

**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 16th day of December, 2024.

READ A THIRD TIME AND FINALLY PASSED in Open Council this 16th 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
NEW CONSTRUCTION		
Assembly Occupancies Group A	$\$5,257.07 + 0.73/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,341.00 + 0.74/\text{ft}^2 > 5,000 \text{ ft}^2$
Institutional Occupancies Group B	$\$5,257.07 + 0.73/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,341.00 + 0.74/\text{ft}^2 > 5,000 \text{ ft}^2$
Business/Personal Services Occupancies – Group D	$\$5,257.07 + \$0.73/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,341.00 + \$0.74/\text{ft}^2 > 5,000 \text{ ft}^2$
Mercantile Occupancies – Group E	$\$5,257.07 + \$0.73/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,341.00 + \$0.74/\text{ft}^2 > 5,000 \text{ ft}^2$
Industrial Occupancies – Group F	$\$5,268.22 + \$0.73/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,353.00 + \$0.74/\text{ft}^2 > 5,000 \text{ ft}^2$
Residential Occupancies – Group C		
Single House, Semi-detached, duplex	$\$2,590.03 + 0.82/\text{ft}^2 > 2,000 \text{ ft}^2/\text{dwelling unit}$	$\$2,631.00 + 0.83/\text{ft}^2 > 2,000 \text{ ft}^2/\text{dwelling unit}$
Multiple Unit Dwelling	$\$3,692.17 + \$0.82/\text{ft}^2 > 2,000 \text{ ft}^2/\text{dwelling unit}$	$\$3,751.00 + \$0.83/\text{ft}^2 > 2,000 \text{ ft}^2/\text{dwelling unit}$
Mobile Home	\$1,046.47	\$1,063.00
Residential – Major Additions and Alterations	$\$1,624.86 + \$0.82/\text{ft}^2 > 1,500 \text{ ft}^2$	$\$1,651.00 + \$0.83/\text{ft}^2 > 1,500 \text{ ft}^2$
Finished Basements	\$330.64 flat fee	\$336.00 flat fee
Residential Occupancies – Group C – Minor Alterations, renovations, repairs, retrofitting	$\$330.64 + \$0.82/\text{ft}^2 > 500 \text{ ft}^2$	$\$336.00 + \$0.83/\text{ft}^2 > 500 \text{ ft}^2$
Special Occupancies		
Agricultural Buildings – New Farm Buildings	$\$330.64 < 500\text{ft}^2$ $\$330.64 + \$0.93/\text{ft}^2 - 500 \text{ ft}^2 - 1500 \text{ ft}^2$ $\$1,961.81 \quad 1501 \text{ ft}^2 - 5000 \text{ ft}^2$ $\$1,961.81 + \$0.93/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$336.00 < 500\text{ft}^2$ $\$336.00 + \$0.94/\text{ft}^2 - 500 \text{ ft}^2 - 1500 \text{ ft}^2$ $\$1,993.00 \quad 1501 \text{ ft}^2 - 5000 \text{ ft}^2$ $\$1,993.00 + \$0.94/\text{ft}^2 > 5,000 \text{ ft}^2$
Agricultural Buildings – Additions and Alterations	$\$1,157.25 + \$0.93/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$1,176.00 + \$0.94/\text{ft}^2 > 5,000 \text{ ft}^2$
Tents and other temporary structures		
< 225 m ²	\$220.43 flat fee	\$224.00 flat fee
> 225 m ²	\$330.64 flat fee	\$336.00 flat fee
Accessory Buildings/Structures		
Detached garage, shed, other accessory building	$\$330.64 + \$0.82/\text{ft}^2 > 500 \text{ ft}^2$	$\$336.00 + \$0.83/\text{ft}^2 > 500 \text{ ft}^2$
Swimming Pool	\$330.64 flat fee	\$336.00 flat fee
Deck	\$330.64 flat fee	\$336.00 flat fee
Signs	\$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. ² > 5,000 ft. ²	\$3,387.00+\$0.74/ft. ² > 5,000 ft. ²
Minor Alterations – Groups A, B, D, E, F (for minor additions/renovations, interior finishes, mechanical stand-alone)	\$1,669.74 +\$0.73/ft. ² > 5,000 ft. ²	\$1,696.00 +\$0.74/ft. ² > 5,000 ft. ²
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
NEW 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 rd + additional inspections,	\$220.43 paid prior to scheduling inspection	\$224.00 paid prior to scheduling inspection
New Buiding Code Order Issued	N/A	\$336.00 flat fee
New 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

DEVELOPMENT CHARGES

2024 FEES		2025 FEES **
RESIDENTIAL - Strathroy Water & Sewer Service Area		
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
RESIDENTIAL - Mt. Brydges Water & Sewer Service Area		
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
RESIDENTIAL - All Other Areas		
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
COMMERCIAL/INSTITUTIONAL – Per Sq. Metre of Gross Floor Area		
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
INDUSTRIAL - Per Sq. Metre of Gross Floor Area		
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.