

**THE CORPORATION OF  
THE MUNICIPALITY OF STRATHROY-CARADOC**

**BYLAW NO. 68-21**

**A BYLAW TO ESTABLISH FEES AND CHARGES FOR SERVICES,  
ACTIVITIES, AND THE USE OF PROPERTY PROVIDED BY THE  
MUNICIPALITY OF STRATHROY-CARADOC**

**WHEREAS** under Section 391 of the Municipal Act 2001, c.25 as amended authorizes a municipality to pass bylaws imposing fees or charges on an class of persons;

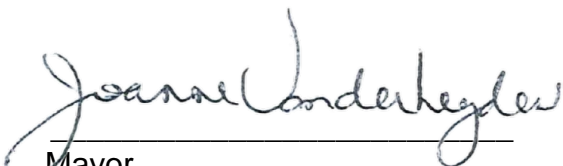
**AND WHEREAS** the Council of the Municipality of Strathroy-Caradoc deems it expedient to consolidate and update the fees and charges to be collected by the various departments;

**NOW THEREFORE BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC AS FOLLOWS:**

1. **THAT:** the Schedule of Fees and Charges set out in Schedule "A" attached hereto and forming part of this bylaw is hereby adopted.
2. **THAT:** where this bylaw established a fee and charge for a fee that also exists in another bylaw that predates the effective date of this bylaw, the fee and charge in this bylaw shall be the applicable fee and charge and the other bylaw is effectively amended.
3. **THAT:** This bylaw shall come into full force and effect on the date of final passing thereof.

**READ A FIRST AND SECOND TIME this 20<sup>th</sup> day of December, 2021.**

**READ A THIRD TIME AND FINALLY PASSED in Open Council this 20<sup>th</sup> day of December, 2021.**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

## Building & Waste Department Building Charges

Class of Permit		Building Permit Fee
<b>A.</b>	<b>NEW CONSTRUCTION</b>	
<b>1</b>	<b>Assembly Occupancies Group A</b>	$\$4,770.00 + \$0.67/\text{ft.}^2 > 5,000 \text{ ft.}^2$
<b>2</b>	<b>Institutional Occupancies Group B</b>	$\$4,770.00 + \$0.67/\text{ft.}^2 > 5,000 \text{ ft.}^2$
<b>3</b>	<b>Residential Occupancies – Group C</b>	
<b>a.</b>	<b>Single House, Semi-detached, duplex</b>	$\$2,350.00 + \$0.75/\text{ft.}^2 > 2,000 \text{ ft.}^2/\text{dwelling unit}$
<b>b.</b>	<b>Multiple Unit Dwelling</b>	$\$3,350.00 + \$0.75/\text{ft.}^2 > 2,000 \text{ ft.}^2/\text{dwelling unit}$
<b>c.</b>	<b>Mobile Home</b>	$\$950.00$ flat fee
<b>d.</b>	<b>Residential – Major Additions and Alterations</b>	$\$1,475.00 + \$0.75/\text{ft.}^2 > 1,500 \text{ ft.}^2$
<b>4</b>	<b>Business/Personal Services Occupancies – Group D</b>	$\$4,770.00 + \$0.67/\text{ft.}^2 > 5,000 \text{ ft.}^2$
<b>5</b>	<b>Mercantile Occupancies – Group E</b>	$\$4,770.00 + \$0.67/\text{ft.}^2 > 5,000 \text{ ft.}^2$
<b>6</b>	<b>Industrial Occupancies – Group F</b>	$\$4,780.00 + \$0.67/\text{ft.}^2 > 5,000 \text{ ft.}^2$
<b>7</b>	<b>Special Occupancies</b>	
<b>a.</b>	<b>Agricultural Buildings – New Farm Buildings</b>	$\$300 < 500\text{ft.}^2$ $\$300 + \$0.84/\text{ft.}^2 - 500 \text{ ft.}^2 - 1500 \text{ ft.}^2$ $\$1,780.00 + \$0.84/\text{ft.}^2 > 5,000 \text{ ft.}^2$
<b>b.</b>	<b>Agricultural Buildings – Additions and Alterations</b>	$\$1,050.00 + \$0.84/\text{ft.}^2 > 5,000 \text{ ft.}^2$
<b>c.</b>	<b>Tents and other temporary structures</b>	

## Building & Waste Department Building Charges

	< 225 m <sup>2</sup>	\$200 flat fee
	> 225 m <sup>2</sup>	\$300 flat fee
<b>8</b>	<b>Accessory Buildings/Structures</b>	
a.	Detached garage, shed, boat house, other accessory building	\$300+ \$0.75/ft. <sup>2</sup> >500 ft. <sup>2</sup>
b.	Swimming Pool	\$300 flat fee
c.	Finished Basements	\$300 flat fee
d.	Deck	\$300 flat fee
<b>9</b>	<b>Signs including mobile signs</b>	
		\$300 flat fee

Class of Permit		Building Permit Fee
<b>B.</b>	<b>ALTERATIONS AND REPAIRS</b>	
<b>1</b>	<b>Interior Major Alterations, Repairs, Tenant Improvements</b>	
a.	Occupancies – Groups A, B, D, E, F (for major additions/renovations value)	\$3,025.00 + \$0.67/ft. <sup>2</sup> > 5,000 ft. <sup>2</sup>
b.	Residential Occupancies – Group C – Minor Alterations, renovations, repairs, retrofitting	\$300+ \$0.75/ft. <sup>2</sup> >500 ft. <sup>2</sup>
c.	Minor Alterations – Groups A, B, D, E, F (for minor additions/renovations, interior finishes, mechanical stand-alone value < \$10,000)	\$1,515.00 + \$0.67/ft. <sup>2</sup> > 5,000 ft. <sup>2</sup>
d.	Alterations & Repairs to existing buildings or building systems not provided for above	\$10.00 for each \$1,000 of construction value or part thereof as determined by the Chief Building Official – minimum \$50.00
<b>2</b>	<b>Fireplace, woodstove, inserts, chimney. Solid fuel appliance, standalone plumbing, HVAC, or mechanical, banking machine, designated structures</b>	\$300 flat fee

## Building & Waste Department Building Charges

3	Sewage Disposal System – new system	\$500 flat fee
4	Sewage Disposal System – repair	\$300 flat fee
5	New Sewer &/OR Water Connections	\$300 flat fee
6	Basic Plumbing Fee	\$75 flat fee
<b>C.</b>	<b>DEMOLITION</b>	
1	Residential	\$300 flat fee
2	Non-residential	\$300 flat fee

Class of Permit		Building Permit Fee
<b>D.</b>	<b>MISCELLANEOUS</b>	
1	Change of Use	\$300 flat fee
2	Other Permits	
a.	Transfer Permit	\$300 flat fee
b.	Conditional permit - agreement	\$300 flat fee
3	Alternative Solution Review	\$500 flat fee
4	Major Revisions to Building Drawings	10% of original Permit fee
<b>E.</b>	<b>ADMINISTRATIVE</b>	
1	Occupant Load Inspection and Report	\$150 flat fee
2	Re-inspect, defective and incomplete work, 3 <sup>rd</sup> + additional inspections,	\$200 paid prior to scheduling inspection
3	Statement of concurrence for Telecommunications Towers	\$1,000 flat fee
4	<b>Construction and/or alterations, repairs commenced or undertaken without a permit as per the following:</b>	

## Building & Waste Department Building Charges

<b>4a</b>	<b>Commencing Construction without a permit</b>	Value of the required permit plus surcharge of 35%
<b>4b</b>	<b>Commencing Construction to the point of completing certain building systems without a permit</b>	Value of the required permit plus surcharge of 50%
<b>4c</b>	<b>Commencing Construction to the point of covering a completed building system without a permit.</b>	Value of the required permit plus surcharge of 75%
	<b>Credit Card Surcharge</b>	2% for permit value higher than \$1000.00

**DEVELOPMENT CHARGES**

	<b>2021 FEES</b>	<b>2022 FEES **</b>
<b>RESIDENTIAL - Strathroy Water &amp; Sewer Service Area</b>		
Single/Semi Detached (per dwelling unit)	\$23,039	\$23,039
Rows & Other Multiples (per dwelling unit)	\$18,925	\$18,925
Apartments (per dwelling unit)	\$11,979	\$11,979
<b>RESIDENTIAL - Mt. Brydges Water &amp; Sewer Service Area</b>		
Single/Semi Detached (per dwelling unit)	\$26,505	\$26,505
Rows & Other Multiples (per dwelling unit)	\$20,801	\$20,801
Apartments (per dwelling unit)	\$13,781	\$13,781
<b>RESIDENTIAL - All Other Areas</b>		
Single/Semi Detached (per dwelling unit)	\$ 7,009	\$ 7,009
Rows & Other Multiples (per dwelling unit)	\$ 5,710	\$ 5,710
Apartments (per dwelling unit)	\$ 3,649	\$ 3,649
<b>COMMERCIAL/INSTITUTIONAL – Per Sq. Metre of Gross Floor Area</b>		
Strathroy Water and Sewer Service Area	\$109.31	\$109.04
Mt. Brydges Water & Sewer Service Area	\$193.93	\$193.93
All Other Areas	\$20.04	\$20.04
<b>INDUSTRIAL - Per Sq. Metre of Gross Floor Area</b>		
Strathroy Water and Sewer Service Area	\$109.31	\$109.04

Mt. Brydges Water & Sewer Service Area	\$154.42	\$154.42
All Other Areas	\$20.04	\$20.04
<p>**Development charges imposed pursuant to this by-law may be adjusted annually, without amendment to this by-law, commencing on the first anniversary date of this by-law (March 2) and each anniversary date thereafter, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly "Construction Price Statistics". <b>An increase will be imposed in March 2022.</b></p>		

### MOUNT BRYDGES & STRATHROY TRANSFER STATION TIPPING FEES

	2021 FEES	2022 FEES **
Brush, building materials (including drywall) concrete, furniture, carpets, mattresses, etc.		
Minimum Charge		\$10.25
Car charge	\$10.00	Min. \$20.50
Pick-up truck	Min. \$20.00	Min. \$46.50
Light Utility Trailer	Min. \$45.00	Min. \$46.50
Larger vehicles	Min. \$45.00 Min. \$65.00	Min. \$66.50
Freezers, refrigerators, dehumidifiers, A/C units	Removal of Freon \$15.00 per unit	Removal of Freon \$17.50 per unit
Brush ( For brush greater than 4' long and 3" in diameter)	\$10.00	\$10.25
Mattresses		Twin mattress or smaller \$10.25 Larger than a Twin Mattress \$15.25
Scrap metal, tires, leaves, grass clippings, electronics, garden waste	NO CHARGE	FREE OF CHARGE
Woodships at Strathroy WTS- As available		FREE OF CHARGE