

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 131-25

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

WHEREAS the *Municipal Act, 2001*, S.O. 2001, c. 25, Section 5(1), as amended, provides that the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS the *Municipal Act, 2001*, S.O. 2001, c. 25, Section 5(3), as amended, provides that a municipal power, including a municipality's capacity rights, powers and privileges under section 9; shall be exercised by by-law;

AND 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:**

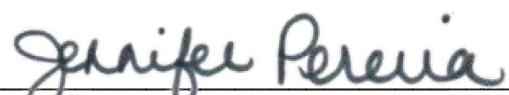
1. **THAT:** the 2026 Schedule of Fees and Charges set out in Schedule 'A' attached hereto and forming part of this by-law is hereby adopted.
2. **THAT:** where this by-law established a fee and charge for a fee that also exists in another by-law that predates the effective date of this by-law, the fee 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 1st day of December, 2025.

READ A THIRD TIME AND FINALLY PASSED in Open Council this 1st day of December, 2025.



Colin Grantham, Mayor



Jennifer Pereira, Clerk



MUNICIPALITY OF
STRATHROY-CARADOC

SCHEDULE 'A'

To By-law No. 131-25

2026 SCHEDULE OF FEES AND CHARGES

BUILDING

	2025 Building Permit Fee	2026 Building Permit Fee
NEW CONSTRUCTION		
Assembly Occupancies		
Group A	$\$5,341.00 + 0.74/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,469.18 + \$0.76/\text{ft}^2 > 5,000 \text{ ft}^2$
Institutional Occupancies		
Group B	$\$5,341.00 + 0.74/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,469.18 + \$0.76/\text{ft}^2 > 5,000 \text{ ft}^2$
Business/Personal Services Occupancies – Group D	$\$5,341.00 + \$0.74/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,469.18 + \$0.76/\text{ft}^2 > 5,000 \text{ ft}^2$
Mercantile Occupancies – Group E	$\$5,341.00 + \$0.74/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,469.18 + \$0.76/\text{ft}^2 > 5,000 \text{ ft}^2$
Industrial Occupancies – Group F	$\$5,353.00 + \$0.74/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$5,481.47 + \$0.76/\text{ft}^2 > 5,000 \text{ ft}^2$
Residential Occupancies – Group C		
Single House, Semi-detached, duplex	$\$2,631.00 + 0.83/\text{ft}^2 > 2,000 \text{ ft}^2/\text{dwelling unit}$	$\$2,694.14 + \$0.85/\text{ft}^2 > 2,000 \text{ ft}^2/\text{dwelling unit}$
Multiple Unit Dwelling	$\$3,751.00 + \$0.83/\text{ft}^2 > 2,000 \text{ ft}^2/\text{dwelling unit}$	$\$3,841.02 + \$0.85/\text{ft}^2 > 2,000 \text{ ft}^2/\text{dwelling unit}$
Mobile Home	$\$1,063.00$	$\$1,088.00$
Residential – Major Additions and Alterations	$\$1,651.00 + \$0.83/\text{ft}^2 > 1,500 \text{ ft}^2$	$\$1,690.62 + 0.85/\text{ft}^2 > 1,500 \text{ ft}^2$
Finished Basements	$\$336.00 \text{ flat fee}$	$\$344.00$
Residential Occupancies – Group C – Minor Alterations, renovations, repairs, retrofitting	$\$336.00 + \$0.83/\text{ft}^2 > 500 \text{ ft}^2$	$\$344.00 + \$0.85/\text{ft}^2 - 500 \text{ ft}^2 - 1,499 \text{ ft}^2$
Special Occupancies		
Agricultural Buildings – New Farm Buildings	$\$336.00 < 500 \text{ ft}^2$ $\$336.00 + \$0.94/\text{ft}^2 - 500 \text{ ft}^2 - 1,500 \text{ ft}^2$ $\$1,993.00 - 1,501 \text{ ft}^2 - 5,000 \text{ ft}^2$ $\$1,993.00 + \$0.94/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$344.00 < 500 \text{ ft}^2$ $\$344.00 + \$0.96/\text{ft}^2 - 500 \text{ ft}^2 - 1,500 \text{ ft}^2$ $\$2,040 - 1,501 \text{ ft}^2 - 5,000 \text{ ft}^2$ $\$2,040.00 + \$0.96/\text{ft}^2 > 5,000 \text{ ft}^2$
Agricultural Buildings – Additions and Alterations	$\$1,176.00 + \$0.94/\text{ft}^2 > 5,000 \text{ ft}^2$	$\$1,204.00 + \$0.96/\text{ft}^2 > 5,000 \text{ ft}^2$
Tents and other temporary structures		
$< 225 \text{ m}^2$	$\$224.00 \text{ flat fee}$	$\$229.00 \text{ flat fee}$
$> 225 \text{ m}^2$	$\$336.00 \text{ flat fee}$	$\$344.00 \text{ flat fee}$
Accessory Buildings/Structures		
Detached garage, shed, other accessory building	$\$336.00 + \$0.83/\text{ft}^2 > 500 \text{ ft}^2$	$\$344.00 + \$0.85/\text{ft}^2 > 500 \text{ ft}^2$
Swimming Pool	$\$336.00 \text{ flat fee}$	$\$344.00 \text{ flat fee}$
Deck	$\$336.00 \text{ flat fee}$	$\$344.00 \text{ flat fee}$
Signs	$\$336.00 \text{ flat fee}$	$\$344.00 \text{ flat fee}$

BUILDING

ALTERATIONS/REPAIRS/OTHER		
Interior Major Alterations, Repairs, Tenant Improvements		
Occupancies – Groups A, B, D, E, F (for major additions/renovations value)	\$3,387.00+\$0.74/ft. ² > 5,000 ft. ²	\$3,468.29 + \$0.76/ft ² > 5,000 ft ²
Minor Alterations – Groups A, B, D, E, F (for minor additions/renovations, interior finishes, mechanical stand-alone value < \$10,000	\$1,696.00 +\$0.74/ft. ² > 5,000 ft. ²	\$1,736.70 + \$0.76/ft ² > 5,000 ft ²
Alterations & Repairs to existing buildings or building systems not provided for above	\$11.20 for each \$1,000 of construction value or part thereof as determined by the Chief Building Official – minimum \$51.00	\$11.20 for \$1,000 of construction value or part thereof as determined by the Chief Building Official - minimum \$52.22
Fireplace, woodstove, inserts, chimney. Solid fuel appliance, standalone plumbing, HVAC, or mechanical, banking machine, designated structures	\$336.00 flat fee	\$344.00 flat fee
Sewage Disposal System – new system	\$560.00 flat fee	\$570.00 flat fee
Sewage Disposal System – repair	\$336.00 flat fee	\$344.00 flat fee
New Sewer &/OR Water Connections	\$336.00 flat fee	\$344.00 flat fee
Basic Plumbing Fee	\$84.00 flat fee	\$86.00 flat fee
NEW New site servicing (private watermain/sewer)	\$5.00 for each \$1,000 of construction value or part thereof as determined by the Chief Building Official – minimum \$1,500.00	\$5.12 for each \$1,000 of construction value or part thereof as determined by Chief Building Official - minimum \$1,500.00
Class of Permit	2025 Building Permit Fee	2026 Building Permit Fee
DEMOLITION		
Residential	\$336.00 flat fee	\$344.00 flat fee
Non-residential	\$336.00 flat fee	\$344.00 flat fee
MISCELLANEOUS		
Change of Use	\$336.00 flat fee	\$344.00 flat fee
Other Permits		
Transfer Permit	\$336.00 flat fee	\$344.00 flat fee
Conditional permit - agreement	\$336.00 flat fee	\$344.00 flat fee
Alternative Solution Review	\$560 flat fee	\$573 flat fee
Major Revisions to Building Drawings	10% of original Permit fee	10% of Original Permit fee
ADMINISTRATIVE		
Occupant Load Inspection and Report	\$168.00 flat fee	\$172.00 flat fee
Re-inspect, defective and incomplete work, 3rd + additional inspections	\$224.00 paid prior to scheduling inspection	\$229.00 paid prior to scheduling inspection
New Buiding Code Order Issued	\$336.00 flat fee	\$344.00 flat fee
New Follow-up inspection for building code order	\$224.00 per follow-up inspection	\$229.00 per follow-up inspection

BUILDING

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

	2025 FEES	2026 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	\$6,000.00	\$6,000.00
Official Plan Amendment*	\$3,000 less consultation fee paid	\$4,000 less consultation fee paid
Zoning Bylaw Amendment*	\$2,650 less consultation fee paid	\$3,100 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-conforming use*	\$750 less consultation fee paid	\$1000 less consultation fee paid
Consent	\$1,800 for first application; \$500 for each additional lot less consultation fee paid	\$1,900 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	\$1,800 less consultation fee paid + Title Search Fee
Site Plan Amendment*	\$500 less consultation fee paid + Title Search Fee	\$1000 less consultation fee paid + Title Search Fee
Plan of Subdivision/Condominium*	\$4,750 less consultation fee paid	\$5,500 less consultation fee paid
Plan of Subdivision/Condo Exemption or Conversion*	\$2,550 less consultation fee paid	\$2,800 less consultation fee paid
Subdivision/Condominium –Red-Line Revision – Major*	\$1,000 less consultation fee paid	\$1,500 less consultation fee paid
Subdivision/Condominium –Red-Line Revision – Minor*	\$200	\$400
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	\$500
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 *	\$1,100	\$1,100
Preperation of Development Agreement/Amendment		\$2,000
Other Charges		
Staff time for information searches (1 hr free / per 15-minutes thereafter)	\$40 / hr	\$45 / 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

	2025 FEES **	2026 FEES
RESIDENTIAL - Strathroy Water & Sewer Service Area		
Single/Semi Detached (per dwelling unit)	\$31,969.06	\$33,247.83
Rows & Other Multiples (per dwelling unit)	\$26,354.39	\$27,408.56
Apartments (per dwelling unit)	\$16,613.28	\$17,277.80
RESIDENTIAL - Mt. Brydges Water & Sewer Service Area		
Single/Semi Detached (per dwelling unit)	\$36,155.90	\$37,602.15
Rows & Other Multiples (per dwelling unit)	\$28,620.55	\$29,765.37
Apartments (per dwelling unit)	\$18,790.05	\$19,541.66
RESIDENTIAL - All Other Areas		
Single/Semi Detached (per dwelling unit)	\$12,605.22	\$13,109.44
Rows & Other Multiples (per dwelling unit)	\$10,391.00	\$10,806.64
Apartments (per dwelling unit)	\$6,550.85	\$6,812.88
COMMERCIAL/INSTITUTIONAL – Per Sq. Metre of Gross Floor Area		
Strathroy Water and Sewer Service Area	\$132.06	\$137.34
Mt. Brydges Water & Sewer Service Area	\$234.02	\$243.38
All Other Areas	\$23.97	\$24.93
INDUSTRIAL - Per Sq. Metre of Gross Floor Area		
Strathroy Water and Sewer Service Area	\$132.06	\$137.34
Mt. Brydges Water & Sewer Service Area	\$186.55	\$194.01
All Other Areas	\$23.97	\$24.93

**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 are non-inclusive of Middlesex County development charges.