



The Municipal Corporation of the Town of Fort Erie

By-law No. 28-2020

Being a By-law to Amend Fees and Charges By-law No. 40-09, as amended (Building Permit Fees & Veteran Status Fee Waiver)

Whereas By-law No. 40-09, as amended, was passed by Council on March 9, 2009, to establish fees and charges for various services provided by the Town of Fort Erie, and

Whereas Report No. CBC-03-2020 was considered and approved at the Council-in-Budget-Committee meeting held on December 4, 2019, to authorize the adjustment of building permit fees following a Public Meeting, and

Whereas pursuant to Section 7 of the *Building Code Act*, notice of a public meeting with respect to the proposed building permit fees was published in The Fort Erie Post on February 13, 2020, and

Whereas a public meeting was held on March 9, 2020, and no objections were received or presented to Council, and

Whereas at the Regular Council Meeting held on February 18, 2020, Resolution No. 14 was passed to waive all parking fees in municipally owned lots or spaces for persons with Veteran Status who are otherwise legally parked and exhibiting their status on their vehicle licence plates, and

Whereas parking is metered on certain streets in the vicinity of Bay Beach during certain dates and times, and

Whereas the municipal parking lot adjacent to Bay Beach requires payment of a fee for parking during certain dates and times, and

Whereas the Crystal Beach Waterfront Park Boat Ramp Municipal Parking Lot requires payment of a fee for parking by vehicles with a vessel trailer in tow, and

Whereas it is deemed expedient to further amend Fees & Charges By-law No. 40-09, to adjust building permit fees and waive the payment of such parking fees for persons exhibiting their Veteran Status on their vehicle licence plates;

Now therefore the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

1. **That** the following Schedules to By-law No. 40-09, as amended, are repealed:

Community & Development Services

Schedule "PDS-A" Building Permit Fees & Charges

Schedule "PDS-F" Sign Permits

Schedule "PDS-D" Plumbing Fees

Infrastructure Services

Schedule "IS-C" Bay Beach Parking Fees

Schedule "IS-I" Crystal Beach Waterfront Park Boat Ramp Municipal Parking Lot Parking Fees

and replaced with the Schedules attached hereto as Schedule "A", and the fees and charges contained therein are established, authorized and approved effective upon passage of this by-law.

2. **That** the Clerk of the Town is authorized to effect any minor modifications, corrections or omissions solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 23rd day of March, 2020.

Mayor

Clerk

I, Carol Schofield, the Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 28-2020 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20

SCHEDULE "PDS-A"

to By-law 40-09

PLANNING & DEVELOPMENT SERVICES**Building Permit Fees & Charges**

The *Building Code Act*, 1992 S.O. 1992, c.23, as amended, provides municipalities with authority to establish and impose fees and charges.

The following fees shall **NOT** be adjusted annually based on the Statistics Canada, *Consumer Price Index (CPI)*.

| Building Classifications and Fee Charges | Building Permit Fees | |
|--|---|------------------------------------|
| | Cost (per square foot) | Flat Rate |
| Group A Assembly Occupancy School, church, restaurant, daycare, hall, transit, recreation facility Owner/Leasehold renovation | \$1.75 \$0.89 | |
| Group B Institutional Occupancy Hospital, retention facility, nursing home, etc. Owner/Leasehold renovation | \$1.93 \$1.02 | |
| Group C Residential Occupancy One family, semi-detached, multiple unit dwelling, hotel, motel, etc. | \$1.32 | |
| Group D Business/Personal Services Occupancy Office, bank, medical office, etc. Owner/Leasehold renovation | \$1.60 \$0.84 | |
| Group E Mercantile Occupancy Store, shopping mall, plaza, shop, market, retail, etc. Owner/Leasehold renovation | \$1.45 \$0.68 | |
| Group F Industrial Occupancy Industrial mall, shop, etc. Industrial building with no partitions Owner/Leasehold renovation | \$1.04 \$0.68 \$0.68 | |
| Special Categories/Occupancy Farm building, greenhouse Air supported structure Tent, temporary fabric structure Multiple tents, same property | \$0.30 \$0.18 | \$163.00 \$325.00 |
| Miscellaneous Residential Garage, carport, covered deck/porch Uncovered deck/porch, shed/accessory building Sunroom/solarium | \$0.44 \$0.44 \$0.84 | |

Schedule "A" to By-law No. 28-2020

Schedule "PDS-A" Page 2

| | | |
|--|-----------------|--------------------|
| Alteration - Group C Residential | | |
| Unfinished basement (new foundation and crawl space) | \$0.44 | |
| Roof structure (replace roof or add new roof) | \$0.18 | |
| Gut renovation | \$0.90 | |
| Interior alteration | \$0.54 | |
| Finished basement | \$0.70 | |
| Fireplace, woodstove | | \$160.00 |
| Demolition | | |
| Building less than 3,000 sq.ft. | | \$160.00 |
| Other demolition | \$0.06 | |
| Pool | | |
| Public pool | | \$500.00 |
| Inground pool | | \$188.00 |
| Above ground pool | | \$160.00 |
| Change of Use | | |
| Change of use of a building or part thereof where no construction required. | | \$160.00 |
| Occupancy | | |
| Authorize occupancy of an unfinished building or part thereof | | \$195.00 |
| Transfer | | |
| Transfer of permit to new owner | | \$160.00 |
| Designated Structure | | |
| Retaining wall, pedestrian bridge, crane, runway: | | |
| Greater of: | | |
| Per \$1000 construction value | | \$ 14.85 |
| OR Minimum Permit Fee | | \$160.00 |
| Other designated structure | | \$160.00 |
| Special Request | | |
| Preliminary site inspection prior to application | | \$218.00 |
| Non-routine inspections after hours | | \$218.00 |
| Miscellaneous Permit | | |
| Moving (Relocation of Building) | | \$160.00 |
| Gasoline/Oil Storage Tank/Fuel Pump | | \$160.00 |
| Other (Any other Permit not categorized) (per \$1000 construction value) | | \$ 14.85 |
| Minimum Permit Fee | | \$160.00 |
| 3rd Party Plans Review and Inspections | | |
| Note: Actual costs, including applicable HST, incurred by the Town will be invoiced | | Actual Cost |
| Alternative Solutions – Per Building Code | | |
| Town Reviewed – per hr (4 hours minimum) | \$102.00 | |
| 3 rd Party review cost (subject to CBO's discretion) | | Actual Cost |
| Note: Actual costs, including applicable HST, incurred by the Town will be invoiced. | | |

Schedule "A" to By-law No. 28-2020

Schedule "PDS-A" Page 3

| | | |
|--|--|-----------------|
| After Hours Service (Dedicated Processing of Permit After Regular Work Hours) | | |
| Single Family Dwelling (New, Renovations or additions) | | \$528.00 |
| Minor Projects (wherein Minimum Permit Fee applies) | | \$264.00 |
| All other Projects | | \$793.00 |
| Re-inspection when previous inspection not remedied | | \$ 81.00 |
| Revision or Amendment to a Permit (cost per hour) | | \$ 81.00 |
| Compliance Letter - not associated with a permit (per property) | | \$ 81.00 |
| Demolition and Build Agreement (includes registration fee) | | \$806.00 |
| Conditional Building Permit Agreement (includes registration fee) | | \$806.00 |
| Spatial Separation Agreement (includes registration fee) | | \$578.00 |
| Release of Building related Agreements (includes registration fee) | | \$317.00 |

| <u>REFUND OF FEES</u> | |
|---|-----------------------------------|
| <u>Status of Permit Application</u> | <u>Eligible for Refund</u> |
| <ul style="list-style-type: none"> Application filed. No processing or review of plans or documents submitted. | 80% |
| <ul style="list-style-type: none"> Application filed. Plans reviewed. | 60% |
| <ul style="list-style-type: none"> Permit Issued. | 40% |
| <ul style="list-style-type: none"> Additional Deduction for each field inspection performed. | 10% |
| <ul style="list-style-type: none"> Permit valued at the minimum permit fee. | 0% |
| <p>Where construction has commenced prior to the issuance of a building permit, the application will be subject to an additional fee equal to the permit fee for the construction completed.</p> | |
| <p>If the work regulated by the permit cannot be described otherwise, the permit application fee shall be \$14.85 for each \$1,000 of estimated value of construction. The estimated value of construction shall be determined by the Chief Building Official.</p> | |
| <p>The dwelling square foot (*) rate does not include any covered porches, decks or attached garages. They shall be charged separately at their current rate.</p> | |
| <p>* square foot is the gross area of all floors above grade measured from the outer face of exterior walls, unless noted otherwise. Mezzanines, lofts and habitable attics are included. Where there is no floor or exterior walls for the project, square foot is the greatest horizontal area of the structure. There are no deductions from the gross floor area for openings such as stairs, elevators, shafts, etc.</p> | |

SCHEDULE "PDS-D"

to By-law 40-09

PLANNING & DEVELOPMENT SERVICES**PLUMBING FEES**

The *Building Code Act*, S.O. 1992, c.23, as amended, provides municipalities with authority to establish and impose fees and charges.

The following fees shall **NOT** be adjusted annually based on the Statistics Canada, *Consumer Price Index* (CPI).

Plumbing, Drain & Sewer Permit

| | |
|---|---|
| i. Single Family Dwelling | Flat rate \$88.00 plus applicable fees for storm building sewer, sanitary building sewer and waterline. |
| ii. Semi-Detached, Row House or other multiple residential where each individual unit has its own separate service. | Flat rate \$88.00 per unit plus applicable fees for storm building sewer, sanitary building sewer and waterline. |
| iii. Multiple Dwelling and Apartment, Motel and any other residential unit which is served by a single service. | Flat rate \$58.00 per unit plus applicable fees for storm building sewer, sanitary building sewer, waterline and internal storm leader. |
| iv. Commercial, Industrial, Government, Institutional and any other building or structure not specifically provided for above. | \$118.00 fee plus additional \$6.00 per fixture plus applicable fees for storm building sewer, sanitary building sewer, waterline, internal rainwater leader. |

Permit Fee for New:

| | |
|---|----------------|
| Storm Building Sewer – first 10m | \$49.00 |
| Sanitary Building Sewer – first 10m | \$49.00 |
| Waterline/Service – first 10m | \$49.00 |
| Sewer and water main installations over 10m | |
| Each additional metre | \$3.05 |
| Internal Rain Water Leader | \$22.00 |
| Manhole or Catch Basin | \$22.00 |

| | |
|---|--|
| Private Surface Water Collection System for parking area or surrounding grounds. | Flat rate \$49.00 plus applicable manhole and catch basin fee. |
| Permit Fee for alteration, relocation or extension of existing plumbing. | \$49.00 plus applicable fee for storm building sewer, sanitary building sewer, waterline. |
| Re-inspection Fee due to faulty or defective work or due to work not being ready for inspection. | \$81.00 for each call back. |

Schedule "A" to By-law No. 28-2020

Schedule "PDS-D" Page 2

The following fees shall be adjusted annually based on the Statistics Canada, *Consumer Price Index* (CPI).

Fees for Connection to Watermain, Sanitary Sewer or Storm Sewer

**a) Road Trench Cut Final Reinstatement Fees per Metre of Road Trench Cut –
Applicable to all connection permits**

| Table 1 Road Surface | Single Lot | | Two Lots Side by Side |
|--|----------------|----------------|---------------------------|
| | Single Service | Double Service | Two Double Service Trench |
| Surface Treated | \$ 20.20 | \$ 41.00 | \$ 72.00 |
| Cold Mix Asphalt (Seal with Surface Treatment) | \$ 20.20 | \$ 41.00 | \$ 72.00 |
| Hot Mix Asphalt | \$113.00 | \$195.00 | \$321.00 |

Example: Fee to reinstate trench cut from installation of watermain and sanitary sewer connections across a 6.5m wide asphalt road: 6.5m x \$195.00/m = \$1,267.50

b) Watermain Commissioning of Site Servicing for Extensions/Replacements

| | |
|-------------------------|--|
| Up to 200 metres long | \$2,848.00 (flat rate) |
| Greater than 200 metres | Flat Rate as above for first 200 metres Plus \$2.02 per metre thereafter |

Example: 300 metres in length would be charged \$2,848.00 flat rate for first 200 metres plus \$2.02 per metre for additional 100 metres (\$2,848.00 + \$202.00 = \$3,050.00)

**c) Water, Sanitary Sewer and Storm Sewer Service Connection
Asphalt Cut of New Pavements**

| | |
|---|-------------------|
| Roads with new Asphalt Overlay (within 5 years) | \$ 635.00 |
| Newly Reconstructed Roads (within 5 years) | \$1,269.00 |

Fees set out in Sections a), b), and c) above shall be paid prior to permit approval.

SCHEDULE "PDS-F"
to By-law No. 40-09

PLANNING & DEVELOPMENT SERVICES

SIGN PERMITS

The *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides municipalities with authority to establish and impose fees and charges.

The following fees shall be adjusted annually based on the Statistics Canada *Consumer Price Index* (CPI).

| Category | Fee |
|---|---|
| Portable Sign Permit Fee | \$118.00 |
| Permit Fee (per square metre) | \$21.31 per square metre or part thereof (\$1.98 per square foot) |
| Minimum Sign Permit Fee | \$118.00 |
| Sign Permit Renewal Fee | \$83.00 |
| Sign Encroachment Permit Fee | \$168.00 |
| Sign Removal Fee | \$138.00 |
| Return of Removed Sign Fee | \$138 (plus associated storage costs) |
| Minor Variance Application from Sign By-law Fee | \$462.00 |
| Appeal of Minor Variance Decision Fee | \$462.00 |

SCHEDULE "IS-C"

to By-law 40-09

INFRASTRUCTURE SERVICES

Bay Beach Parking Fees

The *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides municipalities with authority to establish and impose fees and charges.

The following fees shall **NOT** be adjusted annually based on the Statistics Canada *Consumer Price Index* (CPI).

| MUNICIPAL PARKING LOT FEES MAY 1 ST THROUGH TO SEPTEMBER 30 TH | | |
|---|----------------------|----------------------|
| TIME OF DAY | FEE PER HOUR | FLAT FEE |
| Midnight – 2:00 a.m. | n/a | n/a |
| 2:00 a.m. – 6:00 a.m. | No parking permitted | No parking permitted |
| 6:00 a.m. – 8:00 a.m. | n/a | n/a |
| 8:00 a.m. – 9:00 p.m. | \$3.54** | \$13.27** |
| 9:00 p.m. – Midnight | n/a | n/a |

| ON-STREET PARKING IN THE VICINITY OF BAY BEACH VICTORIA DAY WEEKEND THROUGH LABOUR DAY | | |
|---|--------------|----------|
| TIME OF DAY | FEE PER HOUR | FLAT FEE |
| Midnight – 10:00 a.m. | n/a | n/a |
| 10:00 a.m. – 6:00 p.m. | \$1.77** | \$8.85** |
| 6:00 p.m. – Midnight | n/a | n/a |

| ON-STREET PARKING PASS VICTORIA DAY WEEKEND THROUGH LABOUR DAY | |
|---|---------|
| On-street Parking Pass* | \$44.25 |

* Up to 2 Vehicle/plate specific parking passes per address will be issued to Fort Erie residents that do not have available space for a driveway on their property free of charge. These passes will be issued at the discretion of the Director of Infrastructure Services or designate

** Persons with Veteran Status who are otherwise legally parked and exhibiting their Veteran Status on their licence plate shall not be required to pay the established fees

Note: On-street Parking is as set out in Schedule "G" to Traffic By-law 2000-89, as amended

SCHEDULE "IS-I"

to By-law 40-09

INFRASTRUCTURE SERVICES

**Crystal Beach Waterfront Park Boat Ramp
Municipal Parking Lot Parking Fees**

The *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides municipalities with authority to establish and impose fees and charges.

- (a) \$8.85 per day;
- (b) \$88.50 per season;
- (c) The Crystal Beach Waterfront Park Boat Ramp Municipal Parking Lot shall be operated on a fee for parking basis and the daily fees shall be payable only by vehicles with a vessel trailer in tow;
- (d) Season Parking Pass Stickers shall be issued to individual vessel trailers;
- (e) The hours of operation shall be 24 hours; and
- (f) Persons with Veteran Status who are otherwise legally parked and exhibiting their Veteran Status on their licence plate shall not be required to pay the established fees.