

**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS**

**BY-LAW NO. 24-024**

**BEING** a by-law to amend the Fees and Charges By-law 23-073.

**WHEREAS** Section 391 of the *Municipal Act*, 2001, S. O. 2001, c. 25, as amended, authorizes a municipality by by-law to impose fees or charges on persons for services or activities provided or done by or on behalf of the municipality and for the use of the municipality's property;

**AND WHEREAS** Council passed the Fees and Charges By-law No. 23-073 on November 21, 2023;

**WHEREAS** pursuant to Section 7 of the Building Code Act, 1992, S.O. 1992 c.23 as amended, Council may require payment of fees on applications for and issuance of permits and prescribing the amounts thereof; and

**WHEREAS** the Corporation of the Municipality of Mississippi Mills deems it expedient to update the fees and charges to be collected by the Building Department of the Corporation of the Municipality of Mississippi Mills;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

- 1. THAT** Schedule "A" attached to this by-law sets out the fees and charges for the Building Department of the Corporation of the Municipality of Mississippi Mills and forms part of this by-law.
- 2. THAT** any portion of a fee or charge that remains unpaid beyond the date fixed for payment shall bear interest at the rate of 1.25% after thirty (30) days and each month thereafter until such fee or charge is paid in full.
- 3. THAT** the Treasurer shall add unpaid fees and charges imposed by the municipality to the tax roll and collect them in the same manner as municipal taxes.
- 4. THAT** where this by-law establishes a fee or charge for a fee or charge that also exists in another by-law that predates the effective date of this by-law, the fee and charge in this by-law shall be the applicable fee and charge and the other by-law is hereby effectively amended.
- 5. THAT** this by-law and all fees and charges for services set out in Schedule "A" shall come into force and take effect on the day of its passing.
- 6. THAT** By-law 23-073 shall be and is hereby amended.

**BY-LAW READ**, passed, signed and sealed in open Council this 07th day of May, 2024

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Christa Lowry, Mayor

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Jeanne Harfield, Clerk

## Schedule "A" – Amendment to Bylaw 23-073 BUILDING FEES & CHARGES 2024

<b>Minimum Permit Fee</b> <i>*Development Charges and/or Zoning Certificate fee may apply.</i> <i>See Planning Fees &amp; Charges.</i>	• .....\$250.00
<b>RESIDENTIAL BUILDING FEES</b>	
<b>New Dwellings – per dwelling unit</b> Includes all finished areas above the basement up to the size limits identified, all finished basement areas, all plumbing fixtures, rear deck $\leq 592 \text{ ft}^2$ ( $55 \text{ m}^2$ ) front porch and up to 3-bay attached garage (approx $296 \text{ ft}^2$ ( $27.5 \text{ m}^2$ ) per garage bay) <i>*All items must be included at the time of initial application.</i>	
Detached dwelling $\leq 3,200 \text{ ft}^2$ ( $297 \text{ m}^2$ )	• .....\$3,524.00
Semi-detached/Townhome/Rowhouse $\leq 2,500 \text{ ft}^2$ ( $232 \text{ m}^2$ )	• .....\$2,753.00
Apartment dwelling, additional dwelling unit within a detached/semi-detached/town/row house, or Modular Home per Subsection 4.1.6 of the Building Bylaw. $\leq 1,500 \text{ ft}^2$ ( $139 \text{ m}^2$ )	• .....\$1,652.00
Shed/Garage $\leq 592 \text{ ft}^2$ ( $55 \text{ m}^2$ ) Does not include plumbing / HVAC / insulation / woodstove inspections. See <i>Miscellaneous Fees</i> in <i>Other</i> below.	• .....\$500.00
Uncovered decks $\leq 592 \text{ ft}^2$ ( $55 \text{ m}^2$ )	• .....\$250.00
Covered decks or unenclosed porches $\leq 592 \text{ ft}^2$ ( $55 \text{ m}^2$ )	• .....\$500.00
Additions $\leq 592 \text{ ft}^2$ ( $55 \text{ m}^2$ ) Does not include plumbing / woodstove inspections. See <i>Miscellaneous Fees</i> below.	• ..... \$1,090.00
Basement Finishing $\leq 592 \text{ ft}^2$ ( $55 \text{ m}^2$ ) Does not include plumbing / woodstove inspections. See <i>Miscellaneous Fees</i> below.	• .....\$500.00
Additional charge for building areas over the prescribed maximums listed above.	• ..... \$0.53/ft <sup>2</sup>
Renovation or repairs to existing dwelling	• .....2.0% of the Value of Construction to a maximum fee of 150% of a permit for the comparable new dwelling
Residential Demolition – per structure	• .....\$125.00

<b>FARM BUILDINGS as defined by the OBC</b>	
Farm Building as defined by the OBC ≤ 6,458 ft <sup>2</sup> (600 m <sup>2</sup> ) and up to 3-storeys Does not include plumbing / HVAC / insulation / woodstove inspections. See <i>Miscellaneous Fees</i> below.	• .....\$500.00
Engineered Farm Buildings > 6,458 ft <sup>2</sup> (600 m <sup>2</sup> ) (OBC Part 4/NFBC) Does not include plumbing / HVAC / insulation / woodstove inspections. See <i>Miscellaneous Fees</i> below.	• .....\$750.00
Manure Nutrient Storage Structure	• .....\$300.00
Fabric Covered Building, Grain Bin	• .....\$250.00
<b>ALL BUILDINGS NOT COVERED ABOVE</b>	
New Building, Additions, Interior Fit-Up, Renovation, etc.	• .....2.0% of the first \$1,000,000 of the Value of Construction and 1.0% thereafter.
Demolition for Commercial, Industrial, or Institutional building	• .....\$250.00
<b>MISCELLANEOUS BUILDING FEES &amp; CHARGES – Applicable to all buildings</b>	
<b>Additional Fees</b> Plumbing / Insulation / HVAC / Woodstove Inspection	• ..... \$125.00 per inspection
Additional progress inspections, re- inspection (per inspection, where previous inspection failed or was deemed not complete or not ready), non-typical construction details, etc. Added at discretion of CBO	• ..... \$125.00 per inspection
Private pool or hot tub enclosure	• .....\$125.00
Woodstove	• .....\$125.00
Conditional Building Permit Agreement <i>As defined in the Ontario Building Code.</i> Only issued at the discretion of the CBO	• .....\$500.00
Change of Use Permit - no construction	• ..... Minimum Permit Fee
<b>Renewal of Permit</b> At discretion of CBO. Re-inspection fees extra.	
1 <sup>st</sup> Renewal	• .....\$250.00
2 <sup>nd</sup> Renewal	• .....\$250.00
3 <sup>rd</sup> Renewal	• .....\$375.00
4 <sup>th</sup> Renewal and all subsequent renewals	• .....\$500.00
Alterations/revisions to Issued Building Permits or Applications at discretion of CBO	• ..... Minimum Permit Fee
Limiting Distance Agreement	• ..... Minimum Permit Fee
Permit transfer to new owner	• ..... Minimum Permit Fee

<b>Construction Without a Permit</b> Surcharge applied in addition to the primary permit fee, issued at the discretion of the CBO	
No Order to Comply issued	<ul style="list-style-type: none"> <li>• ..... Maximum 50% of permit fee as applicable for the scope of the project.</li> </ul>
With Order to Comply issued	<ul style="list-style-type: none"> <li>• .....Maximum 100% of permit fee as applicable for the scope of the project.</li> </ul>
Registration and/or removal of an Order or Agreement on the property title	<ul style="list-style-type: none"> <li>• .....at cost and supported by invoices, plus a 25% surcharge</li> </ul>
<b>Alternative Solution Application</b> To be evaluated by the CBO	<ul style="list-style-type: none"> <li>• ..... \$800.00 maximum</li> </ul>
<b>Third party evaluation fees</b> As required at the discretion of the CBO	<ul style="list-style-type: none"> <li>• ..... at cost and supported by invoices</li> </ul>
<b>Record Retrieval</b>	
Archived Building Permit Record Per property single record search	<ul style="list-style-type: none"> <li>• .....\$175.00</li> </ul>
Each additional record	<ul style="list-style-type: none"> <li>• .....\$75.00</li> </ul>
Reproduction of record	<ul style="list-style-type: none"> <li>• .....at cost and supported by invoices</li> </ul>
Building Fees added to property tax roll	<ul style="list-style-type: none"> <li>• .....outstanding fees plus 25% surcharge</li> </ul>
Administrative penalty as per Section 18.1 of the Act at the discretion of the CBO	<ul style="list-style-type: none"> <li>• .....Maximum of double the minimum permit fee per order</li> </ul>
<b>OCCUPANCY PERMIT FEES</b>	
Occupancy with project complete	<ul style="list-style-type: none"> <li>• .....Included with base permit</li> </ul>
Partial occupancy or project not complete	<ul style="list-style-type: none"> <li>• .....Minimum permit fee</li> </ul>
Occupancy permit after move-in	<ul style="list-style-type: none"> <li>• .....Double minimum permit fee</li> </ul>