

THE CORPORATION OF THE TOWNSHIP OF ADELAIDE METCALFE

BY-LAW No. 62 of 2024

BEING A BY-LAW TO ESTABLISH CERTAIN USER FEES AND CHARGES

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 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 Section 398 (3) of the Municipal Act provides that the costs included in a fee or charge may include costs incurred by the municipality or local board related to administration, enforcement and the establishment, acquisition and replacement of capital assets.

AND WHEREAS Section 398 (1) of the Municipal Act provides that fees and charges imposed by a municipality or local board on a person constitute a debt of the person to the municipality or local board, respectively.

AND WHEREAS Section 398 (2) of the Municipal Act provides that the treasurer of a local municipality may, and upon he request of its upper-tier municipality, if any or of a local board whose area of jurisdiction includes any part of the municipality shall, add fees and charges imposed by the municipality, upper-tier municipality or local board, respectively, to the tax roll for the following property in the local municipality and collect them in the same manner as municipal taxes:

1. In the case of fees and charges for the supply of a public utility, the property to which the public utility was supplied.
2. In all other cases, any property for which all of the owners are responsible for paying the fees and charges

AND WHEREAS section 7 of the *Building Code Act, 1992, S.O. 1992, c. 23* as amended, empowers Council to pass certain by-laws respecting construction, demolition, change of use, transfer of permits, inspections and the setting and refunding of fees;

AND WHEREAS Section 69 (1) of the *Planning Act, R.S.O. 1990, c.P.13*, provides the council of a municipality, by by-law, may establish a tariff of fees for the processing of applications made in respect of planning matters, which tariff shall be designed to meet

only the anticipated cost to the municipality or to a committee of adjustment in respect of the processing of each type of application provided for in the tariff

AND WHEREAS in respect of planning matters, the Council of the Corporation of the Township of Adelaide Metcalfe has deemed it appropriate that the municipality shall allow development on a full cost recovery basis. The council has set the tariff of planning fees in such manner as the applicant on any development shall agree to pay the actual costs incurred by the municipality, where those costs exceed the tariff amount.

AND WHEREAS the Council of the Corporation of Township of Adelaide Metcalfe deems it expedient to establish such fees and charges, and interest charges and other penalties.

NOW THEREFORE the Council of the Corporation of the Township of Adelaide Metcalfe enacts as follows:

1. That the tariff of fees and charges for the services as set out in Schedules "A – F" be adopted.
2. Planning Fees & Tariffs:
 - (a) Where planning costs exceed the tariff amount as outlined in Schedule "E", the costs to the applicant shall be the actual cost borne by the municipality of a full cost recovery basis
 - (b) Costs in excess of the tariff amount may include, but not be limited to, internal costs, Ontario Land Tribunal hearing costs, outside consultants, associated professional fees, etc.
3. Where any costs are not paid forthwith after being invoiced, the applicant agrees that such costs may be paid by the municipality, add to their tax bill and collected in same manner as taxes.
4. That interest charges, not to exceed 1 ¼ (unless specified) per cent each month of the amount of fees and charges due and unpaid, may be imposed for the non-payment of the fees and charges in the manner specified in the by-law, but interest may not start to accrue before the first day of default.
5. The fees in this by-law take precedence over any fees listed elsewhere in Adelaide Metcalfe documents.
6. By-law 62 of 2023 is hereby repealed on January 1st, 2025.
7. This By-law Shall come into full force and effect on January 1st, 2025.

Read a first, second and third time

IN OPEN COUNCIL

This 16th day of December, 2024.



Sue Clarke, Mayor



Michael Barnier, Clerk

Township of Adelaide Metcalfe
2025 Fees and Charges (By-law 62 of 2024)

SCHEDULE 'A' - ADMINISTRATION		Fee Amount (2025)	Unit (if applicable)
GENERAL			
1.1	Penalty on Outstanding Taxes	1.25%	
1.2	Interest on Tax Arrears	1.25%	
1.3	Interest on Special Charges	1.25%	
1.4	Interest on Accounts Receivable	1.25%	
1.5	Interest on Water Accounts (Administered by Strathroy-Caradoc)	1.50%	
1.6	Copy of Tax Bill	\$ 15.00	
1.7	Paymentus	All direct costs	
1.8	New Tax Account/Ownership Change (Includes adding and removing owners, excluding survivorship)	\$ 40.00	
1.9	Statement Fee	\$ 5.00	
1.10	Photocopying and printing	\$ 0.50	/page
1.11	Facsimile	\$ 1.00	/page
1.12	Payment Returned Fee	\$ 50.00	
1.13	Debenture Fee (Per Property)	\$ 200.00	
1.14	Mortgage Administration Fee	\$ 5.00	/roll for each tax bill
1.15	Wind Turbine Administration Fee (to Wind Turbine Companies)	\$ 5.00	/roll for each tax bill
1.16	Additional Copy of Invoice and supporting documentation issued	\$ 5.00	/invoice
1.17	Administration Fee: Transfer unpaid accounts to taxes (60 days outstanding)	\$ 30.00	
1.18	Administration Fee for Cost Recovery Billing, includes Third party invoices and internal professional and employees fees billed	cost of invoice plus 10% administration fee (maximum of \$100.00 on the 10% administration fee)	
	911 Numbering		
1.20	Sign Only	\$ 30.00	
1.21	Post	\$ 25.00	
1.22	Installation	\$ 45.00	

Township of Adelaide Metcalfe
2025 Fees and Charges (By-law 62 of 2024)

SCHEDULE 'A' - ADMINISTRATION		Fee Amount (2025)	Unit (if applicable)
TAX SALE FEES			
2.1	Tax Registration	All direct costs plus 10%	
2.2	Tax sale tender package	\$ 25.00	
2.3	Tax sale administration fee	\$ 750.00	
2.4	Pay Proceeds in Court, Closing File	\$ 650.00	
2.5	Prepare Extension Agreement	\$ 250.00	
CERTIFICATES			
3.1	Tax Certificate (each per property inquiry)	\$ 60.00	
3.2	Tax Certificate - Rush (each per property inquiry, within 2 business days)	\$ 85.00	
3.3	Drainage Certificate (unbilled drainage projects, active projects per property)	\$ 60.00	
3.4	Zoning Certificate	\$ 60.00	
3.5	Zoning Certificate - Rush	\$ 85.00	
3.6	Septic Certificate/Information Request (regardless of document availability)	\$ 75.00	
LOTTERY			
4.1	Lottery Licence	3% of Prizes	
TILE LOAN AND MUNICIPAL DRAINAGE AGREEMENTS			
5.1	Tile Loan Inspection Fees	\$ 250.00	
Municipal Drainage Agreements			
5.2	Base fee for private drain agreements	\$ 250.00	
5.3	Plus legal fee per private property (searches, registration, etc.)	Actual Cost	

Township of Adelaide Metcalfe
2025 Fees and Charges (By-law 62 of 2024)

SCHEDULE 'A' - ADMINISTRATION		Fee Amount (2025)	Unit (if applicable)
ANIMAL CONTROL			
6.1	First dog	\$ 25.00	
6.2	Second Dog	\$ 35.00	
6.3	Every dog over two	\$ 45.00	
6.4	Kennel License	\$ 150.00	
6.5	Replacement tag	\$ 10.00	
6.6	Enabling Dog	No Charge	
WEST ADELAIDE CEMETERY			
Single Lot Grave			
7.1	Interment Rights	\$ 350.00	
7.2	Care & Maintenance	\$ 250.00	
Grave Opening Fees			
7.3	Full Burial (Mon-Fri)	\$ 650.00	
7.4	Full Burial (Saturday)	\$ 700.00	
7.5	Cremation (Mon-Fri)	\$ 300.00	
7.6	Cremation (Saturday)	\$ 350.00	
7.7	Additional Charges at time of Opening - Snow Removal	\$ 50.00	/hour
Other Service Fees			
7.8	Discernment (Mon-Fri)	\$ 650.00	
7.9	Disinterment (Saturday)	\$ 700.00	
7.10	Registration Fee	\$ 50.00	
7.11	Transfer Fee (New Certificate)	\$ 50.00	
7.12	Duplicate Copy of Certificate	\$ 25.00	
7.13	Foundation/Marker Locate	\$ 50.00	
Monument Fund (paid by stone company to Cemetery and included in price of stone/ monument)			
(in addition to Locate Fee of \$50.00)			
7.14	Flat Marker (smaller than 1,116.13 cm ² / 173 in ²)	\$ -	
7.15	Flat Marker (larger than 1,116.13 cm ² / 173 in ²)	\$ 50.00	

Township of Adelaide Metcalfe
2025 Fees and Charges (By-law 62 of 2024)

SCHEDULE 'A' - ADMINISTRATION		Fee Amount (2025)	Unit (if applicable)
7.16	Upright Marker (1.22m/4ft or less in height and 1.22 m/4ft or less in length, including base)	\$ 100.00	
7.17	Upright Marker (more than 1.22m/4ft in either height or length, including base)	\$ 200.00	
SERVICES OF THE CLERK			
10.1	Commissioner of Oath Services	\$ 25.00	/document for commercial & non residents
10.2	Marriage License	\$ 125.00	
10.3	Civil Marriage Ceremonies - Municipal Office	\$ 200.00	
10.4	Civil Marriage Ceremonies - Offsite	\$ 300.00	
10.5	Civil Marriage Ceremonies - Attendance at Rehearsal	\$ 100.00	

**Township of Adelaide Metcalfe
2025 Fees and Charges (By-law 62 of 2024)**

SCHEDULE 'B' - BUILDING		Fee Amount (2025)			
NEW CONSTRUCTION		<i>Flat Fees</i>		<i>Plus \$/ft² (if applicable)</i>	
1.0	Assembly Occupancies - Group A	\$	6,190.00	+	\$1.08/ft ² >10,000 ft ² for first 20,000 ft ² + \$0.54/ft ² over 20,000 ft ²
2.0	Institutional Occupancies - Group B	\$	6,190.00	+	\$1.08/ft ² >10,000 ft ² for first 20,000 ft ² + \$0.54/ft ² over 20,000 ft ²
3.0	<i>Residential Occupancies - Group C</i>				
3.1	Single House, Semi-detached, duplex	\$	2,715.00	+	\$1.00/ft ² > 2,000 ft ² /dwelling unit
3.2	Multiple Unit Dwelling	\$	2,594.00	+	\$1.00/ft ² > 2,000 ft ² /dwelling unit
3.3	Mobile Home	\$	752.00	Flat Fee	
3.4	Residential Major Additions and Alterations	\$	2,086.00	+	+ \$1.00/ft ² > 2,000 ft ²
4.0	Business/Personal Services Occupancies - Group D	\$	6,190.00	+	\$1.08/ft ² >10,000 ft ² for first 20,000 ft ² + \$0.54/ft ² over 20,000 ft ²
5.0	Mercantile Occupancies - Group E	\$	6,190.00	+	\$1.08/ft ² >10,000 ft ² for first 20,000 ft ² + \$0.54/ft ² over 20,000 ft ²
6.0	Industrial Occupancies - Group F	\$	6,190.00	+	\$1.08/ft ² >10,000 ft ² for first 20,000 ft ² + \$0.54/ft ² over 20,000 ft ²
7.0	<i>Special Occupancies</i>				
7.1	Agricultural Buildings	\$	566.00	+	\$0.35/ft ² > 5,000 ft ² for first 20,000 ft ² + \$0.18/ft ² over 20,000 ft ²
7.2	Manure Storage, Grain Bins, Silos etc.	\$	566.00	Flat Fee	
7.3	Tents and other temporary structures	\$	339.00	Flat Fee	
8.0	<i>Accessory Buildings/Structures</i>				
8.1	Detached garage, shed, boat house, other accessory building	\$	339.00	+	\$1.00/ft ² > 500ft ²
8.2	Swimming Pool	\$	339.00	Flat Fee	
8.3	Finished Basements	\$	339.00	Flat Fee	
8.4	Deck	\$	339.00	Flat Fee	

**Township of Adelaide Metcalfe
2025 Fees and Charges (By-law 62 of 2024)**

SCHEDULE 'B' - BUILDING		Fee Amount (2025)		
ALTERATIONS AND REPAIRS		<i>Flat Fees</i>		<i>Plus \$/ft² (if applicable)</i>
9.0	<i>Interior Major Alterations, Repairs, Tenant Improvements</i>			
9.1	Occupancies - Groups A, B, D, E, F (for additions/renovations value > \$10,000)	\$	3,737.00	+
9.2	Residential Occupancies - Group C - Minor Alterations, renovations, repairs, retrofitting	\$	339.00	+
9.3	Minor Alterations - Groups A, B, D, E, F (for minor additions/renovations, interior finishes, mechanical stand alone value < \$10,000)	\$	1,018.00	+
9.4	Alterations & Repairs to existing buildings or building systems not provided for above	\$10.00 for each \$1,000 of construction value or part thereof as determined by the Chief Building Official - minimum \$150.00		
10.0	Fireplace, woodstove, inserts, chimney, Solid fuel appliance, standalone plumbing, HVAC, or mechanical, banking machine	\$	339.00	Flat Fee
11.0	Sewage Disposal System - new system	\$	566.00	Flat Fee
12.0	Sewage Disposal System - repair	\$	339.00	Flat Fee
13.0	Inspection of building connection to sewer, storm or water pdc	\$	56.00	/Connection
14.0	Basic Plumbing Fee	\$	85.00	Flat Fee
DEMOLITION		<i>Flat Fees</i>		<i>Plus \$/ft² (if applicable)</i>
15.0	Residential	\$	339.00	Flat Fee
16.0	Non-Residential	\$	780.00	Flat Fee
MISCELLANEOUS		<i>Flat Fees</i>		<i>Plus \$/ft² (if applicable)</i>
17.0	Change of Use	\$	339.00	Flat Fee
19.0	Transfer Permit	\$	566.00	Flat Fee
19.1	Sign Permit	\$	339.00	Flat Fee
20.0	Conditional Permit - Agreement	\$	339.00	Flat Fee
21.0	Alternative Solution Review	\$	566.00	Flat Fee
22.0	Major Revisions to Building Drawings		10% of original Permit fee	

**Township of Adelaide Metcalfe
2025 Fees and Charges (By-law 62 of 2024)**

SCHEDULE 'B' - BUILDING		Fee Amount (2025)		
ADMINISTRATIVE		<i>Flat Fees</i>		<i>Plus \$/ft² (if applicable)</i>
23.0	Occupant Load Inspection and Report	\$	169.00	Flat Fee
24.0	Re-inspect, defective and incomplete work, 3rd + additional inspections	\$	226.00	paid prior to scheduling inspection
25.0	Statement of concurrence for Telecommunications Towers	\$	1,131.00	Flat Fee
26.0	First Non-compliance Fee - Follow up By-law enforcement inspections finding continued non-compliance	\$	150.00	Flat Fee
27.0	Second Non-compliance Fee - Follow up By-law enforcement inspections finding continued non-compliance - following first non-compliance fee	\$	250.00	Flat Fee
28.0	Third Non-compliance Fee - Follow up By-law enforcement inspections finding continued non-compliance - following second non-compliance fee	\$	500.00	Flat Fee

**Township of Adelaide Metcalfe
2025 Fees and Charges (By-law 62 of 2024)**

SCHEDULE 'C' - FIRE SERVICES		Fee Amount (2025)	Unit (if applicable)
FALSE ALARM RESPONSE			
1.1	False Alarm Response	Current MTO Rates	
PUBLIC ROADWAY RESPONSE (NON-MUNICIPAL RESIDENTS)			
2.1	First hour	Current MTO Rates	
2.2	Every ½ hour thereafter	Current MTO Rates	
2.3	Additional expenses – to retain a private contractor and/or rent special equipment in order to preserve property or evidence	Actual cost of equipment and services	
OPEN BURN VIOLATIONS			
3.1	First Offence	Current MTO Rates	
	Second Offence and Subsequent Offences		
3.2	First Hour (Minimum 1 Hour)	Current MTO Rates	
3.3	Every 1/2 Hour thereafter	Current MTO Rates	
3.4	Additional expenses – to retain a private contractor and/or rent special equipment in order to preserve property or evidence	Actual cost of equipment and services	
3.5	Nuisance calls; Excessive smoke or smell, disturbing neighbours or others caused by spontaneous combustion of intentional burn	Current MTO Rates	
FIRE INVESTIGATIONS			
4.1	Additional expenses – to retain a private contractor and/or rent special equipment in order to preserve property or evidence	Actual cost of equipment and services	
FIRE REPORTS			
5.1	Response & Investigation reports	\$ 100.00	/report
5.2	Fire Prevention Officer Reinspection Fee	\$ 100.00	

Township of Adelaide Metcalfe 2025 Fees and Charges (By-law 62 of 2024)

SCHEDULE 'C' - FIRE SERVICES		Fee Amount (2025)	Unit (if applicable)
FIRE RESPONSE FEE			
6.1	Indemnification Technology	i) Current MTO rate per vehicle and personnel/hour plus any costs incurred for each and every call ii) Should the insurer pay the coverage to the property owner, the property owner is liable to remit these funds to the municipality or its representative	
RISK & SAFETY MANAGEMENT PLAN			
Risk & Safety Management Plan Review (RSMP)			
7.1	- Level One RSMP (Initial review and onsite Inspection)	\$ 400.00	
7.2	- Level Two RSMP (Initial review and onsite Inspection)	\$ 400.00	
7.3	Risk & Safety Management Plan Annual Review (RSMP)	\$ 200.00	
CONTROLLED BURNS			
8.1	Request for controlled burn of demolished structures, with inspection of Chief or designate prior to burn	\$ 150.00	
<p>NOTES: *The MTO rate per unit per hour is set by the Ministry of Transportation. This rate is adjusted periodically in accordance with the consumer price index.</p> <p>Such fees shall be charged and calculated on the basis of each fire department vehicle attending, each firefighter attending and resources consumed in attendance to the property incident. The time shall be measured from the time of departure of each unit from the fire department's facilities to the time the unit is cleared for the next call out.</p>			

**Township of Adelaide Metcalfe
2025 Fees and Charges (By-law 62 of 2024)**

SCHEDULE 'D' - PUBLIC WORKS		Fee Amount (2025)	Unit (if applicable)
KERWOOD WATER AND SERVICES			
1.1	Kerwood Wastewater Annual Operating Fee	\$ 766.85	
1.2	Kerwood Wastewater System Fee	\$ 6,782.00	
1.3	New Connection Fee - Upon Connection	\$ 8,400.00	
ROADS AND DEVELOPMENT			
2.1	Entrance permit	\$ 300.00	
2.2	Entrance security deposit if contracted	\$ 2,000.00	Minimum
2.3	Road occupancy permit	\$ 150.00	
2.4	Road occupancy security deposit	\$ 1,500.00	Minimum
2.5	Roadway degradation fee – surface treated roads	\$ 10.00	/m ²
2.6	Roadway degradation fee – gravel roads	\$ 5.00	/m ²
2.7	Roadway degradation fee – asphalt roads (Based on pavement condition index)	\$14.00 to \$35.00	/m ²
2.8	Snow Plowing Rates for Unassumed Subdivisions (Cost per centreline meter of road)	\$ 4.00	/Centre line meter

Township of Adelaide Metcalfe 2025 Fees and Charges (By-law 62 of 2024)

SCHEDULE 'D' - PUBLIC WORKS		Fee Amount (2025)	Unit (if applicable)
PROVISION OF HOURLY MUNICIPAL EQUIPMENT AND STAFF SERVICES			
3.1	Road Closure Trailer	\$ 36.28	/hour
3.2	Grader	\$ 133.04	/hour
3.3	Tandem Truck	\$ 96.76	/hour
3.4	Backhoe	\$ 90.71	/hour
3.5	Half Ton Truck	\$ 36.28	/hour
3.6	One Ton Truck	\$ 60.47	/hour
3.7	Equipment Operator (business hours)	\$ 42.20	/hour
3.8	Equipment Operator (after hours)	\$ 63.30	/hour
3.9	Lead Hand (business hours)	\$ 48.97	/hour
3.10	Lead Hand (after hours)	\$ 73.46	/hour
3.11	Public Works Manager (business hours)	\$ 71.28	/hour
3.12	Overhead - (a) Municipal Labour	10%	
3.13	Overhead - (b) on outside contracts or quotations not including area municipalities	5%	
3.14	Cost recovery for damages to public property caused during a collision	Actual Cost	
WASTE MANAGEMENT			
4.1	Landfill Disposal Fees:	\$ 20.00	/ car minimum load
4.2		\$ 45.00	/ SUV/Van/trailer min load
4.3		\$ 50.00	/pick up truck load/single axle load
4.4		\$ 35.00	/appliance containing refrigerant
4.5		\$ 2.00	/ bag of residential garbage
4.6	Wheelie Bin - additional charges	All direct fees + 10 %	
	Annual Service Fee for Waste Bin		
4.7	a) Small	\$ 129.42	/year
4.8	b) Medium	\$ 183.34	/year
4.9	c) Large	\$ 242.66	/year

**Township of Adelaide Metcalfe
2025 Fees and Charges (By-law 62 of 2024)**

SCHEDULE 'E' - PLANNING		Fee Amount (2025)	Unit (if applicable)
1.1	Consent to Sever Application	\$ 1,750.00	
1.2	Amending Conditions of Consent	\$ 250.00	
2.1	Zoning By-law Amendment	\$ 2,000.00	
3.1	Zoning By-law Amendment for Temporary Use	\$ 1,600.00	
3.2	Renewal of Temporary Use	\$ 800.00	
4.1	Minor Variance Application	\$ 750.00	
5.1	Removal of Holding Symbol	\$ 500.00	
6.1	Official Plan Amendment	\$ 2,000.00	
6.2	Official Plan Amendment – Settlement Area Boundary Expansion Application	\$ 5,000.00	
7.1	Draft Plan of Subdivision or Condominium	\$ 3,000.00	
7.2	Phased Subdivision Agreements (for each phase after initial phase)	\$ 750.00	
7.3	Amendment to Subdivision or Condominium Agreement	\$ 600.00	
7.4	Redline Amendment for Subdivision or Condominium	\$ 350.00	
7.5	Part Lot Control Exemption	\$ 500.00	
8.1	Site Plan Approval	\$ 3,000.00	
8.2	Amendment to a Site Plan Agreement	\$ 750.00	
9.1	Additional Review Fee Required (see By-Law explanation, Section #2)		

**Township of Adelaide Metcalfe
2025 Fees and Charges (By-law 62 of 2024)**

SCHEDULE 'F' - PARKS & RECREATION		Fee Amount (2025)	Unit (if applicable)
KERWOOD PARK			
1.1	North Pavilion	\$ 60.00	/day
1.2	North Pavilion with Kitchen	\$ 80.00	/day
1.3	South Pavilion	\$ 60.00	/day
1.4	Baseball Diamond - North	\$ 30.00	/2.5 hours
1.5	Baseball Diamond - South	\$ 30.00	/2.5 hours
1.6	Baseball Diamond - South with lights	\$ 35.00	/2.5 hours
1.7	Tournament Rate (both Diamonds) - up to a maximum of 3 consecutive days	\$ 500.00	
1.8	Full Park Rental (excluding playground equipment and parking lot)	\$ 300.00	
PROVISION OF HOURLY MUNICIPAL EQUIPMENT & STAFF SERVICES			
2.1	Half Ton Truck	\$ 33.92	/hour
2.2	Equipment Operator	\$ 42.20	/hour
2.3	Lead Hand (business hours)	\$ 48.97	/hour
2.4	Public Works Manager (business hours)	\$ 71.28	/hour
FACILITY RENTAL			
3.1	Kerwood Fire Hall Meeting Room	\$ 85.00	/hour
EV CHARGING			
4.1	Kerwood Park EV Charging	\$ 2.00	/hour