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What is Consent Inquiry?

Consent Inquiry allows you to present your proposal to the Planning Division Staff and determine:

- If severing your property is consistent with Provincial and City policies;
- If a minor variance, a rezoning or an official plan amendment will be required;
- If there are any servicing limitations, or land dedications involved with your consent proposal; or
- If the proposal is beyond the scope of a consent process, and a plan of subdivision is considered as more appropriate.

What is the Consent Inquiry Process?

1. The proponent submits a Consent Inquiry Application Form and sketch or preliminary plans to the City of Kawartha Lakes with the applicable fee.

The Consent Inquiry Application Form is available on the City of Kawartha Lakes website. The Consent Inquiry fee is prescribed by the City's Consolidated Fees By-law 2018-234 and the fee is available on the City of Kawartha Lakes website.

A fee is being charged for determining the consent potential, as it takes time for Staff to review all of the above information for each specific property. The City undertook a review of all the fees being charged, and it was determined that the fee reflects the average cost for Staff to evaluate the consent potential, and to prepare a response.

2. Planning Staff review consent potential.

This step may include a review of assessment information and records to see if previous consents have been granted in the past. The Official Plan and Zoning By-law are reviewed to determine the applicable land use designations, policies, and existing zone regulations. A review of air photos may be required to look at potential conflicts, and to determine the appropriate setbacks between structures for housing livestock, residential, and other sensitive land uses. In addition, there are other factors that must be taken into consideration, such as agricultural potential, potential for flooding, and environmental constraints like wetlands.

City of Kawartha Lakes
Consent Inquiry Information Sheet

There are a number of relevant provincial policies, guidelines, and regulations that Staff consider. These include, but are not limited to, the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Oak Ridges Moraine Conservation Plan, the Lake Simcoe Protection Plan, and the Minimum Distance Separation Formulae.

2. The proponent receives written comments on the proposal from Planning Staff.
3. The proponent may request a follow up meeting by contacting Planning Staff where further clarification or discussion is necessary.

It is not necessary to have a Consent Inquiry prepared. You can apply directly for a consent. However, it may be determined that there is no consent potential, and Staff will recommend the consent not be granted based on current policies. Where that is the case, application fees are non-refundable.