

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

**BYLAW NO. 127-24**

**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 16<sup>th</sup> day of December, 2024.**

**READ A THIRD TIME AND FINALLY PASSED in Open Council this 16<sup>th</sup> day of December, 2024.**



\_\_\_\_\_  
Mayor



\_\_\_\_\_  
Clerk



## **SCHEDULE 'A'**

**To By-law No. 127-24**

# **2025 SCHEDULE OF FEES AND CHARGES**

## BUILDING

	2024 Building Permit Fee	2025 Building Permit Fee
<b>NEW CONSTRUCTION</b>		
<b>Assembly Occupancies Group A</b>	$\$5,257.07 + 0.73/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,341.00 + 0.74/\text{ft}^2 > 5,000 \text{ ft}^2$
<b>Institutional Occupancies Group B</b>	$\$5,257.07 + 0.73/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,341.00 + 0.74/\text{ft}^2 > 5,000 \text{ ft}^2$
<b>Business/Personal Services Occupancies – Group D</b>	$\$5,257.07 + \$0.73/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,341.00 + \$0.74/\text{ft}^2 > 5,000 \text{ ft}^2$
<b>Mercantile Occupancies – Group E</b>	$\$5,257.07 + \$0.73/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,341.00 + \$0.74/\text{ft}^2 > 5,000 \text{ ft}^2$
<b>Industrial Occupancies – Group F</b>	$\$5,268.22 + \$0.73/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,353.00 + \$0.74/\text{ft}^2 > 5,000 \text{ ft}^2$
<b>Residential Occupancies – Group C</b>		
<b>Single House, Semi-detached, duplex</b>	$\$2,590.03 + 0.82/\text{ft}^2 > 2,000 \text{ ft}^2/\text{dwelling unit}$	$\$2,631.00 + 0.83/\text{ft}^2 > 2,000 \text{ ft}^2/\text{dwelling unit}$
<b>Multiple Unit Dwelling</b>	$\$3,692.17 + \$0.82/\text{ft}^2 > 2,000 \text{ ft}^2/\text{dwelling unit}$	$\$3,751.00 + \$0.83/\text{ft}^2 > 2,000 \text{ ft}^2/\text{dwelling unit}$
<b>Mobile Home</b>	\$1,046.47	\$1,063.00
<b>Residential – Major Additions and Alterations</b>	$\$1,624.86 + \$0.82/\text{ft}^2 > 1,500 \text{ ft}^2$	$\$1,651.00 + \$0.83/\text{ft}^2 > 1,500 \text{ ft}^2$
<b>Finished Basements</b>	\$330.64 flat fee	\$336.00 flat fee
<b>Residential Occupancies – Group C – Minor Alterations, renovations, repairs, retrofitting</b>	$\$330.64 + \$0.82/\text{ft}^2 > 500 \text{ ft}^2$	$\$336.00 + \$0.83/\text{ft}^2 > 500 \text{ ft}^2$
<b>Special Occupancies</b>		
<b>Agricultural Buildings – New Farm Buildings</b>	$\$330.64 < 500\text{ft}^2$ $\$330.64 + \$0.93/\text{ft}^2 - 500 \text{ ft}^2 - 1500 \text{ ft}^2$ $\$1,961.81 \quad 1501 \text{ ft}^2 - 5000 \text{ ft}^2$ $\$1,961.81 + \$0.93/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$336.00 < 500\text{ft}^2$ $\$336.00 + \$0.94/\text{ft}^2 - 500 \text{ ft}^2 - 1500 \text{ ft}^2$ $\$1,993.00 \quad 1501 \text{ ft}^2 - 5000 \text{ ft}^2$ $\$1,993.00 + \$0.94/\text{ft}^2 > 5,000 \text{ ft}^2$
<b>Agricultural Buildings – Additions and Alterations</b>	$\$1,157.25 + \$0.93/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$1,176.00 + \$0.94/\text{ft}^2 > 5,000 \text{ ft}^2$
<b>Tents and other temporary structures</b>		
<b>&lt; 225 m<sup>2</sup></b>	\$220.43 flat fee	\$224.00 flat fee
<b>&gt; 225 m<sup>2</sup></b>	\$330.64 flat fee	\$336.00 flat fee
<b>Accessory Buildings/Structures</b>		
<b>Detached garage, shed, other accessory building</b>	$\$330.64 + \$0.82/\text{ft}^2 > 500 \text{ ft}^2$	$\$336.00 + \$0.83/\text{ft}^2 > 500 \text{ ft}^2$
<b>Swimming Pool</b>	\$330.64 flat fee	\$336.00 flat fee
<b>Deck</b>	\$330.64 flat fee	\$336.00 flat fee
<b>Signs</b>	\$330.64 flat fee	\$336.00 flat fee

## BUILDING

ALTERATIONS/REPAIRS/OTHER		
Interior Major Alterations, Repairs, Tenant Improvements Occupancies – Groups A, B, D, E, F (for major additions/renovations value)	\$3,333.97+\$0.73/ft. <sup>2</sup> > 5,000 ft. <sup>2</sup>	\$3,387.00+\$0.74/ft. <sup>2</sup> > 5,000 ft. <sup>2</sup>
Minor Alterations – Groups A, B, D, E, F (for minor additions/renovations, interior finishes, mechanical stand-alone)	\$1,669.74 +\$0.73/ft. <sup>2</sup> > 5,000 ft. <sup>2</sup>	\$1,696.00 +\$0.74/ft. <sup>2</sup> > 5,000 ft. <sup>2</sup>
Alterations & Repairs to existing buildings or building systems not provided for above	\$11.02 for each \$1,000 of construction value or part thereof as determined by the Chief Building Official – minimum \$50.00	\$11.20 for each \$1,000 of construction value or part thereof as determined by the Chief Building Official – minimum \$51.00
Fireplace, woodstove, inserts, chimney. Solid fuel appliance, standalone plumbing, HVAC, or mechanical, banking machine,	\$330.64 flat fee	\$336.00 flat fee
Sewage Disposal System – new system	\$551.07 flat fee	\$560.00 flat fee
Sewage Disposal System – repair	\$330.64 flat fee	\$336.00 flat fee
New Sewer &/OR Water Connections	\$330.64 flat fee	\$336.00 flat fee
Basic Plumbing Fee	\$82.66 flat fee	\$84.00 flat fee
<b>**NEW**</b> New site servicing (private watermain/sewer)	N/A	\$5.00 for each \$1,000 of construction value or part thereof as determined by the Chief Building Official – minimum \$1,500.00
Class of Permit	2024 Building Permit Fee	2025 Building Permit Fee
DEMOLITION		
Residential	\$330.64 flat fee	\$336.00 flat fee
Non-residential	\$330.64 flat fee	\$336.00 flat fee
MISCELLANEOUS		
Change of Use	\$330.64 flat fee	\$336.00 flat fee
Other Permits		
Transfer Permit	\$330.64 flat fee	\$336.00 flat fee
Conditional permit - agreement	\$330.64 flat fee	\$336.00 flat fee
Alternative Solution Review	\$551.07 flat fee	\$560 flat fee
Major Revisions to Building Drawings	10% of original Permit fee	10% of original Permit fee
ADMINISTRATIVE		
Occupant Load Inspection and Report	\$165.32 flat fee	\$168.00 flat fee
Re-inspect, defective and incomplete work, 3 <sup>rd</sup> + additional inspections,	\$220.43 paid prior to scheduling inspection	\$224.00 paid prior to scheduling inspection
<b>**New**</b> Buiding Code Order Issued	N/A	\$336.00 flat fee
<b>**New**</b> Follow-up inspection for building code order	N/A	\$224.00 per follow-up inspection
Construction and/or alterations, repairs commenced or undertaken without a permit as per the following:		
Commencing Construction without a permit	Value of the required permit plus surcharge of 35%	Value of the required permit plus surcharge of 35%
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%
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

	2024 FEES	2025 FEES
Pre-Consultation Fee - Major (Subdivision/Zoning/Official Plan/New Site Plan)	\$1,200	\$1,200
Pre-Consultation Fee - Minor (Consent / MV / Site Plan Amendment)	\$400.00	\$400.00
Additional Pre-Consultation Meeting	\$300.00	\$300.00
Official Plan Amendment - Settlement Area Boundary Expansion (NEW)*		\$6,000.00
Official Plan Amendment*	\$2,650 less consultation fee paid	\$3,000 less consultation fee paid
Zoning Bylaw Amendment*	\$2,650 less consultation fee paid	\$2,650 less consultation fee paid
Zoning Bylaw Amendment For the Renewal of a Temporary Use*	\$1,550 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-conformi	\$750 less consultation fee paid	\$750 less consultation fee paid
Consent	\$1,800 for first application; \$500 for each additional lot less consultation fee paid	\$1,800 for first application; \$500 for each additional lot less consultation fee paid
Consent Request for Extension/Change of Conditions/Merger*	\$500	\$500
Site Plan Approval*	\$1,350 less consultation fee paid + Title Search Fee	\$1,350 less consultation fee paid + Title Search Fee
Site Plan Amendment*	\$500 less consultation fee paid + Title Search Fee	\$500 less consultation fee paid + Title Search Fee
Plan of Subdivision/Condominium*	\$4,750 less consultation fee paid	\$4,750 less consultation fee paid
Plan of Subdivision/Condo Exemption or Conversion*	\$2,550 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)*	\$500	\$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
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	\$50	\$50
Statement of Concurrence for Telecommunications Towers *	\$1,069	\$1,100
<b>Other Charges</b>		
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.**

## DEVELOPMENT CHARGES

2024 FEES		2025 FEES **
<b>RESIDENTIAL - Strathroy Water &amp; Sewer Service Area</b>		
Single/Semi Detached (per dwelling unit)	\$31,969.06	\$31,969.06
Rows & Other Multiples (per dwelling unit)	\$26,354.39	\$26,354.39
Apartments (per dwelling unit)	\$16,613.28	\$16,613.28
<b>RESIDENTIAL - Mt. Brydges Water &amp; Sewer Service Area</b>		
Single/Semi Detached (per dwelling unit)	\$36,155.90	\$36,155.90
Rows & Other Multiples (per dwelling unit)	\$28,620.55	\$28,620.55
Apartments (per dwelling unit)	\$18,790.05	\$18,790.05
<b>RESIDENTIAL - All Other Areas</b>		
Single/Semi Detached (per dwelling unit)	\$12,605.22	\$12,605.22
Rows & Other Multiples (per dwelling unit)	\$10,391.00	\$10,391.00
Apartments (per dwelling unit)	\$6,550.85	\$6,550.85
<b>COMMERCIAL/INSTITUTIONAL – Per Sq. Metre of Gross Floor Area</b>		
Strathroy Water and Sewer Service Area	\$132.06	\$132.06
Mt. Brydges Water & Sewer Service Area	\$234.02	\$234.02
All Other Areas	\$23.97	\$23.97
<b>INDUSTRIAL - Per Sq. Metre of Gross Floor Area</b>		
Strathroy Water and Sewer Service Area	\$132.06	\$132.06
Mt. Brydges Water & Sewer Service Area	\$186.55	\$186.55
All Other Areas	\$23.97	\$23.97

\*\*Development charges imposed pursuant to this by-law will be indexed 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”.

\*\*Development charges shown (2024 & 2025) are inclusive of removal of mandatory phase-in period for D.C. by-laws effective June 2024 and 2024 indexing.

\*\*Development charges shown are non-inclusive of Middlesex County development charges.