

THE CORPORATION OF THE MUNICIPALITY OF SOUTHWEST MIDDLESEX

BY-LAW NO. 2022/103

BEING A BY-LAW TO AMEND USER FEES AND CHARGES (2022/020)

WHEREAS Section 391 (1) and 391 (1.1) of the *Municipal Act, 2001* (as amended by Bill 130) hereinafter "Municipal Act", as amended, authorize a municipality and a local board to impose fees or charges on persons,

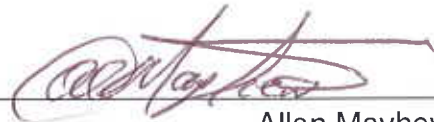
- a) For service or activities provided or done by or on behalf of it;
- b) For costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and
- c) For the use of its property including property under its control.

AND WHEREAS the Municipality of Southwest Middlesex Council passed By-law No. 2022/022 on March 9, 2022 to impose fees and charges;

NOW THEREFORE the Council of the Corporation of the Municipality of Southwest Middlesex enacts changes as follows:

1. THAT Council approve the annual adjustment to Building Fees and Charges, located in Schedule B, based on the Consumer Price Index (CPI) available through Statistics Canada, in January. CPI is calculated using the average rate of the previous twelve (12) months from September to September.
2. THAT this By-law shall come into full force and effect on January 1, 2023.

Read a FIRST, SECOND and THIRD and FINAL time this 14th day of December, 2022.



Allan Mayhew, Mayor



Kendra Kettler, Clerk

SCHEDULE 'B' - BUILDING & BY-LAW ENFORCEMENT

CPI Inc.

6.900%

A. NEW CONSTRUCTION

Item	Description of Charge	2022 Fee Amount	2023 Fee Amount		Plus \$/ft ² (if applicable)
1.	Assembly Occupancies Group A	\$ 5,475.00	\$ 5,853.00	+	\$1.08/ft ² >10,000 ft ² for first 20,000 ft ² + \$0.54/ft ² over 20,000 ft ²

INSTITUTIONAL OCCUPANCIES

Item	Description of Charge	2022 Fee Amount	2023 Fee Amount		Plus \$/ft ² (if applicable)
2.	Institutional Occupancies Group B	\$ 5,475.00	\$ 5,853.00	+	\$1.08/ft ² >10,000 ft ² for first 20,000 ft ² + \$0.54/ft ² over 20,000 ft ²

RESIDENTIAL OCCUPANCIES

Item	Description of Charge	2022 Fee Amount	2023 Fee Amount		Plus \$/ft ² (if applicable)
3.a	Single House, Semi-detached, duplex	\$ 2,400.00	\$ 2,566.00	+	\$1.00/ft ² > 2,000 ft ² /dwelling unit
3.b	Multiple Unit Dwelling	\$ 2,295.00	\$ 2,453.00	+	\$1.00/ft ² > 2,000 ft ² /dwelling unit
3.c	Mobile Home - Flat fee	\$ 665.00	\$ 711.00		
3.d	Residential - Major Additions and Alterations	\$ 1,845.00	\$ 1,972.00	+	\$1.00/ft ² > 2,000 ft ²

BUSINESS/PERSONAL SERVICES OCCUPANCIES

Item	Description of Charge	2022 Fee Amount	2023 Fee Amount		Plus \$/ft ² (if applicable)
4.	Business/Personal Services Occupancies	\$ 5,475.00	\$ 5,853.00	+	\$1.08/ft ² >10,000 ft ² for first 20,000 ft ² + \$0.54/ft ² over 20,000 ft ²

MERCANTILE OCCUPANCIES

Item	Description of Charge	2022 Fee Amount	2023 Fee Amount		Plus \$/ft ² (if applicable)
5.	Mercantile Occupancies - Group E	\$ 5,475.00	\$ 5,853.00	+	\$1.08/ft ² >10,000 ft ² for first 20,000 ft ² + \$0.54/ft ² over 20,000 ft ²

INDUSTRIAL OCCUPANCIES

Item	Description of Charge	2022 Fee Amount	2023 Fee Amount		Plus \$/ft ² (if applicable)
6.	Industrial Occupancies - Group F	\$ 5,475.00	\$ 5,853.00	+	\$1.08/ft ² >10,000 ft ² for first 20,000 ft ² + \$0.54/ft ² over 20,000 ft ²

SPECIAL OCCUPANCIES

Item	Description of Charge	2022 Fee Amount	2023 Fee Amount		Plus \$/ft ² (if applicable)
7.a	Agricultural Buildings	\$ 500.00	\$ 535.00	+	\$0.35/ft ² > 5,000 ft ² for first 20,000 ft ² + \$0.18/ft ² over 20,000 ft ²
7.b	Manure Storage, grain bins, silos, etc - flat fee	\$ 500.00	\$ 535.00		
7.c	Tents and other temporary structures - flat fee	\$ 300.00	\$ 321.00		

ACCESSORY BUILDINGS

Item	Description of Charge	2022 Fee Amount	2023 Fee Amount		Plus \$/ft ² (if applicable)
8.a	Detached garage, shed, boat house, other accessory building	\$ 300.00	\$ 321.00	+	\$1.08/ft ² > 500ft ²
8.b	Swimming Pool - flat fee	\$ 300.00	\$ 321.00		
8.c	Finished Basements - flat fee	\$ 300.00	\$ 321.00		
8.d	Deck - flat fee	\$ 300.00	\$ 321.00		

B. ALTERATIONS AND REPAIRS

Item	Description of Charge	2022 Fee Amount	2023 Fee Amount		Plus \$/ft ² (if applicable)
1.	Interior Major Alterations, Repairs, Tenant Improvements				
1.a	Occupancies - Groups A, B, D, E, F (for additions/renovations value > \$10,000)	\$ 3,305.00	\$ 3,533.00	+	\$1.08/ft ² > 10,000 ft ²
1.b	Residential Occupancies - Group C - Minor alterations, renovations, repairs, retrofitting	\$ 300.00	\$ 321.00	+	\$1.00/ft ² > 500ft ²
1.c	Minor Alterations - Groups A, B, D, E, F (for minor additions/renovations, interior finishes, mechanical standalone value <\$10,000)	\$ 900.00	\$ 962.00		\$0.41/ft ² > 10,000 ft ²
1.d	Alterations & Repairs to existing buildings or building systems not provided for above - for each \$1,000 of construction value or part thereof as determined by CBO	\$ 10.00	\$ 11.00		
	Minimum Fee	\$ 50.00	\$ 53.00		
2.	Fireplace, woodstove inserts chimney. Solid fuel appliance, standalone plumbing, HVAC, or mechanical, banking machine - flat fee	\$ 300.00	\$ 321.00		
3.	Sewage Disposal System - new system - flat fee	\$ 500.00	\$ 535.00		
4.	Sewage Disposal System - repair - flat fee	\$ 300.00	\$ 321.00		
5.	Inspection of building connection to sewer, storm, or water pdc - per connection	\$ 50.00	\$ 53.00		
6.	Basic Plumbing Fee - flat fee	\$ 75.00	\$ 80.00		

C. DEMOLITION

Item	Description of Charge	2022 Fee Amount	2023 Fee Amount		Plus \$/ft ² (if applicable)
1.	Residential - flat fee	\$ 300.00	\$ 321.00		
2.	Non-Residential - flat fee	\$ 689.51	\$ 737.00		

D. MISCELLANEOUS

Item	Description of Charge	2022 Fee Amount	2023 Fee Amount		Plus \$/ft ² (if applicable)
1.	Change of Use - flat fee	\$ 300.00	\$ 321.00		
2.	Other Permits				

2.a	Transfer Permit - flat fee	\$ 500.00	\$ 535.00		
2.b	Conditional permit - agreement - flat fee	\$ 300.00	\$ 321.00		
3.	Alternative Solution Review - flat fee	\$ 500.00	\$ 535.00		
2.	Major Revisions to building drawings - % of original permit fee	10%	10%		

E. ADMINISTRATIVE

Item	Description of Charge	2022 Fee Amount	2023 Fee Amount		Plus \$/ft2 (if applicable)
1.	Occupant Load Inspection Report - flat fee	\$ 150.00	\$ 160.00		
2.	Re-inspect, defective and incomplete work, 3rd + additional inspections (prior to scheduling inspection)	\$ 200.00	\$ 214.00		
3.	Statement of concurrence for Telecommunications Tower - flat fee	\$ 1,000.00	\$ 1,069.00		

BY-LAW ENFORCEMENT

Item	Description of Charge	2022 Fee Amount	2023 Fee Amount		Plus \$/ft2 (if applicable)
1.	Grass Cutting under the Weed Act, Untidy Yard By-law, Property Standards Admin fee plus contractor fee (staff time in addition)	\$ 200.00	\$ 214.00		
2.	Follow-up by-law enforcement inspectios finding continued non-compliance	\$ 100.00	\$ 107.00		
3.	Appeal to Property Standards Committee	\$ 200.00	\$ 214.00		
4.	Inspection - Building/By-law Enforcement where not covered in this by-law (hourly plus mileage)	\$ 75.00	\$ 80.00		
5.	Provide copy of building permit to individual other than property owner - flat fee	\$ 25.00	\$ 27.00		