceability inquiries (i.e. connections to water and sewer services) to ensure improvements to overall public inquiries.
- Planning Department staff is working on a policy of returning emails and phone calls within 48 hours. Even if staff are unable to deal with the email or phone call immediately, at the very least they are encouraged to let the customer know that they got the message and can't deal with their inquiry right away but will get back to them within a certain time frame with the answer.

III. Two new staff members hired:

Two new staff were budgeted for and hired in 2017 including a new Building and Zoning Clerk and a Large Development Planner. The new Zoning Clerk was filled in April 2017 and has been a great addition as she has been able to handle many of the counter inquiries for the Planning and Building Departments and provide consistent interpretations of the Zoning Bylaws. This staff member is able to steer the general public to the right staff and departments for their inquiries and reduce some of the confusion that the public faces when it comes up to the Building and Planning Departments.

The second new staff person was hired in June 2017 and is responsible for the larger more complex development applications. The intent of this new staff member is to provide a dedicated staff member to the larger development and guide them through the application process. This will provide reduced processing times and better customer service.

IV. Pre-Consultation Summary, Application Guides and Checklists

In order to clarify what the applicant will be expected to provide in terms of studies and plans with their application and provide some understanding of the fees they will incur, the Task Force is recommending that the following changes be made to the pre-consultation process:

Should
BE
CORRECT

- Provide outline of costs of application process and fees.
 - o This information is now being included in Pre-Consultation Reports.
- Provide a basic checklist of reports followed by project specific details. This will enable staff to understand the scope of the project and make a judgement call on whether particular professional studies are required or not.
 - o This information is now being included in Pre-Consultation Reports.
 - o Engineering Department comments are provided in writing to ensure that what has been discussed with the applicant from an engineering perspective is shared consistently.
- Communicate time frames for the various steps in the application process. The expectation is that applicants will not see the process as a delay if the timelines meet expectations set out at the outset of the application process.
 - o This information is now being included in Pre-Consultation Reports.
- Hold more pre-consultation meetings in order to reduce the backlog of applications.
 - o Instead of holding more pre-consultation meetings, staff has changed the length of the meetings from half day meetings to full day meetings. Instead of only being able to handle 6 pre-consultation applications a month with the half day meetings, the full day meetings allowed for the review of 10 pre-consultation applications. This took care of the backlog of applications but meant for very long days for staff. As of February 2018, staff are going to try two half day pre-consultation meetings which will be easier on staff and will enable a total of 12 pre-consultation applications to be reviewed each month.
- Enable applicants for minor applications to attend pre-consultation meetings via telephone conference to help streamline the process.
 - o Staff have used the telephone conference call on a number of occasions and are satisfied that this is an effective way of handling minor applications.

THIS SHOWS
BY IMPLICATION
THAT THIS IS
FOR MUCH
LARGER PROJECTS

THIS IS ALL
I NEED

It was recommended that the application guides for each of the planning application processes be shorter and easier to read. It was suggested that staff look at the Township of Selwyn pamphlets as an example.

- Staff has not been able to complete this recommendation as there was an OMB case related to this step in the subdivision process that needs to be researched before this delegation of authority can be adopted by Council.

VII Pre-Servicing Agreements

The Task Force recommended that the Pre-Servicing Process be better defined.

- The Engineering Department has updated the Pre-Servicing Policy and revised the Pre-Servicing Agreement Template. These updates were reviewed at the July 5, 2017 Planning Advisory Committee Meeting and the Pre-Servicing Agreement Template has been updated.
- Engineering Department clarified the model home building process in the Subdivision Guide and clarification has been included in the new pre-servicing agreement template.
- All updates have been received and approved through Planning Advisory Committee and Council.

Transfer of Review Process – Ministry of the Environment and Climate Change

- The City of Kawartha Lakes entered into a Transfer of Review Program agreement with the MOECC for Type "A" works. The City has pursued an update to this agreement with the MOECC for additional stormwater management reviews. The new agreement is being drafted by MOECC. This new process will save the applicants months in processing time as the City's Engineering staff will be able to review the drainage plans much more quickly than Ministry Staff

EVERYTHING IS
3RD PARTY ENGINEER
STAMPED, SO
WHAT DO THE STAFF DO

THIS IS NOT
HAPPENING
COE, FISHER, CA
NO LONGER
ACCEPTED

Financial Securities and Application Costs (Appendix D)

Staff completed a survey of application fees with comparable municipalities for Planning applications and Building Permits and our fees were fairly similar to the other municipalities. The Task Force did not see any need to raise or lower the application fees and the public did not say that application fees were an issue. Although the application fees are comparable, it was recommended that the fees be adjusted on a sliding scale to acknowledge the size or complexity of the application.

- Staff adjusted a number of the Planning applications to address this recommendation. There are now "Minor" and "Major" Zoning and Official Plan amendment application fees.

I BELIEVE MY PROJECT IS
"MINOR"

Security Deposits

The Task Force heard from a number of builders and developers that all of the costs of development were requested at the beginning of the development process prior to any of the vacant lots, houses or apartments being sold.

Development Charge Deferral Policy

← QUESTION #3

To better align developers' costs and cash flows, and thereby encourage development, the Task Force recommended that a Development Charge Deferral Policy be adopted to enable the payment of development charges to be deferred. This policy was adopted at the September 20, 2016 Council meeting. Subject to a maximum deferral period of 3 years, the policy gives developers/builders a number of options, including:



(a) Deferral to Condominium Registration and Occupancy: For residential condominium buildings, development charges for units occupied prior to condominium registration are payable at time of registration; otherwise, they are payable at time of occupancy.

(b) Deferral by Phase-In: For high-density residential buildings, development charges for each half of the units are payable at 1.5 and 3 years, respectively, after time of development agreement.

(c) Deferral to Occupancy: For low-density residential buildings (e.g. single-detached homes), development charges are deferred to time of occupancy.

(d) Deferral to Building Permit Issuance: For any building, development charges are deferred to time of building permit issuance.

The deferral of Development Charges provides substantial relief to the development industry. For instance, in 2017 a developer building a 75 unit condominium would have previously paid 75 times \$13,133/unit, or almost a million dollars, at the time of building permit issuance. This would especially be burdensome during the early stages of development as proceeds from condominium unit sales must be held in trust until registration. Now the condominium developer can defer development charge payments over time to registration and occupancy, aligning payment and cash flow timelines.

- This new policy has made it possible for a number of developments to proceed. For example the new apartment buildings (The Railway Lands)

Permit Process Timing Improvements

- The timing of Permit processes is reported to the KRCA Board of Directors on a monthly basis. Statistics reveal;
 - a notable improvement in Permit process timing since the fall of 2016.
 - an increase in total Permits issued by the KRCA in the past three years from 290 permits in 2015 to 461 Permits in 2017.

Customer Service Process Improvements

- KRCA has doubled the number of pre-consultation meetings (now weekly) to prevent clients from having to wait any more than a few days to meet with Staff in order to discuss the development potential of their lands.
- KRCA has (in direct response to discussions with the development industry) instituted a new "Letter of Permission" as an on-the-spot Permit issued following a pre-consultation meeting for minor development activities within the Regulated Area; and
- KRCA continue to optimize the use of electronic and internet technologies, wherever possible, to simplify Permit application submission, payment and sign-off processes as well as in providing Planning comments to our Municipal partners in a timely fashion.

Other Alternatives Considered:

There were no other alternatives considered in this report.

The establishment of the Task Force was intended to provide an open and transparent venue for development and public stakeholders to provide inputs and advice to improve the City's planning approval processes.

City staff also capitalized on this opportunity to review and improve processes and efficiencies, while educating the public and development stakeholders of legislated and risk management process requirements. Council and the City are committed to implementing ongoing process improvements and efficiencies, priority infrastructure supporting growth, and investment attraction efforts to realize forecasted growth in the City.

It is my humble opinion that the opposite is happening

The Director of Development Services is committed to reporting to the Planning Advisory Committee semi-annually to provide updates on the implementation status of the recommendations of the Task Force, and other ongoing and planned process improvements and major growth-supporting special projects.

Financial/Operation Impacts:

The implementation of the Planning and Development Task Force recommendations is already providing financial benefits to the City of Kawartha Lakes. This is seen in the increases in Planning and Building applications which translates to more jobs, building supplies, customers for businesses, and taxes, development charges and application fees to the City.

Relationship of Recommendation(s) to the 2016-2019 Strategic Plan:

Council adopted the Strategic Plan identifying the following Strategic Goals namely:

- Goal 1 – A Vibrant and Growing Economy
- Goal 2 – An Exceptional Quality of Life
- Goal 3 – A Healthy Environment

This report aligns with the vibrant and growing economy Strategic Goal as it outlines the ways in which the City can be better positioned to take advantage of the growth in development that is taking place now and into the future.

Consultations:

The following Departments and Agencies were consulted for this report:

Building Department
Planning Department
Engineering Department
Economic Development Department
Kawartha Lakes Conservation Authority

Department Head E-Mail: cmarshall@city.kawarthalakes.on.ca

Department Head: Ron Taylor, CAO

Department File: D00-99

MORE TAXES
4 JOBS

BETTER
FROM INDUSTRY

+ REQUIRED SERVICE

I BELIEVE THAT MY PROJECT
FILLS ALL 3 GOALS

Bousfields Inc. and Altus Group Authors of a study for The Ontario Association of Architects

3.2.2(a) Streaming Site Plan Applications and Exempting Certain Developments As evidenced by our research, most municipalities exempt certain types of development from the site plan approval process through their site plan control by-laws. Generally, low-density residential and agricultural development is exempt. In many municipalities, industrial development is generally exempt unless it is on a major road or adjacent to a significant feature. In addition, temporary uses are often exempt or are able to through a streamlined or fast-tracked process. The Guideline could provide direction on the types of development that would most benefit from the site plan approval process. Many municipalities also stream the applications by size/type/location, with applications being classified as "minor" or "major". There are generally fewer required reports, shorter timeframes and in some cases reduced fees associated with "minor" applications. In our opinion, the streaming of site plan applications is a preferred practice as the complexity of the application should be reflected in the type of review involved. This is particularly true for municipalities where approval is not delegated and/or where there is public input. In addition, it was noted that there is often duplication in the overall planning approval system. For example, the draft plan of subdivision process generally addresses issues related to servicing, grading, access and landscaping. While a number of municipalities provide for exemptions or a streamlined process for a site plan approval application within a registered plan of subdivision, others require the application to go through a full review, requiring the submission of a wide range of studies. In our opinion, the Guideline should provide for an alternate, streamlined process for applications within registered plans 44 A REVIEW OF THE SITE PLAN APPROVAL PROCESS IN ONTARIO of subdivision. It was also noted that, in some municipalities, all industrial development was subject to site plan approval, causing frustration and lost opportunities for plant expansions, which are often time sensitive. In our opinion, there should be a streamlined approach for such applications, particularly in interior locations which are not visible from major roads.

GTA growth and the role of site plan approvals

By **BRYAN TUCKEY** Special to the Star
Fri., Nov. 1, 2013

The Ontario Association of Architects hosted a well-attended symposium earlier this month to release a report and recommendations on ways to improve the site plan approval process across Ontario.

BILD members Daryl Keleher, associate director at Altus Group, and Robert Glover, principal at Bousfields Inc., authored the extensive report, which highlights timing and cost issues related to the process. The pair spoke to their findings at the symposium.

They reviewed more than 400 projects across the province that already conformed to all of the relevant planning policies and were at one of the final stages: the site plan approval. The top five municipalities studied were the cities of Toronto, Mississauga, Brampton, Markham and Ottawa.

One interesting finding was that, despite the Planning Act requirement of an approval within 30 days of site plan submission, more than 35 per cent of all applications took more than nine months to get approved. Half of all applications took more than three months to get approved.

The told the audience of 250 at the symposium that the top three reasons for timing and delay issues, as found by the study, were the amount of time it took for submissions to circulate through departments; slow or no response from municipal staff; and conflicting comments from different departments or agencies.

To prepare the report, the authors surveyed members of the architects' association, municipal planning directors and members of the development industry. In addition to timing, the research revealed that the site plan approval process has unpredictable costs and also that these costs are increasing.

The costs come from delayed approvals and process, and are affecting the affordability of new homes and businesses in the province. At BILD, we have been working to shed light on the affordability issue. We have research that shows government fees and charges can add up to one-fifth of the cost of a new home across the GTA.

Symposium attendees also told learned the research showed that the process can be subjective and expectations of requirements can be unclear.

The legislation is not the problem, they heard, but the administration of it needs improving. Streamlining applications, exempting certain applications and creating dedicated site plan review teams were some of the recommendations included in the report.

Others spoke at the symposium, including the City of Toronto's acting director of zoning by-law and environmental planning, Joe D'Abramo and the City of Vaughan's commissioner of planning, John Mackenzie, who both talked about site plan process improvements that have been implemented and others that are underway in their municipalities.

Sharing the industry's on-the-ground perspective, Gary Switzer of MOD Developments, who is also co-chair of BILD's Toronto chapter, spoke about his experience working through the site plan approval process and agreed that the process can be made more efficient.

A starting point would be for government and agencies to address the report's findings and continue the conversation around the research and recommendations.

Bryan Tuckey is President and CEO of the Building Industry and Land Development Association and a land-use planner who has worked for municipal, regional and provincial governments. Follow him at twitter.com/bildgta , facebook.com/bildgta , and bildblogs.ca.

Streamline site plan approval: Ontario architects

The OAA is renewing its call for action on costly delays that impact the building end product

Wednesday, May 11, 2016

By Michelle Ervin

Toon Dreessen, president of the Ontario Association of Architects, is renewing the OAA's call for a streamlined site plan approval process, citing its impact on the end product: buildings in which people live and work. The time is right, Dreessen said, because such a move would stimulate the micro-economies of neighbourhoods as well as support government efforts to address climate change and housing affordability with high-quality urban design.

He indicated that there are cases where developers have walked away from desirable projects such as affordable housing due to the amount of red tape — and its associated costs — that they have to cut through to get shovels into the ground.

“We have to go down this road of all this planning approval and that completely destroys their business case,” explained Dreessen. “Instead the land sits there vacant, or underutilized, or is redeveloped for a use that doesn't require that planning approval, so we end up not developing and designing the cities that we want.”

In the current environment, the site plan approval process is cumbersome, unclear and inconsistent from municipality to municipality, he said. When builders do stay the course, a process that should take a few months can get bogged down in delays that stretch it to a year or more.

Those delays add to the costs of development, which Bousfields and Altus Group Economic Consulting quantified in an independent review commissioned by the OAA in 2013. The resulting report found that each extra month it takes to obtain site plan approval for a 100-unit condominium runs the developer \$193,000 in additional carrying costs of financing, inflation on construction costs and taxes on vacant land.

Then those costs ultimately trickle down to consumers, at a rate of \$2,375 per month. It's a figure that not only represents further development charges passed on by builders, but also captures additional rent for first-time buyers and lost equity due to

occupancy delays that push back move-in dates, which in turn pushes back when the unit owner starts to pay off their mortgage.

When the price of delays across all stakeholders is tallied up, the independent review commissioned by the OAA pegs the cumulative monthly cost of site plan approval for a 100-unit condominium at between \$396,500 and \$479,800. That estimate includes delayed tax revenue for the municipality and lost retail spending for local businesses as well as delayed jobs and increased rents in mixed-use developments with office space.

The OAA would like to see the intent of the site plan approval process clarified, which in Dreessen's view means restricting the evaluation to a technical review, versus overlaying concurrent design reviews. That would involve ticking off a checklist of requirements such as compliance with zoning bylaws for height and setbacks, stormwater management and number of parking spaces.

For its part, the Ontario government carefully considered the OAA's comments when it reviewed the province's development charges and land use planning and appeal systems, a ministry of municipal affairs and housing spokesperson said via email. The review produced Bill 73, the Smart Growth for Our Communities Act, which passed in December, 2015.

Its reforms are intended to improve the planning process by, among other things, making the development charges and land use planning systems more accountable, predictable and transparent.

"The changes are designed to ensure that the system is working effectively and is responsive to the changing needs of our communities," wrote the ministry spokesperson.

He added that the OAA's report points to problems with the local application of the site plan approval process as opposed to the legislative framework.

Dreessen acknowledged that it would be difficult for the province to directly address issues such as the disparity in the cost of site plan approval from municipality to municipality, but he expressed that the OAA hopes to continue its dialogue with the ministry about why those differences exist, with a view to seeing the Planning Act reformed. He also saw a role for municipalities, some of which hold pre-consultation

meetings, which has been one of the association's recommendations for streamlining the process.

While pre-consultation could be beneficial, the OAA president noted that in his experience, these meetings miss out on resolving the issue of cost, as the developer is typically required to come prepared with design drawings. So the developer has to hire an architect and invest a significant amount of resources before he or she has a sense of whether the project is likely to get off the ground.

One promising approach, Dreessen said, would be for a municipality to test out a development permit system, which essentially takes planning from case-by-case-based to area-based, integrating rezoning, minor variances, site plan and Section 37 into one process. Toronto City Council moved to approve such a system in 2014, but the enabling official plan amendment was appealed to the Ontario Municipal Board, with a hearing now set for August, 2016. However, he said the system could be piloted in a mid-sized city with similar planning issues, such as Guelph, Hamilton, London, Ottawa or Windsor.

Meanwhile, the Building Industry and Land Development Association (BILD) continues to support calls for a streamlined site plan approval process.

“Any improvement to the existing regulatory process can enhance our members’ ability to deliver complete communities in a more efficient manner, resulting in increased affordability and housing choice for new-home purchasers across the region,” said Bryan Tuckey, president and CEO of BILD, via email.

Michelle Ervin is the editor of CondoBusiness.

Consolidated Fee By-Law 2016-206

Site Plan Approval						
Request for Exemption from Site Plan Control	each	None	\$309.00	\$324.50	\$330.00	By-law 2013-006
Residential - \$2,200.00 plus \$25.00 per residential dwelling unit plus \$1,100.00 for agreement preparation and registration fees	each	None	\$2,060.00 plus \$25.00 plus \$1,030.00	\$2,163.00 plus \$27.50 plus \$1,081.50	\$2,200.00 plus \$25.00 plus \$1,100.00	By-law 2013-006
Mixed Use Building - \$2,200.00 plus \$25.00 per residential dwelling unit plus \$75.00 per 100 sq.m. or part thereof of proposed non-residential floorspace , plus \$1,100 for agreement preparation and registration fees	each	None	\$2,060.00 plus \$25.00 plus \$1,030.00	\$2,163.00 plus \$27.50 plus \$1,081.50	\$2,200.00 plus \$25.00 plus \$75.00 plus \$1,100.00	By-law 2013-006
Non-Residential - \$2,200.00 plus \$75.00 per 100 sq.m. or part thereof of proposed commercial floorspace , and/or plus \$25.00 per 100 sq.m. or part thereof of proposed industrial floorspace , and/or plus \$25.00 per 100 sq.m. or part thereof of proposed institutional floorspace plus \$1,100 for agreement preparation and registration fees	each	None	\$2,060.00 plus \$30.00 plus \$65.00 plus \$1,000.00	\$2,163.00 plus \$32.75 plus \$72.50 plus \$1,081.50	\$2,200.00 plus \$25.00 plus \$75.00 plus \$1,100.00	By-law 2013-006

Amending Site Plan Approval						
Residential - \$1,650.00 plus \$25.00 per residential dwelling unit plus \$1,100.00 for agreement preparation and registration fees	each	None	\$1,545.00 plus \$25.00 plus \$1,000.00	\$1,622.25 plus \$27.50 plus \$1,081.50	\$1,650.00 plus \$25.00 plus \$1,100.00	By-law 2013-006
Mixed Use Building - \$1,650.00 plus \$25.00 per residential dwelling unit plus \$50.00 per 100 sq.m. or part thereof of proposed non-residential floorspace plus \$1,100.00 for agreement preparation and registration fees	each	None	\$1,545.00 plus \$25.00 plus \$50.00 plus \$1,000.00	\$1,622.25 plus \$27.50 plus \$52.50 plus \$1,081.50	\$1,650.00 plus \$25.00 plus \$50.00 plus \$1,100.00	By-law 2013-006
Non-Residential - \$1,650.00 plus \$75.00 per 100 sq.m. or part thereof of proposed commercial floorspace , and/or plus \$30.00 per 100 sq.m. or part thereof of proposed industrial floorspace , and/or plus \$30.00 per 100 sq.m. or part thereof of proposed institutional floorspace plus \$1,100.00 for agreement preparation and registration fees	each	None	\$1,545.00 plus \$65.00 plus \$30.00 plus \$1,000.00	\$1,622.25 plus \$72.50 plus \$32.75 plus \$1,081.50	\$1,650.00 plus \$75.00 plus \$30.00 plus \$1,100.00	By-law 2013-006
Minor Site Plan Approval						
Plans only approval or with scoped site plan agreement for such uses as chip trucks, temporary new home sales trailers/offices, minor building extensions or alterations, school portables, or government agency reviews exempt from site plan control	each	None	\$515.00	\$545.00	\$550 plus \$800 for site plan agreement	By-law 2013-006

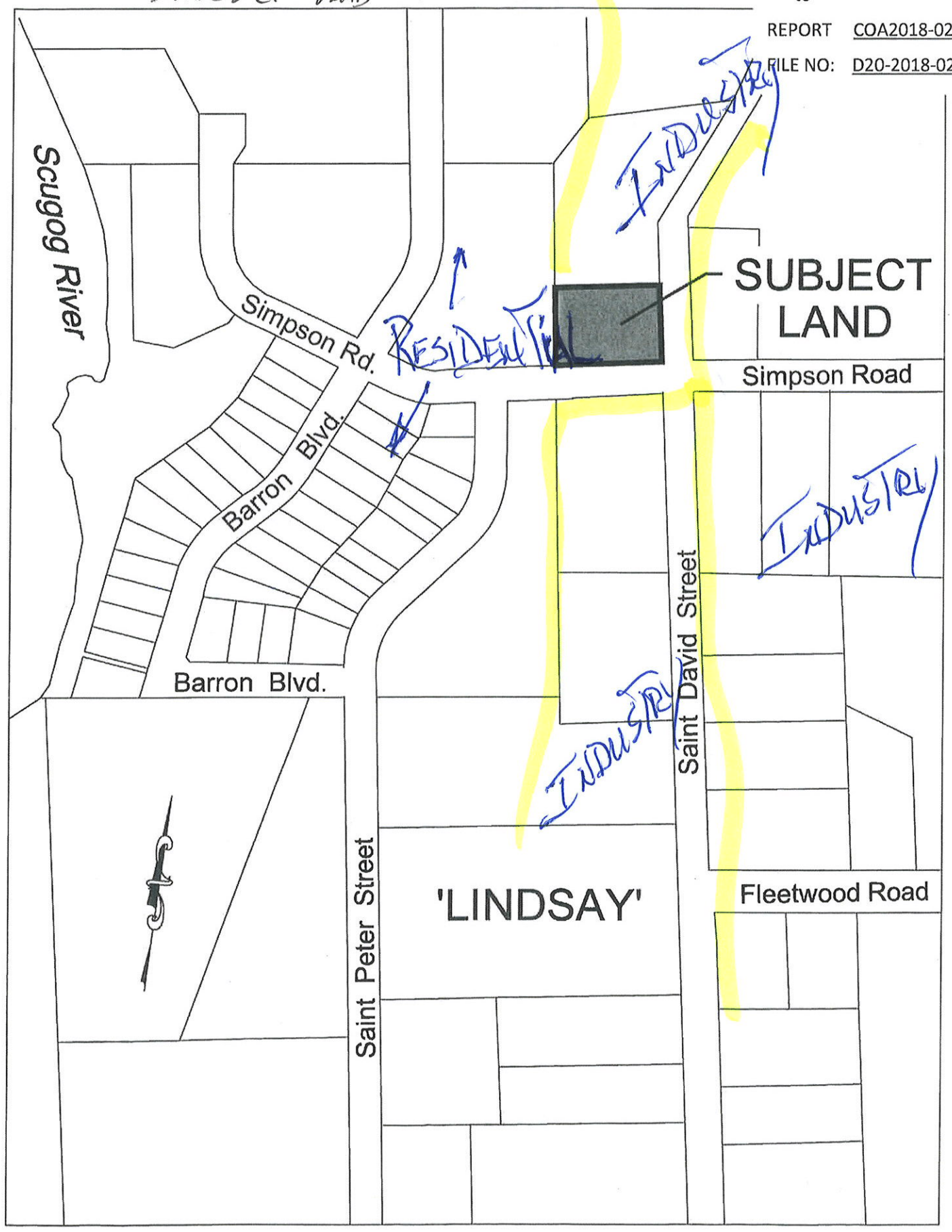
SCHEDULE 3
SUBJECT LAND FOOT PRINT

APPENDIX " A "

to

REPORT COA2018-027

FILE NO: D20-2018-020



to

REPORT COA2018-027

FILE NO: D20-2018-020



Mark Barnetson
Residential Design Consultant

JIM LEAI

Saint David St., LI

SCALE: AS NOTED
DATE: MARCH 2018

STORAGE BUILDING

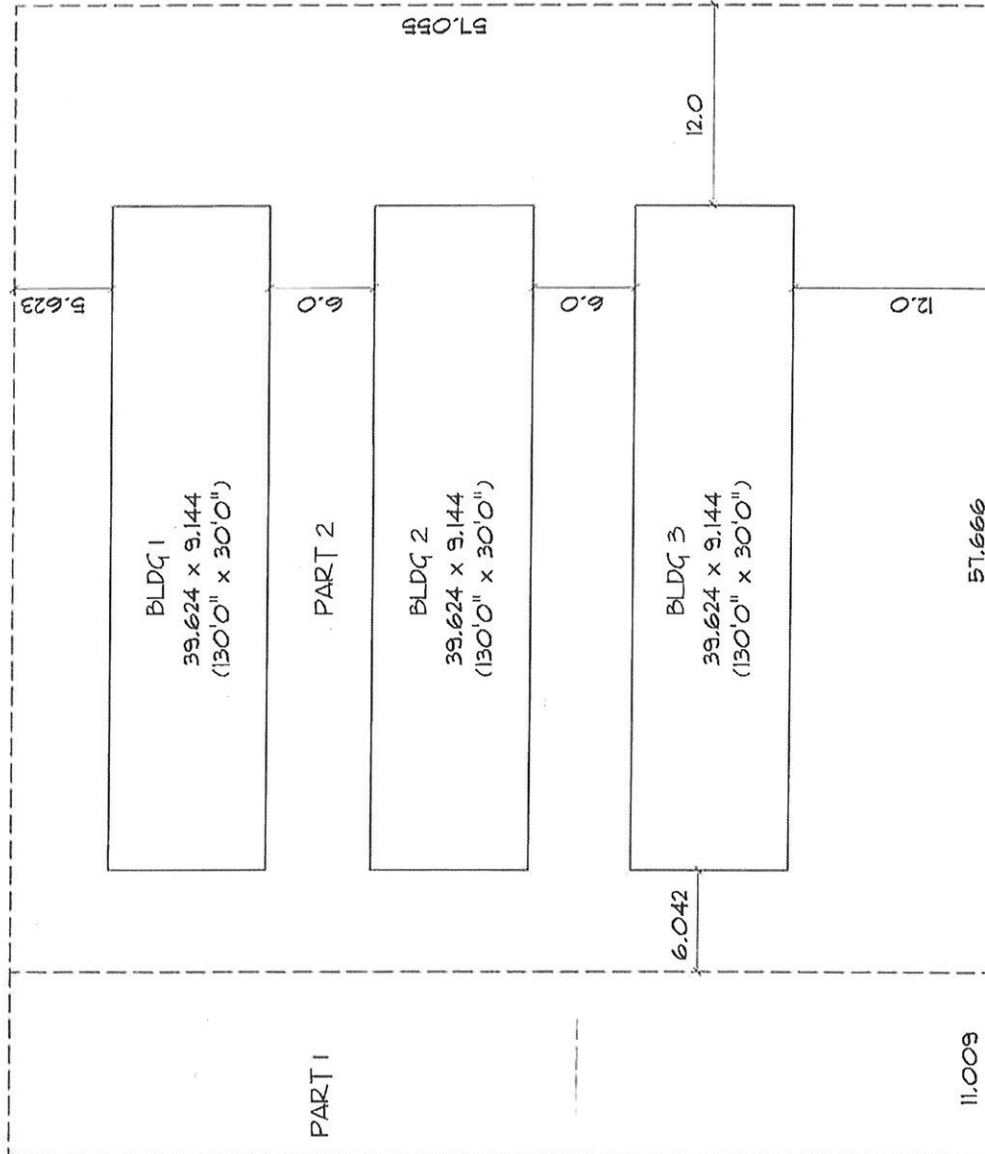
JOB #: 18-D-46



PART 1 & 2
EAST V2 - LOT 24
CONCESSION 6

SITE PLAN

SIMPSON ROAD



ST. DAVID ST.



SCHEDULE D



ONTARIO LAND SURVEYORS
1989

SURVEY MONUMENT
SURVEY MONUMENT
D IRON BAR
AR
FENCE

and plan are correct and in accordance with The Surveys Act
Inst. y Act and the regulations made thereunder.
was completed on the 1st day of June, 1989.

ed: June 12, 1989.


B. A. NICKERSON
ONTARIO LAND SURVEYOR

