



TOWN OF STRATFORD RESOLUTION

No. PH005-2012 – Development Permit Fee Schedule C –Amendments

Motion Carried ✓
Motion Lost
Motion Withdrawn

Council Chambers
Town Council
February 8, 2012

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Gary Clow
Diane Griffin

WHEREAS the Town's Building Bylaw, Bylaw #21 has been formally approved by Council in 2011, in order to provide building inspection services and enhance safe and quality development within the Town of Stratford; and

WHEREAS in order to account for part of the additional costs associated with the inspection services and to align the Development Permit fees closer to other municipalities in the province. The Planning Committee reviewed the current Development Permit Fee and recommended the proposed amendments,

BE IT RESOLVED that Council grant approval to amendments to the Development Permit Fees - Schedule "C" of the Zoning and Subdivision Control (Development) Bylaw as listed below:

SCHEDULE C: Development Permit Fees –Amendments – February 8, 2012

RESIDENTIAL	Current Rates	New Rates
New/Additions/Renovations	\$ 0.15/ft ² (Min. \$25.00)	\$ 0.20/ft ² (Min. \$30.00)
Accessory Buildings / Structures	\$ 0.15/ft ² (Min. \$25.00)	\$ 0.20/ft ² (Min. \$30.00)
Decks/Fences/Pool	\$25.00	\$30.00
AGRICULTURAL		
New/Renovations/Additions	\$ 0.15/ft ² (Min. \$25.00)	\$4.50/\$1,000 estimated cost (Min. \$100.0)
COMMERCIAL-INDUSTRIAL-INSTITUTIONAL- RECREATION		
New/Renovations/Additions	\$4.50/\$1,000 estimated cost (Min. \$100.00)	\$6.00/\$1,000 estimated cost (Min. \$100.00)
SMALL WIND ENERGY SYSTEMS		
Micro 0 - 5 KW	\$50.00	
Small 5 - 30 KW	\$200.00 (Registry / Agreement Fee)	
Medium 30 - 100 KW	\$300.00 (Registry / Agreement Fee)	
SUBDIVISION		
(six or more lots)	\$250.00 plus \$20.00 per lot	
(five or less lots)	\$250.00	
Severance or Consolidation	\$50.00	
Subdividing of Attached Buildings/Duplex Lot.	\$250.00	
GENERAL		
Signage	\$2.00 sq. ft. (Min \$50.00)	
Non-profit organizations	\$100.00 (Max. Fee)	
Change of Use	Actual Cost (Min. \$50.00)	
Moving or Demolition	\$20.00	\$30.00
Agreements (In-law/Cottage/Home Occupation/Bed & Breakfast)	\$150.00 (Includes registration)	
Agreements (Development/Subdivision)	\$150.00 (Includes registration)	
Temporary Buildings/Structures/Signage	\$50.00	
Fence (over four(4) feet in height	\$25.00	\$30.00
Legal Zoning Inquiries	\$50.00	
Renewal	\$25.00	\$30.00

RESIDENTIAL	Current Rates	New Rates
OFFICIAL PLAN AND/OR DEVELOPMENT BYLAW		
Official Plan Amendment	\$300.00	
Zoning amendment	\$300.00	
Conditional Use	\$100.00	
Special Permit Use	\$300.00	
Variance - Minor (not exceeding 10%) - Major (exceeding 10%)	\$50.00 (after the fact \$300.00) \$300.00	
Comprehensive Development Plan Approval	\$300.00	
PENALTIES		
Permit obtained after-the-fact	Double the fee (Min.\$100.00)	
Compliance Order	\$100.00	
Uncover Order	\$100.00	
Stop Work Order	\$250.00	
Repair/Demolition Order	\$250.00	
PERMIT FEE DEPOSITS / REFUNDS		
A \$75.00 non-refundable deposit is required for a Development Permit. This deposit shall be applied as a credit towards the Development Permit Fee. Development Permit fees that are less than \$75.00 must be paid at the time of application and are non-refundable.		

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on January 23, 2012.