

Township of Cramahe Planning Fees

Updated 2022

Consent (Severance and Lot Line Adjustment) Fees:

Township of Cramahe:	\$1100 ⁽¹⁾
County of Northumberland Review Fee (Planning):	\$250 ⁽¹⁾
Lower Trent Conservation Authority:	\$420 ⁽²⁾
County of Northumberland (Septic/Sewage):	\$500 ⁽³⁾

***Please note:**

- A survey and deed will be required to complete the consent and all related fees must be paid by the applicant.

- A park levy fee of \$1100 per lot will be required as a condition of consent.

⁽¹⁾TOWNSHIP & COUNTY – If costs are incurred by the Planning Agency to retain external professionals (i.e. solicitors, hydro geologists, engineers, etc.) to assist in the commenting or processing of an application(s), the associated costs will be directed back to the applicant for full recovery.

⁽²⁾LTC – If adjacent consent applications are being considered simultaneously, up to three applications may be covered by a single fee of \$630.

⁽³⁾COUNTY – If the parcel being created is under 10 acres (4.0 ha) or over 10 acres (4.0 ha) a fee of \$500 is required.

Zoning By-Law Amendment Fees:

Township of Cramahe:	
Application Fee Standard (Residential)	\$1500 ⁽¹⁾
Application Fee Standard (Commercial or Industrial)	\$1700
Part of a related consent application	\$1400
Removal of "H" Holding	\$500
County of Northumberland (Planning):	\$500 ⁽¹⁾
Part of a related consent application	\$250
Lower Trent Conservation Authority:	\$420 ⁽²⁾
County of Northumberland Stand Alone (Septic/Sewage):	\$300

***Please note:**

- A survey will likely be required to complete Zoning By-Law Amendment and all related fees must be paid by the applicant.

⁽¹⁾TOWNSHIP & COUNTY – If costs are incurred by the Planning Agency to retain external professionals (i.e. solicitors, hydro geologists, engineers, etc.) to assist in the commenting or processing of an application(s), the associated costs will be directed back to the applicant for full recovery.

⁽²⁾LTC – Zoning as a condition of previously reviewed consent applications - \$210

Minor Variance Fees:

Township of Cramahe:	\$800 ⁽¹⁾
County of Northumberland (Planning):	\$250 ⁽¹⁾
Lower Trent Conservation Authority:	\$315
County of Northumberland (Septic/Sewage):	\$300

***Please note:**

- A survey may be required to complete the Minor Variance and all related fees must be paid by the applicant.

⁽¹⁾TOWNSHIP & COUNTY – If costs are incurred by the Planning Agency to retain external professionals

(i.e. solicitors, hydro geologists, engineers, etc.) to assist in the commenting or processing of an application(s), the associated costs will be directed back to the applicant for full recovery.

Site Plan Agreement Fees:

Township of Cramahe:	\$2000 ^(1,2)
Amendment	\$1000
County of Northumberland (Planning):	\$550 ⁽²⁾
Lower Trent Conservation Authority:	\$520 or \$1560 ⁽³⁾

⁽¹⁾ Plus 50% value of site construction cost, to be refunded after project is completed in accordance with Site Plan Agreement.

⁽²⁾ TOWNSHIP & COUNTY – If costs are incurred by the Planning Agency to retain external professionals (i.e. solicitors, hydro geologists, engineers, etc.) to assist in the commenting or processing of an application(s), the associated costs will be directed back to the applicant for full recovery.

⁽³⁾ LTC - If technical studies other than lot drainage and grading plans are required to be reviewed, the SPA is deemed 'major' and the fee will be \$1,560. If no technical studies other than lot drainage and grading plans are required to be reviewed, the SPA is deemed 'minor' and the fee will be \$520.

*LTCA - Resubmission of the above noted applications 50% of original fee

Subdivision/Condominium Applications:

Township of Cramahe:	
Application Fee:	\$3,750 + costs ⁽¹⁾
Deposit (to be refunded)	\$2000
Draft Extension/Revision	\$2000
County of Northumberland:	
Application Fee:	\$4,000 ⁽²⁾
Final Approval Fee:	\$1,000
Revisions/Redline/Amendments/Change to Conditions:	\$1,000
Applications with Proposed Individual On-Site Sewage Services	
Review Fee (Lots 1 to 10)	\$300 per lot
Review Fee (Each lot after 10)	\$150 per lot
Lower Trent Region Conservation Authority:	
Application Fee	
• Basic:	\$2600 ⁽³⁾
• Complex:	\$5200 ⁽⁴⁾
Phase Submission:	50% of original + major revision fee ⁽⁵⁾
Redline, Revision, Extension or Resubmission:	\$520
Major Revision:	\$1570
Clearance of Conditions of Approval	\$520/phase ⁽⁶⁾

*Please note:

⁽¹⁾ If any costs are incurred by the Township for retaining external professionals (i.e. Solicitors, hydro geologists, engineers) to assist in the commenting or processing of an application, the associated costs will be directed back to the application for full recovery.

(2) Additional deposit (\$5000) required with application fee.

(3) No technical studies other than lot drainage and grading plan.

(4) Includes technical review of studies.

(5) Applicable to subsequent phase.

(6) If more than 5 years after draft plan approval fee is \$1,225.00 / phase

Official Plan Amendment Fees:

Township of Cramahe: \$3300 + costs

Lower Trent Region Conservation Authority: \$525.00

Miscellaneous Fees:

Pre-Consultation \$100

Compliance Letter \$80

Transmission/Communication Tower \$500

Copy of the Official Plan \$100

Copy of Zoning By-law \$100