



MUNICIPALITY OF West Elgin

The Corporation Of The Municipality Of West Elgin

By-Law No. 2019-28

Being a By-Law to Provide for Various Fees and Charges for the Building Department of the Municipality of West Elgin

Whereas Section 5(3) of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, provides that a municipal power shall be exercised by by-law; and

Whereas Section 10(1) of the *Municipal Act*, provides that a municipality may provide any service or thing that municipality considers necessary or desirable for the public; and

Whereas Section 10(2) of the *Municipal Act*, provides that a municipality may pass by-laws respecting: in paragraph 7, Services and things that the municipality is authorized to provide under subsection (1); and

Whereas Section 391(1) of the *Municipal Act*, provides that a municipality may impose fees or charges on persons:

- (a) for services and activities provided or done by or on behalf of it;
- (b) for costs payable by it for services and activities provided or done by or on behalf of any other municipality or any local board; and
- (c) for the use of its property including property under its control; and

Whereas Section 7(1) of the *Building Code Act, R.S.O 1992*, as amended provides that the council of a municipality may pass by-laws requiring the payment of fees and prescribing the amounts of the fees:

- (i) on application for and on issuance of permits,
- (ii) for maintenance inspections,
- (iii) for providing documentation, records or other information under section 15.10.4 and
- (iv) for providing information under section 15.10.6(2)

(c.1) requiring payment of interest and other penalties, including penalties, including payment of collection costs, when fees are unpaid or paid after the due date

Whereas it is deemed expedient to pass this by-law;

Now therefore the Council of the Municipality of West Elgin enacts as follows:

1. The fees and charges listed in the column headed "Fee" on the attached schedule of this by-law are approved and imposed for the Building department commencing on the date this by-law is approved.
2. All fees and charges listed on the schedule attached hereto are subject to applicable taxes, unless otherwise specified.
3. The fees and charges, listed on the schedule attached hereto, plus applicable taxes, are due and payable:
 - a) at the time of the transaction for which the fee or charge is imposed; or
 - b) if subsection 3.1 a) is not applicable, upon the due date specified in any invoice issued by The Corporation of the Municipality of West Elgin to any person or party in connection with a fee or charge listed on the schedules attached hereto.
4. The fees and charges, listed in the schedules, attached hereto, can be paid by debit, cash, cheque or by any other manner authorized by the Municipality of West Elgin.
5. Fees and charges listed on the schedules attached hereto, and imposed on a person or party, constitute a debt of the person or the party to The Corporation of the Municipality of West Elgin. Where there is statutory authority to do so, the Treasurer may add fees and charges imposed by this by-law to the tax roll for the property in the same manner as municipal taxes.

Read a first, second, and third time and finally passed this 14th day of March, 2019.

Duncan McPhail
Mayor

Genevieve Scharback
CAO / Clerk

Schedule "A" to By-Law 2019-28 - Building Fees

Item	Fee	Tax
Residential		
1st Floor per square foot	\$0.65/sf	Exempt
2nd & 3rd floor per square foot	\$0.65/sf	Exempt
Basement	\$0.20/sf	Exempt
Crawlspace	\$0.20/sf	Exempt
Garage/Porch/Deck/Storage/Workshop	\$0.20/sf	Exempt
Alt & Reno where square footage cannot be determined as above	\$10/\$1000 Const. Value	Exempt
Minimum Fee for all permits	\$ 100.00	Exempt
Accessory Buildings - Decks, Porches etc.		
Less than 250 sf	\$ 100.00	Exempt
251 to 500 sf	\$100 + \$0.20/sf over 250 sf	Exempt
501 to 1000 sf	\$210 + \$0.10/sf over 500 sf	Exempt
Over 1000 sf	\$250 + \$0.08/sf over 1000 sf	Exempt
Industrial/Commercial/Institutional		
New construction or renovation	\$10.00/\$1000 Const. Value	Exempt
Farm Buildings		
Livestock Buildings & Manure Pits	\$100 + \$6.25/\$1000 Const Value	Exempt
Non Livestock Agricultural Bldgs.		
Less than 250 sf	\$ 100.00	Exempt
251 to 500 sf	\$100 + \$0.20/sf over 250	Exempt
501 to 1000 sf	\$201 + \$0.10/sf over 500 sf	Exempt
1001 to 1500 sf	\$250 + \$0.08/sf over 1000 sf	Exempt
1501 to 3000 sf	\$300 + \$0.03/sf over 3000 sf	Exempt
3001 sf or greater	\$360 + \$0.03/sf over 3000 sf	Exempt
Woodstoves, Chimneys, Fireplaces and other Wood Burning Appliances	Flat fee \$75.00	Exempt
Demolition Permit	Flat Fee \$75.00	Exempt
In Ground Swimming Pools (incldes fencing)	Flat Fee \$75.00	Exempt
Fence around Above Ground Pools	Flat Fee \$75.00	Exempt

Item	Fee	Tax
Building Re-locations	\$100 + Travel Cost + Fee for appropriate Building listed above	Exempt
Sewage System Permits		
New Class 4 or 5 sewage system	\$ 500.00	Exempt
Repair to sewage system	\$ 300.00	Exempt
Permit Renewal Fee	\$ 100.00	Exempt
New Permit Fees		
Transfer of Permit Fee	\$ 75.00	Exempt
Tent Permit (greater than 60 m squared)	\$ 75.00	Exempt
Re-inspection Fee (not ready for insp)	\$ 75.00	Exempt
Change of Use (no construction)	\$ 100.00	Exempt
Septic Inspection due to severance	\$ 100.00	Exempt
Indemnity/Security Deposit (refundable)	\$500 or \$1000	Exempt
Conditional Permit	\$ 300.00	Exempt