

# Township of Lucan Biddulph

## BY-LAW NO. 80-2021

### Being a by-law to establish various fees and charges for The Township of Lucan Biddulph

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**WHEREAS** section 391 of the *Municipal Act, 2001, c. 25* authorizes municipalities to pass a by-law to impose fees and charges for the carrying out of duties and responsibilities and services;

**AND WHEREAS** Section 69 of the *Planning Act, R. S. O. 1990*, as amended, provides that a tariff of fees may be established for applications to the Council and the Committee of Adjustment in respect to planning matters;

**AND WHEREAS** section 400 (f) of the *Municipal Act, 2001 c. 25* requires the Municipality to provide notice of its intention to pass a by-law imposing fees and charges which have priority lien status;

**AND WHEREAS** the Township has given notice of its intent to establish user fees and charges as required by section 400 (f) of the *Municipal Act, c. 25*;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Township of Lucan Biddulph hereby enacts as follows:

1. THAT the following Schedules attached shall be deemed to form part of this by-law:
  - Schedule A – Administration Service Fees
  - Schedule B – Building and By-law Enforcement
  - Schedule C – Public Works and Engineering
  - Schedule D – Planning and Development
  - Schedule E – Fire and Emergency Services
  - Schedule F – Parks and Recreation Fees
2. The fees and charges established by this by-law shall be due and payable in full without discount by cheque, cash or interac at the time of submitting an application or prior to the request for service.
3. Fees or charges imposed by this by-law that are unpaid as required by this by-law are subject to an additional penalty charge calculated at 1.25% per month or any part thereof.
4. Fees and charges listed in this by-law are subject to applicable taxes where applicable.
5. That By-law No. 19-2021 and any other by-law and resolution that are inconsistent with the provisions of this by-law are hereby repealed
6. This by-law shall come in force and take effect on January 1, 2022.

Read a FIRST, SECOND and THIRD TIME and FINALLY PASSED on this 7th day of December, 2021.

  
DEPUTY MAYOR

  
CLERK

**SCHEDULE "A"**  
**Administration**

	<b>Description of Charge</b>	<b>Fee/Charge</b>
	Penalty on outstanding taxes	1.25%/month
	Interest on special charges	1.25%/month
	Interest on accounts receivable	1.25%/month
	Interest on Arena receivables	1.25%/month
	Tax Registration	All Direct Costs + 10%
	Copy of Tax, Water Bill or Statement of Account	\$5.00
	New Tax Account/Name Change	\$25.00
	Late Tax Statement	\$5.00
	New Water Account/Name Change	\$25.00
	Late Water Statement	\$5.00
	Transfer of Water Arrears to Tax Account	\$25.00
	Tax/Water Certificate	\$50.00
	Zoning/Work Orders Certificate	\$75.00
	Septic System File Search	\$100.00
	Fire Work Orders Search	\$50.00
	NSF Cheque return	\$30.00
	Photocopying	\$0.25
	Commissioner of Oath Services	\$10.00
	Burial Permit Issuance	\$13.00
	Marriage Licence	\$125.00
	Lottery Licence	\$30.00
	Township Pin	\$3.00
	County map	\$3.00
	Biddulph history book	\$25.00
	Municipal flag	\$90.00

**SCHEDULE "B"**  
**Building and By-law Enforcement**

BUILDING	Occupancies as per Ontario Building Code (OBC)
	<b>Group</b>
	Group 'C' – Residential Group 'A' – Assembly Occupancy (churches, arenas, theatres etc.) Group 'B' – Care & Detention Occupancy (jails, hospitals) Group 'D' – Business & Personal Service Occupancy (banks, etc.) Group 'E' – Mercantile Occupancy (stores) Group 'F' – Industrial Occupancy Farm Buildings

	Description of Charge	Fee/Charge
<b>Group C</b>	Low Density Residential (sfd)	\$1,125/dwelling unit up to 1500ft <sup>2</sup> \$0.66 for buildings with a floor area over 1500ft <sup>2</sup> Minimum fee: \$1125
	Multiple Residential (apt, condo, semi)	\$1,125/dwelling unit up to 1500ft <sup>2</sup> \$0.66 for buildings with a floor area over 1500ft <sup>2</sup> Minimum fee: \$1125
	Residential – Major alterations, additions of > 50 percent increase	\$1,125/dwelling unit up to 1500ft <sup>2</sup> \$0.66 for buildings with a floor area over 1500ft <sup>2</sup> Minimum fee: \$1125
	Group 'C' – Basement Finishes	\$200.00 up to 600 ft <sup>2</sup> , 0.33/ ft <sup>2</sup> for application with a floor area over 600 ft <sup>2</sup> for existing dwellings. \$0.66/ ft <sup>2</sup> for new dwellings still under construction Minimum fee: \$200.00
	Garage, carport, accessory building, deck, porch, minor alterations, additions, retrofits, wood stoves, temporary buildings, standalone plumbing and other permits ie. change of use, conditional, pool	\$200 up to 300 ft <sup>2</sup> or \$200/permit flat fee for other types of permits. \$0.66/ft <sup>2</sup> for buildings or structures with a floor area over 300ft <sup>2</sup> . Minimum fee \$200
	Group 'C' - Inflatable Pools which require Permits as per Building By-law	Flat fee of \$100.00
<b>Group A, B, D, E &amp; F</b>	New Construction	\$1,700 up to 2500 ft <sup>2</sup> . \$0.70/ft <sup>2</sup> for buildings with a floor area over 2500ft <sup>2</sup> . Minimum fee \$1700
<b>Group A, B, D, E, &amp; F</b>	Major Alterations and additions (> \$10,000.00 construction value)	\$1,700 up to 2500 ft <sup>2</sup> . \$0.70/ft <sup>2</sup> for buildings with a floor area over 2500ft <sup>2</sup> . Minimum fee \$1700
<b>Farm Buildings</b>	New Construction, major alterations and additions >600 m <sup>2</sup> (ex. intensive livestock, engineered buildings)	\$1,400.00 up to 10,000 ft <sup>2</sup> , \$0.14/ ft <sup>2</sup> for buildings with a floor area over 10,000 ft <sup>2</sup> . Minimum Fee \$1,400.00
	Minor additions (<600 m <sup>2</sup> ), alterations accessory buildings, hobby farms (ex. pole frame/stud wall drive sheds/coveralls)	\$300.00 up to 2,500 ft <sup>2</sup> , \$0.12/ ft <sup>2</sup> for buildings with a floor area over 2,500ft <sup>2</sup> . Minimum Fee \$300.00
<b>Group A, B, D, E &amp; F</b>	Minor additions (<600 m <sup>2</sup> ), alterations, retrofit, interior finishes, mechanical stand alone	\$700 up to 2500 ft <sup>2</sup> . \$0.28/ft <sup>2</sup> for buildings with a floor area over 2500ft <sup>2</sup> .

		Minimum fee \$700
	Septic Systems	\$200 flat fee – minor repair \$600 flat fee – small system \$1000 flat fee – large system
	Communication tower/facility, silo, solar panels, manure storage	\$500
	Non-residential-demolition permits	\$400
	Wind Turbines (per turbine)	1-10 \$15,000 11-20 \$10,000 21-30 \$7,500 Greater than 31 \$5,000
	Residential demolition permits	\$200
	Security deposit in residential "R" zones (assumed subdivisions)	\$2,000
	Moving buildings in Township	\$75 plus direct cost (\$5,000 deposit)
	Roadside sign permit	\$100
	Municipal address sign with post	\$60 (sign \$40, post \$20)
	Conditional building permit (administration charge only residential)	\$300
	Building re-inspections	\$70 per inspection (after two original inspections)

<b>Plumbing</b>		
<b>Permit &amp; Inspection</b>	Water connection	\$75.00
	Sanitary building sewer connection	\$75.00
	Storm building sewer connection	\$75.00
<b>Meters &amp; Valves</b>	Standard Meter	\$600
	Non-standard Meter	Cost + \$120
	Pressure reducing valve	\$105.00
	Backflow preventor	\$90.00
	Water meter repair/installation charge	\$95.00
	Plumbing re-inspections	\$95.00 per inspection (after two original inspections)
<b>Private Sewage Disposal Systems</b>		
	Change of use	\$75.00
	Demolition	\$75.00
	Transfer of permit (prior to expiry – 6 months from issuance)	\$75.00
	Renewal of permit (prior to expiry – 6 months from issuance)	\$75.00
	Report for subdivision application	\$100.00
	Report for consent applications	\$100.00
	Report for minor variance application	\$100.00
	Report for zoning by-law amendment application	\$100.00
	Report for site plan applications	\$100.00
	File search, performance review report	\$75.00
<b>Animal Control</b>		
	Kennel Licence	\$100
	Penalties – see Animal Control By-law	
<b>By-law Enforcement</b>		
	Appeal to Property Standards Committee	\$200.00
	Municipal Concurrence Report – Telecommunications Towers	\$300.00
	Follow up By-law Enforcement Inspections Finding Continued Non-compliance	\$100.00

	Request for Council Resolution to Support Applications to the Ontario Power Authority	\$150.00
	Non-Compliance Fee visit	\$100.00
	Mobile Food Outlet Licence	\$500.00

**SCHEDULE "C"**  
**Public Works and Engineering**

	Description of Charge	Fees/Charge
<b>Water &amp; Sewer Rates</b>		
	Bulk Water	\$2.12 per cubic meter
<b>Residential, Rural and Commercial Water Rates and Charges</b>		
	Lucan/Granton Water Flat Charge	\$15.63/month
	Lucan/Granton Water Usage Charge	\$0.7184288/cubic meter
<b>Residential, Rural and Commercial Sewer Rates and Charges</b>		
	Lucan/Granton Sewer Flat Charge	\$26.82/month
	Lucan/Granton Sewer Usage Charge	\$0.763856/cubic meter
<b>Residential, Rural and Commercial Miscellaneous Water Rates</b>		
	Lucan/Granton 2 Unit Flat Charge	\$16.60/month
	Lucan/Granton 3 Unit Flat Charge	\$17.60/month
	Lucan/Granton 4 Unit Flat Charge	\$23.44/month
	Lucan/Granton 5 Unit Flat Charge	\$29.30/month
	Lucan/Granton 8 Unit Flat Charge	\$46.89/month
	Lucan/Granton 12 Unit Flat Charge	\$70.34/month
	Lucan/Granton 28 Unit Flat Charge	\$164.11/month
	Lucan/Granton 32 Unit Flat Charge	\$187.56/month
<b>Residential, Rural and Commercial Miscellaneous Sewer Rates</b>		
	Lucan/Granton 2 Unit Flat Charge	\$28.27/Month
	Lucan/Granton 3 Unit Flat Charge	\$29.70/Month
	Lucan/Granton 4 Unit Flat Charge	\$39.62/Month
	Lucan/Granton 5 Unit Flat Charge	\$49.53/Month
	Lucan/Granton 8 Unit Flat Charge	\$79.22/Month
	Lucan/Granton 12 Unit Flat Charge	\$118.85/Month
	Lucan/Granton 28 Unit Flat Charge	\$277.33/Month
	Lucan/Granton 32 Unit Flat Charge	\$316.94/Month
<b>Residential, Rural and Commercial Water Capital Levy</b>		
	Lucan/Granton 2 Unit Flat Charge	\$15.91/month
	Lucan/Granton 3 Unit Flat Charge	\$15.91/month
	Lucan/Granton 4 Unit Flat Charge	\$15.91/month
	Lucan/Granton 5 Unit Flat Charge	\$15.91/month
	Lucan/Granton 8 Unit Flat Charge	\$15.91/month
	Lucan/Granton 12 Unit Flat Charge	\$15.91/month
	Lucan/Granton 28 Unit Flat Charge	\$15.91/month
	Lucan/Granton 32 Unit Flat Charge	\$15.91/month
	Lucan/Granton Residential	\$15.91/month
<b>Residential, Rural and Commercial Wastewater Capital Levy</b>		
	Lucan/Granton 2 Unit Flat Charge	\$21.22/month
	Lucan/Granton 3 Unit Flat Charge	\$21.22/month
	Lucan/Granton 4 Unit Flat Charge	\$21.22/month
	Lucan/Granton 5 Unit Flat Charge	\$21.22/month
	Lucan/Granton 8 Unit Flat Charge	\$21.22/month
	Lucan/Granton 12 Unit Flat Charge	\$21.22/month
	Lucan/Granton 28 Unit Flat Charge	\$21.22/month
	Lucan/Granton 32 Unit Flat Charge	\$21.22/month
	Lucan/Granton Residential	\$21.22/month
<b>Service &amp; Connection Fees</b>		
	New Water Service Fee	\$150.00
	New Water Service Deposit	\$1,000.00
	New Sanitary Service Fee	\$100.00
	New Sanitary Service Deposit	\$1,000.00
	New Storm Service Fee	\$50.00
	New Storm Service Deposit	\$1,000.00
<b>Roads and Development</b>		
	Entrance Culvert	Charged out at actual cost to Township

	Encroachment/Entrance Permit	\$75.00
	New Services Road Restoration Deposit	\$2,000.00
<b>Other</b>		
	Tile Drain Loan Administration & Inspection	\$100.00

**SCHEDULE "D"**  
**Planning and Development**

	<b>Description of Charge</b>	<b>Fee/Charge</b>
	Official Plan Amendment	\$2,000.00
	Zoning By-law Amendment	\$1,500.00
	Removal of Holding Symbol	\$200.00
	Temporary Use By-law	\$750.00
	Consent Application	\$1,500.00
	• Each additional consent application on the same lot	\$500.00
	Consent Amendment Application	\$ 500.00
	Minor Variance Application	\$1,000.00
	Site Plan Control Application	\$1,000.00
	Site Plan Control Amendment	\$500.00
	Part Lot Control Exemption	\$1,000.00
	Deeming Bylaw	\$500.00
	Draft Plan of Subdivision or Condominium review	\$2,500.00
	Redline Amendment for Subdivision or Condominium	\$500.00 (Major) \$300.00 (Minor)
<b>Cash-in-lieu of Parkland Dedication</b>		
	Cash-in-lieu of parkland dedication per new residential lot created by consent	\$1,500.00
	Cash-in-lieu of parkland dedication per new non-residential lot created by consent	\$1,000.00
	Cash-in-lieu of parkland dedication for residential draft plan of subdivision	5% of the appraised value of the land the day before draft plan approval is granted
	Cash-in-lieu of parkland dedication for non-residential draft plan of subdivision	2% of the appraised value of the land the day before draft plan approval is granted
<b>Development Charges</b>		
<b>Lucan</b>	Single, semi detached & duplexes (per unit)	\$6,987.00
	Apartments – 2 bedrooms +	\$4,913.00
	Apartments – bachelor & 1 bedroom	\$3,002.00
	Other multiples	\$5,733.00
	Non-residential (per sqft of gross flr area)	\$0
<b>Granton</b>	Single, semi detached & duplexes (per unit)	\$5,450.00
	Apartments – 2 bedrooms +	\$3,833.00
	Apartments – bachelor & 1 bedroom	\$2,342.00
	Other multiples	\$4,471.00
	Non-residential (per sqft of gross flr area)	\$0
<b>Rural Area</b>	Single, semi detached & duplexes (per unit)	\$2,048.00
	Apartments – 2 bedrooms +	\$1,441.00
	Apartments – bachelor & 1 bedroom	\$880.00
	Other multiples	\$1,681.00
	Non-residential (per sqft of gross flr area)	\$0
<b>Other</b>		



**SCHEDULE "E"**  
**Fire Services**

<b>Fire &amp; Emergency Services</b>	
For attending the scene of a MVC; a) Involving dangerous goods (as defined under the Dangerous Goods Act) and/or vehicle with a gross weight over 11,000kg. or  b) Where the fire department provided extrication, fire suppression, stand-by/fire prevention, assisted OPP with traffic control, spill mitigation or site clean-up services.	Current MTO rate per hour per vehicle plus personnel costs plus any additional costs for each and every call.  Current MTO rate per hour per vehicle plus personnel costs plus any additional costs for each and every call.
For response to incidents involving the release, or potential release, of dangerous goods (not covered under above)	Current MTO rate per hour per vehicle plus personnel costs plus any additional costs for each and every call.
For fire department response fees/indemnification Technology.	Refer to Bylaw 68-2019
For responding to false alarms from an automatic alarm system; a) First false alarm in any 12 month period  b) Second false alarm in any 12 month period  c) Third and subsequent false alarms in any 12 month period	a) Nil  b) Warning letter  c) Current MTO rate per occurrence
For responding to an open air burn by-law violation as outlined in the Township by-law	Current MTO rate per hour per vehicle plus personnel costs plus any additional costs for each and every call.
For attending an incident at a property where no locate was obtained or where requirements of the locate had not been followed.	Current MTO rate per hour per vehicle plus personnel costs plus any additional costs for each and every call.
For providing a Fire Watch on a premises as required under the Ontario Fire Code.	Current MTO rate per hour per vehicle plus personnel costs plus any additional costs for each and every call.
For repair or replacement of any fire department or municipal items consumed, dispensed, damaged or destroyed during the course of incidents in the above noted.	Cost plus \$25 for repair or replacement of items valued at under \$500 each. Cost plus 15% for all items valued at over \$500 each.
For recovery of costs invoiced to the fire department or municipality for any goods or services provided during the course of incidents noted above.	Cost plus \$25 for repair or replacement of items valued at under \$500 each. Cost plus 15% for all items valued at over \$500 each.
SCBA Cylinder Refills	\$10 per cylinder
Request for fire incident report from a non-government agency.	\$101 per report
<b>Non-Emergency Services</b>	
Inspection – Residential and Ontario Building Code Group C Occupancies a) Residential single unit dwelling b) Residential multi-unit dwelling c) Follow up meetings or inspections	a) \$101.00 b) \$126 plus \$25 per unit c) \$25 per half hour or part thereof
Inspection – Ontario Building Code Group B, D, E, and F Occupancies a) Up to 10,000 square feet b) Every additional 2,500	a) \$125 b) \$25

c) Follow up meetings or inspections	c) \$25 per half hour or part thereof
Inspection – Tent or Marque Where Fire Code Inspection is required or requested.	\$126
Plans Review Review of Construction Plans	\$25 per half hour or part thereof
Fire Safety Plan a) Request to review a fire safety plan b) Request to review a fire safety plan and provide response	a) Nil b) \$101
Propane Risk & Safety Management Plan (RSMP) Review	\$25 per half hour or part thereof
Fire Drill Attendance a) Attend b) Attend and provide written response	a) Nil b) \$51
Other services required For recovery of costs invoiced to the fire department or municipality for any goods or services provided for fire inspection or prevention services.	Costs plus \$25 for invoices under \$500 and cost plus %15 for invoices over \$500
Request for fire inspection report(s) from a non-governmental agency	\$126

**SCHEDULE "F"**  
**Recreation/Parks/Facilities**

	<b>Description of Charge</b>	<b>Fee/Charge</b>
<b>Ice Rates</b>	Prime/Summer	\$171.68 + HST
	Daytime	\$99.12 + HST
	Ticket Ice (1-4 ppl)	\$54.87 + HST
	Floor	\$61.95 + HST
<b>Main Hall</b>	Fri-Sat (Up to 450 ppl)	\$504.42 + HST
	Fri-Sat (Over 450 ppl & festival)	\$637.17 + HST
	Sun-Thurs	\$340.71 + HST
	Hourly Rate (min. 3hrs)	\$70.80 + HST
	Funeral Lunch	\$137.17 + HST
	Gym Only – Adults per hour	\$53.10 + HST
	Gym Only – Youth (under 18) per hour	\$38.93 + HST
	Kitchen – hourly rate	\$26.55 + HST
	Kitchen – full day	\$106.19 + HST
	Hall Hold (maximum one day)	\$137.17 + HST
	<b>Active Living Centre</b>	Full Day Rate
Hourly Rate		\$54.87 + HST
<b>Pool</b>	Public Swim – Adult	\$5.00
	Public Swim – Youth/Senior	\$4.00
	Pool Rental per hour	\$74.34 + HST
	Swim Membership – Individual	\$66.37 + HST
	Family Membership (2 Adults, 3 Youth)	\$145.13 + HST
	Swim Lessons	\$65.49 + HST
	JR. Swim Team	\$76.11 + HST
	SR. Swim Team	97.35 + HST
	Bronze Cross/Medallion	\$169.91 + HST
	Work Book	\$28.32 + HST
<b>Parks</b>	Minor Ball/Season	\$3,008.85 + HST
	Soccer	\$3,539.82 + HST
	Adult/Season	\$477.88 + HST
	Per Game Rate	\$48.67 + HST
	Tournament – 3 Day	\$433.63 + HST
	Tournament – 2 Day	\$309.73 + HST
	Granton Pavilion (kitchen)	\$79.65 + HST
	Pavilions (Market/Elm)	\$53.10 + HST
<b>Advertising</b>	Rink Board 4x8	\$380.53 + HST
	Zamboni (Contracted)	\$2,200.59 + HST
	Ice Logo	\$530.97 + HST
	Baseball Diamond 4x8	\$176.99 + HST
	Snap Frame	\$46.18 + HST