

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

BY-LAW NUMBER 08-148

BEING A BY-LAW TO ESTABLISH FEES AND CHARGES ON PERSONS FOR PAYMENT OF MUNICIPAL SERVICES, ACTIVITIES AND USE OF MUNICIPAL PROPERTY.

WHEREAS pursuant to Section 391(1) of the Municipal Act, c. 25, S.O. 2001, as amended, a municipality is authorized to impose fees or charges on persons for services or activities provided or done by or on behalf of it; 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 for the use of its property including property under its control;

AND WHEREAS pursuant to Section 391(3) of the Municipal Act, c. 25, S.O. 2001, as amended, a municipality is authorized to impose fees or charges on persons for costs incurred by the municipality related to administration, enforcement and the establishment, acquisition and replacement of capital assets;

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

AND WHEREAS pursuant to Section 45 (1) of the Municipal Freedom of Information and Protection of Privacy Act, c. M.56, R.S.O., 1990, as amended, a municipality is authorized to impose fees for the costs incurred in fulfilling a request for access to a record;

AND WHEREAS unpaid fees or charges imposed pursuant to this By-law are subject to an interest rate of one and one-quarter per cent (1.25 %) per month;

AND WHEREAS pursuant to Sections 398 of the Municipal Act, c. 25, S.O. 2001, as amended, the fees or charges imposed pursuant to this By-law constitute a debt owed to the Corporation of the Township of Lake of Bays for which the Treasurer may add the outstanding fees or charges, including interest on the unpaid balance, to the tax roll for the property owned by the persons responsible for paying the fees and charges, and the amount shall be collected in the same manner as municipal taxes;

AND WHEREAS any person required to pay a fee or charge pursuant to this By-law, who disagrees for any reason, with the calculation of the fee, shall provide to the Treasurer, a statement in writing, setting out in detail, his or her reasons for the disagreement;

AND WHEREAS upon receipt of the above mentioned statement, the Treasurer shall review the matter, and shall determine whether the fee imposed was correctly calculated, and shall respond to the person who provided the statement, in writing, providing reasons for his or her decision, with that decision, in this regard, being final;

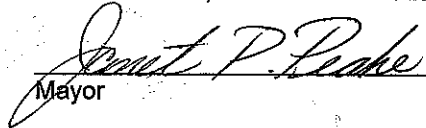
NOW THEREFORE, be it enacted that the Council of the Corporation of the Township of Lake of Bays hereby enacts as follows;

1. That the Corporation of the Township of Lake of Bays adopts the attached schedules, being schedules of departmental user fees, hereto and forming a part hereof:

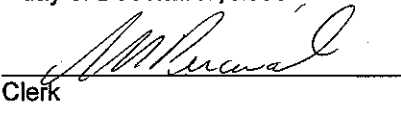
Schedule A – Administration Department
Schedule B – By-law Department
Schedule C – Roads Department
Schedule D – Building Department
Schedule E – Fire Department
Schedule F – Recreation Department

2. That this By-law shall come into force and take effect on January 1st. 2009.
3. That By-law 07-163 is hereby repealed.

READ a FIRST, SECOND time this 2nd day of December, 2008

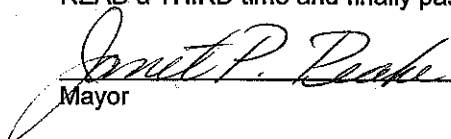


Mayor

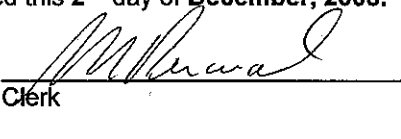


Clerk

READ a THIRD time and finally passed this 2nd day of December, 2008.



Mayor



Clerk

**THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS
FEES & CHARGES BY-LAW**

SCHEDULE "D" TO BY-LAW NUMBER

BUILDING DEPARTMENT

PERMIT FEES		
Construction (new, addition, renovations, plumbing, heating etc.)		Per Sq Ft
Minimum Charge Building Permit		\$100.00
Group C Occupancies (single family dwellings)	New or addition(s) less than 3000 sq ft in gross area (as defined in OBC) including finished basements.	\$1.20
	Log structure or new or addition(s) larger than 3000 sq in gross area (as defined in OBC) including finished basements.	\$1.50
	Internal renovations	\$0.65
	Decks	\$0.20
	Garages	\$0.50
	Muskoka/ Screen Room	\$0.45
	Bunkie	\$0.75
	Car port and storage buildings	\$0.40
	New or replacement foundation and roofs	\$0.50
	Shoreline Structures	Floating or post dock
Crib Dock		\$0.25
Steel Dock		\$0.50
Boat port		\$0.40
Boathouse		\$0.50
Group C Occupancies (other than single family dwellings)		\$1.30 per. sq. ft. or \$10/\$1,000 construction value which ever is greater
All other Occupancies, New or Addition and Renovation (i.e. commercial, industrial and institutional)		\$1.30 per. Sq. ft. or \$10/\$1,000 construction value which ever is greater
		Flat fee
An additional fee for each required inspection may be required for water access properties at the discretion of the Chief Building Official.		\$20.00
1. Inspection Fee for a re-inspection		\$75.00
2. Special inspection: fee to inspect buildings or structures where a request has been made for a final inspection or for an Occupancy/Use where the permit has been inactive for one year and/or the permit is three years or older.		\$150.00
3. Demolition of building or structure		\$50.00
		Over 600 square feet
		Under 600 square feet
4. Outdoor swimming pools together with the required fencing		\$100.00
5. Tents (over 645 square feet) and temporary structures such as greenhouses or other temporary special event structures		\$50.00
6. Change of Use Permits (Non-Refundable)		
		Part 9 of OBC
		\$100.00
		Part 3 of OBC
		\$150.00
7. Transfer of Active Permit		\$100.00
8. Completion permit		Double the above fees Min. \$200.00
9. Conditional permit		Double the above fees Min. \$200.00
10. Demo Permit for a dwelling or cottage which will remain until the replacement new structure is habitable.		Signed agreement, letter of credit and a fee of \$250.00
11. Remedy Unsafe permit		Double the above fees Min. \$200.00
12. Review fee for permits which are denied or submitted incomplete		50% of permit fee max of \$1,000.00

ADMINISTRATION FEES	
Application for alternative design	\$200.00
Review revised plans or application	\$50.00 per page or \$100.00 per page if required after an inspection
Building, septic and zoning information reports (for non property owners)	\$100.00
Faxed reply requested	\$5.00
General inquiry letter	\$50.00
Non compliance with the Building Code Act Administration fee, plus any funds spent by the municipality for it's investigation	\$360.00
If other administrative action is required exceeding the initial fee, an additional hourly fee will be applied (per hour).	\$80.00
Abatement for septic systems (per hour)	\$80.00

SEPTIC SYSTEM PERMIT FEES	
1. New or Replacement – Class 1 System (Privy) Code Section 8.3 (no permit required)	NO CHARGE
2. New of Replacement – Class 2 System (Greywater System) Code Section 8.4 (2 inspections)	\$200.00
3. New System – Class 4 System (3 inspections)	\$400.00
4. Existing System Repairs – Class 4 System	
Tank Replacement (min. tank size 3600 L) 800 Gal (2 inspections)	\$200.00
Bed Replacement (3 inspections)	\$400.00
Extension of Bed (2 inspections)	\$300.00
5. Lot Suitability	\$150.00
6. New or Replacement – Class 5 System	
Permit application to be filed complete with all calculations, drawings and fees (2 inspections)	\$200.00
7. Pre-Inspection per lot	\$50.00
8. Water and sewage connections	\$175.00
CIVIC ADDRESSING SIGNAGE	
New	\$45.00
Replacement	\$40.00
Replacement posts	\$15.00
Note: all fees are at the discretion of the Chief Building Official.	