



2024 Schedule of Fees and Charges By-law 81-23 - Consolidated

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Amendments:

By-law Number
16-24

Date Passed
February 5, 2024

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 81-23

**A BY-LAW 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 by-laws imposing fees or charges on 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 2024 Schedule of Fees and Charges set out in Schedule 'A' attached hereto and forming part of this by-law is hereby adopted.
2. **THAT:** where this by-law established a fee and charge for a fee that also exists in another by-law that predates the effective date of this by-law, the fee and charge in this by-law shall be the applicable fee and charge and the other by-law is effectively amended.
3. **THAT:** This by-law shall come into full force and effect on the date of final passing thereof.

READ A FIRST AND SECOND TIME this 4th day of December, 2023.

READ A THIRD TIME AND FINALLY PASSED in Open Council this 4th day of December, 2023.



Colin Grantham, Mayor



Brianna Hammer-Keidel, Acting Clerk

BUILDING

Class of Permit	2023 Building Permit Fee	2024 Building Permit Fee
A. NEW CONSTRUCTION		
1 Assembly Occupancies Group A	\$5,099.00 + \$0.71/ft. ² >5,000 ft. ²	\$5,257.07 + 0.73/ft. ² >5,000 ft. ²
2 Institutional Occupancies Group B	\$5,099.00 + \$0.71/ft. ² >5,000 ft. ²	\$5,257.07 + 0.73/ft. ² >5,000 ft. ²
3 Residential Occupancies – Group C		
a. Single House, Semi-detached, duplex	\$2,512.15 + 0.80/ft. ² > 2,000 ft. ² /dwelling unit	\$2,590.03 + 0.82/ft. ² > 2,000 ft. ² /dwelling unit
b. Multiple Unit Dwelling	\$3,581.15 + \$0.80 /ft. ² > 2,000 ft. ² /dwelling unit	\$3,692.17 + \$0.82 /ft. ² > 2,000 ft. ² /dwelling unit
c. Mobile Home	\$1,015.00	\$1,046.47
d. Residential – Major Additions and Alterations	\$1576.00 + \$0.80/ft. ² > 1,500 ft. ²	\$1,624.86 + \$0.82/ft. ² > 1,500 ft. ²
4 Business/Personal Services Occupancies – Group D	\$5099.00 + \$0.71/ft. ² >5,000 ft. ²	\$5,257.07 + \$0.73/ft. ² >5,000 ft. ²
5 Mercantile Occupancies – Group E	\$5099.00 + \$0.71/ft. ² >5,000 ft. ²	\$5,257.07 + \$0.73/ft. ² >5,000 ft. ²
6 Industrial Occupancies – Group F	\$5,109.82 + \$0.71/ft. ² >5,000 ft. ²	\$5,268.22 + \$0.73/ft. ² >5,000 ft. ²
7 Special Occupancies		
a. Agricultural Buildings – New Farm Buildings	$\$320.70 < 500\text{ft}^2$ $\$320.70 + \$0.90/\text{ft}^2 - 500\text{ft}^2 - 1500\text{ft}^2$ $\$1,902.82 - 1501\text{ft}^2 - 5000\text{ft}^2$ $\$1,902.82 + \$0.90/\text{ft}^2 > 5,000\text{ft}^2$	$\$330.64 < 500\text{ft}^2$ $\$330.64 + \$0.93/\text{ft}^2 - 500\text{ft}^2 - 1500\text{ft}^2$ $\$1,961.81 - 1501\text{ft}^2 - 5000\text{ft}^2$ $\$1,961.81 + \$0.93/\text{ft}^2 > 5,000\text{ft}^2$
b. Agricultural Buildings – Additions and Alterations	\$1,122.45 + \$0.90/ft. ² >5,000 ft. ²	\$1,157.25 + \$0.93/ft. ² >5,000 ft. ²
c. Tents and other temporary structures		
	< 225 m ²	\$213.80 flat fee
	> 225 m ²	\$220.43 flat fee
	\$320.70 flat fee	\$330.64 flat fee
8 Accessory Buildings/Structures		

a.	Detached garage, shed, boat house, other accessory building	$\$320.70 + \$0.80/\text{ft.}^2 > 500 \text{ ft.}^2$	$\$330.64 + \$0.82/\text{ft.}^2 > 500 \text{ ft.}^2$
b.	Swimming Pool	\$320.70 flat fee	\$330.64 flat fee
c.	Finished Basements	\$320.70 flat fee	\$330.64 flat fee
d.	Deck	\$320.70 flat fee	\$330.64 flat fee
9	Signs including mobile signs	\$320.70 flat fee	\$330.64 flat fee
B.	ALTERATIONS AND REPAIRS		
1	Interior Major Alterations, Repairs, Tenant Improvements		
a.	Occupancies – Groups A, B, D, E, F (for major additions/renovations value)	$\$3233.72 + \$0.71/\text{ft.}^2 > 5,000 \text{ ft.}^2$	$\$3,333.97 + \$0.73/\text{ft.}^2 > 5,000 \text{ ft.}^2$
b.	Residential Occupancies – Group C – Minor Alterations, renovations, repairs, retrofitting	$\$320.70 + \$0.80/\text{ft.}^2 > 500 \text{ ft.}^2$	$\$330.64 + \$0.82/\text{ft.}^2 > 500 \text{ ft.}^2$
c.	Minor Alterations – Groups A, B, D, E, F (for minor additions/renovations, interior finishes, mechanical stand-alone)	$\$1619.53 + \$0.71/\text{ft.}^2 > 5,000 \text{ ft.}^2$	$\$1,669.74 + \$0.73/\text{ft.}^2 > 5,000 \text{ ft.}^2$
d.	Alterations & Repairs to existing buildings or building systems not provided for above	\$10.69 for each \$1,000 of construction value or part thereof as determined by the Chief Building Official – minimum \$50.00	\$11.02 for each \$1,000 of construction value or part thereof as determined by the Chief Building Official – minimum \$50.00

BUILDING

2	Fireplace, woodstove, inserts, chimney. Solid fuel appliance, standalone plumbing, HVAC, or mechanical, banking machine,	\$320.70 flat fee	\$330.64 flat fee
3	Sewage Disposal System – new system	\$534.50 flat fee	\$551.07 flat fee
4	Sewage Disposal System – repair	\$320.70 flat fee	\$330.64 flat fee
5	New Sewer &/OR Water Connections	\$320.70 flat fee	\$330.64 flat fee
6	Basic Plumbing Fee	\$80.17 flat fee	\$82.66 flat fee
	Class of Permit	2023 Building Permit Fee	2024 Building Permit Fee
C.	DEMOLITION		
1	Residential	\$320.70 flat fee	\$330.64 flat fee
2	Non-residential	\$320.70 flat fee	\$330.64 flat fee
D.	MISCELLANEOUS		
1	Change of Use	\$320.70 flat fee	\$330.64 flat fee
2	Other Permits		
a.	Transfer Permit	\$320.70 flat fee	\$330.64 flat fee
b.	Conditional permit - agreement	\$320.70 flat fee	\$330.64 flat fee
3	Alternative Solution Review	\$534.50 flat fee	\$551.07 flat fee

4	Major Revisions to Building Drawings	10% of original Permit fee	10% of original Permit fee
E.	ADMINISTRATIVE		
1	Occupant Load Inspection and Report	\$160.35 flat fee	\$165.32 flat fee
2	Re-inspect, defective and incomplete work, 3rd + additional inspections,	\$213.80 paid prior to scheduling inspection	\$220.43 paid prior to scheduling inspection
4	Construction and/or alterations, repairs commenced or undertaken without a permit as per the following:		
4a	Commencing Construction without a permit	Value of the required permit plus surcharge of 35%	Value of the required permit plus surcharge of 35%
4b	Commencing Construction to the point of completing certain building systems without a permit	Value of the required permit plus surcharge of 50%	Value of the required permit plus surcharge of 50%
4c	Commencing Construction to the point of covering a completed building system without a permit.	Value of the required permit plus surcharge of 75%	Value of the required permit plus surcharge of 75%
	Credit Card Surcharge	2% for permit value higher than \$1000.00	2% for permit value higher than \$1000.00

PLANNING

	2023 FEES	2024 FEES
Pre-Consultation Fee - Major (Subdivision/Zoning/Official Plan/New Site Plan) (NEW)	\$1,200	\$1,200
Pre-Consultation Fee - Minor (Consent / MV / Site Plan Amendment) (NEW)	\$400.00	\$400.00
Additional Pre-Consultation Meeting (NEW)		\$300.00
Official Plan Amendment*	\$2,600 less consultation fee paid	\$2,650 less consultation fee paid
Zoning Bylaw Amendment*	\$2,600 less consultation fee paid	\$2,650 less consultation fee paid
Zoning Bylaw Amendment For the Renewal of a Temporary Use*	\$1,500 less consultation fee paid	\$1,550 less consultation fee paid
Zoning By-law Amendment for 'H' Removal*	\$500	\$500
Minor Variance/Extension, enlargement or change with respect to a non-conform	\$700 less consultation fee paid	\$750 less consultation fee paid
Consent	\$1,750 for first application; \$500 for each additional lot less consultation fee paid	\$1,800 for first application; \$500 for each additional application on the same lot less consultation fee paid; \$50.00 for each easement related to the application.
Consent Request for Extension/Change of Conditions/Merger*	\$500	\$500
Site Plan Approval*	\$1,350 less consultation fee paid	\$1,350 less consultation fee paid + Title Search Fee
Site Plan Amendment*	\$500 less consultation fee paid	\$500 less consultation fee paid + Title Search Fee
Plan of Subdivision/Condominium*	\$4,700 less consultation fee paid	\$4,750 less consultation fee paid
Plan of Subdivision/Condo Exemption or Conversion*	\$2,500 less consultation fee paid	\$2,550 less consultation fee paid
Subdivision/Condominium –Red-Line Revision – Major*	\$1,000 less consultation fee paid	\$1,000 less consultation fee paid
Subdivision/Condominium –Red-Line Revision – Minor*	\$200	\$200
Deeming / Validation Request*	\$500	\$500
Exemption from Part Lot Control*	\$750	\$750
Site Alteration Permit Application-Major (>1 acre of altered area)*	\$1,000	\$1,000
Site Alteration Permit Application-Minor (≤1 acre of altered area)* (NEW)		\$500

Administrative		
Zoning Certificate	\$75	\$75
Zoning Certificate – Rush (within 5 Business Days)	\$100	\$100
Formal Zoning Information Request	\$75	\$75
Septic Search	\$75	\$75
Request for Consent Certificate	\$500	\$500/ \$50 for easement
Appeal to Ontario Lands Tribunal Preparation	\$200	\$200
Off-list Street Name Request	\$300	\$300
Where More than One Open House or Public Meeting is Required	\$500/per each additional meeting	\$500/per each additional meeting
Title Search (NEW)		\$50
Statement of Concurrence for Telecommunications Towers * †		\$1,069
Other Charges		
Staff time for information searches (1 hr free / per 15-minutes thereafter)	\$40 / hr	\$40 / hr
Provision of External Development Review Services	Cost of services from third party plus 5% administration fee (maximum of \$100.00 on the 5% administration fee)	Cost of services from third party plus 5% administration fee (maximum of \$100.00 on the 5% administration fee)
Provision of External Municipal Engineer Services	Cost of services from third party plus 5% administration fee (maximum of \$100.00 on the 5% administration fee)	Cost of services from third party plus 5% administration fee (maximum of \$100.00 on the 5% administration fee)
Provision of External Planning Services	Cost of services from third party plus 5% administration fee (maximum of \$100.00 on the 5% administration fee)	Cost of services from third party plus 5% administration fee (maximum of \$100.00 on the 5% administration fee)

All costs incurred for legal, engineering, peer review and related agreements are charged to applicants at cost.

*Applications that have been inactive for more than 2 years will be closed. A file is considered 'inactive' where there has been no substantive action or communication for two years.
† Moved into Planning from Building Fee Table

DEVELOPMENT CHARGES

2023 FEES		2024 FEES **
RESIDENTIAL - Strathroy Water & Sewer Service Area		
Single/Semi Detached (per dwelling unit)	\$29,102.41	\$29,102.41 until June 30, 2024 - \$29,502.41 after June 30, 2024
Rows & Other Multiples (per dwelling unit)	\$23,991.19	\$23,991.19 until June 30, 2024 - \$24,320.95 after June 30, 2024
Apartments (per dwelling unit)	\$15,123.56	\$15,123.56 until June 30, 2024 - \$15,331.44 after June 30, 2024

RESIDENTIAL - Mt. Brydges Water & Sewer Service Area		
Single/Semi Detached (per dwelling unit)	\$33,070.98	\$33,070.98 until June 30, 2024 - \$33,470.98 after June 30, 2024
Rows & Other Multiples (per dwelling unit)	\$26,139.21	\$26,139.21 until June 30, 2024 - \$26,468.97 after June 30, 2024
Apartments (per dwelling unit)	\$17,186.85	\$17,186.85 until June 30, 2024 - \$17,394.73 after June 30, 2024
RESIDENTIAL - All Other Areas		
Single/Semi Detached (per dwelling unit)	\$10,748.06	\$10,748.06 until June 30, 2024 - \$11,148.06 after June 30, 2024
Rows & Other Multiples (per dwelling unit)	\$8,860.01	\$8,860.01 until June 30, 2024 - \$9,189.77 after June 30, 2024
Apartments (per dwelling unit)	\$5,585.71	\$5,585.71 until June 30, 2024 - \$5,793.59 after June 30, 2024
COMMERCIAL/INSTITUTIONAL – Per Sq. Metre of Gross Floor Area		
Strathroy Water and Sewer Service Area	\$125.12	\$125.12 until June 30, 2024 - \$125.14 after June 30, 2024
Mt. Brydges Water & Sewer Service Area	\$221.77	\$221.77 until June 30, 2024 - \$221.79 after June 30, 2024
All Other Areas	\$22.67	\$22.67 until June 30, 2024 - \$22.69 after June 30, 2024
INDUSTRIAL - Per Sq. Metre of Gross Floor Area		
Strathroy Water and Sewer Service Area	\$125.12	\$125.12 until June 30, 2024 - \$125.14 after June 30, 2024
Mt. Brydges Water & Sewer Service Area	\$176.77	\$176.77 until June 30, 2024 - \$176.79 after June 30, 2024
All Other Areas	\$22.67	\$22.67 until June 30, 2024 - \$22.69 after June 30, 2024

**Development charges imposed pursuant to this by-law will be adjusted annually, without amendment to this by-law, commencing on the first anniversary date of this bylaw (March 2) and each anniversary date thereafter, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly "Construction Price Statistics". In addition, the fees affected by Bill 23 will be increased 5 percent after June 30, 2024.