

**THE CORPORATION OF THE
TOWNSHIP OF NORTH HURON
BY-LAW NO. 38-2017**

**TO AMEND SCHEDULE “C”
TO BY-LAW NO. 09-2017**

**BEING A BY-LAW TO ESTABLISH FEES AND CHARGES FOR
THE TOWNSHIP OF NORTH HURON**

WHEREAS Section 391 (1) of the Municipal Act, S.O. 2001, Chapter 25, provides that a Municipality and a local board may pass by-laws imposing fees and charges for services or activities provided;

AND WHEREAS the Municipal Council of the Corporation of the Township of North Huron deems it expedient to establish fees in the Township of North Huron;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of North Huron **ENACTS** the following:

1. THAT The Corporation of the Township of North Huron hereby adopts the list of fees and charges in the attached Schedule “C” - Building Classes and Fees, to By-law No. 09-2017;
2. THAT Schedule “C”, as attached, replaces Schedule “C” to By-law No. 09-2017;
3. THAT this By-law shall come into full force and effect upon its final passage.

READ A FIRST AND SECOND TIME THIS 1st DAY OF MAY, 2017.

READ A THIRD TIME AND PASSED THIS 1st DAY OF MAY, 2017.

CORPORATE SEAL

Reeve Neil G. Vincent

Clerk Kathy Adams

SCHEDULE “C” TO BY-LAW NO. 09-2017

Classification	Rates & Fees
Single Family Residential & Additions	
per square foot	\$ 0.75
plus, unfinished basement	\$ 0.35
plus, finished basement	\$ 0.35
plus, attached garage	\$ 0.40
base fee in addition to	\$ 200.00
Accessory Buildings - Residential	
per square foot	\$ 0.40
base fee in addition to	\$ 100.00
Residential - Renovations	
per square foot	\$ 0.60
per \$1000 of value of work	\$ 10.00
base fee in addition to	\$ 100.00
Multi-Residential	
per square foot	\$ 0.75
plus, finished or unfinished basement	\$ 0.35
plus, attached garage	\$ 0.40
base fee in addition to	\$ 200.00
Mobile Homes	
per square foot	\$ 0.75
plus, finished or unfinished basement	\$ 0.35
plus, attached garage	\$ 0.40
base fee in addition to	\$ 200.00
Commercial / Industrial / Institutional	
per square foot	\$ 0.70
base fee in addition to	\$ 200.00
Commercial / Industrial / Institutional - Additions & Renovations	
per square foot	\$ 0.60
per \$1000 of value of work	\$ 10.00
base fee in addition to	\$ 100.00
Commercial / Industrial / Institutional - Accessory	
per square foot	\$ 0.50
base fee in addition to	\$ 100.00
Farm Buildings - Housing Livestock	
per square foot	\$ 0.25
base fee in addition to	\$ 100.00
Farm Buildings - Other than Housing Livestock	
per square foot	\$ 0.25
base fee in addition to	\$ 100.00
Agricultural - Additions & Renovations	
per square foot	\$ 0.25
per \$1000 of value of work	\$ 10.00
base fee in addition to	\$ 100.00

SCHEDULE “C” TO BY-LAW NO. 09-2017

All Tarped Structures	
per square foot	\$ 0.20
base fee in addition to	\$ 100.00
Tent or Tents occupying an area (>60 sq m)	\$ 120.00
Manure Storage Facilities	
per foot	\$ 4.70 / linear foot
base fee in addition to	\$ 100.00
Bunkers & Tower Silos	
Tower Silo – flat fee	\$ 280.00
Bunker Silo – flat fee	\$ 350.00
Granary	
per \$1000 of value of work	\$ 10.00
base fee in addition to	\$ 100.00
Swimming Pools	
Above Ground - flat fee	\$ 100.00
In ground - flat fee	\$ 100.00
Solid Fuel Burning Appliances, Woodstoves, Chimneys	
Flat fee	\$ 150.00
Decks, Balconies and Porches	
per square foot	\$ 0.35
base fee in addition to	\$ 100.00
All Alternate Energy Projects - (Wind/Solar etc.)	
per \$1000 of value of work	\$ 15.00
base fee in addition to	\$ 100.00
Septic/Sewage System Permits	
Permit - Class 2 & 3	\$ 425.00
Permit - Class 4 & 5	\$ 450.00
Permit - Tank Repair only or Leaching bed repair	\$ 250.00
Greenhouse	
per square foot	\$ 0.18
base fee in addition to	\$ 100.00
Any other Building or Structure Not Included	
per \$1000 of value of work	\$ 10.00
base fee in addition to	\$ 100.00
Plumbing Permit	\$ 5.00 per fixture unit
Occupancy Permit	\$ 100.00
Any Construction started without a permit	4 times original permit cost
Minimum Permit fee	\$ 100.00
Change of Use	\$ 200.00
Demolition	\$ 150.00
Copy of Permits/Application	\$ 80.00
Inspection Only - No permit	\$ 75.00 / hour

SCHEDULE “C” TO BY-LAW NO. 09-2017

Sign Permit	\$ 50.00
Conditional Permit	Original permit cost
Inspection Requested and Not Ready	\$ 75.00
Re-inspection fee	\$ 75.00

Notes to Table:

- An investigation fee of \$150.00 shall be applied where work has commenced prior to the issuance of the required building permit in addition to the building permit fee.
- Inspection Only – no permit required: a fee of \$75.00 per hour shall be applied plus \$80.00 administration fee.

REFUND OF BUILDING PERMIT FEES

STATUS OF PERMIT APPLICATION	PERCENTAGE OF FEE ELIGIBLE FOR REFUND
Application received No processing or review of plans submitted	80%
Application received Plans reviewed and permit issued	50%
Additional deduction for each field inspection that had been performed.	10%
Permits valued at less than \$100.00	Nil

MAINTENANCE AND PROPERTY SERVICE FEES

An inspection fee, when an inspection of the property pursuant to a complaint confirms that the property does not comply with the Corporation’s Property Standards By-law - per inspection. \$ 80.00

A file management fee applied when an order has been issued against a property. \$ 140.00

A file management fee applied when an inspector of the Corporation attends a Property Standards Committee meeting where an order has been upheld. \$ 140.00

A file management fee applied when an inspector of the Corporations attends a court hearing where a conviction has been granted. \$ 625.00

An administrative fee equal to a percentage of the actual costs, added to the actual costs to be recovered by the Corporation for services and materials expended in carrying out the requirements of an Order when the owner has failed to comply. 40%

ZONING BY-LAW INSPECTION FEES

A file management fee applied when a second Notice of Violation has been issued against a property. \$ 140.00

A file management fee when an inspector of the Corporation attends a Court hearing where a conviction has been granted \$ 625.00