

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

BY-LAW #24-58

BEING A BY-LAW OF THE CORPORATION OF THE MUNICIPALITY TO PRESCRIBING A TARIFF OF FEES FOR THE SERVICES OR USE OF PROPERTY IN THE MUNICIPALITY OF HURON SHORES AND RESCIND BY-LAW #24-20.

WHEREAS Subsection 391(1) of the Municipal Act, 2001 as amended authorizes municipalities to pass By-laws imposing fees or charges on any class of person, for services or Activities provided or done by or on behalf of the municipality, for costs payable by it for services or activities provided or done by or on behalf of any other municipality or local board; and for the use of its property including property under its control;

AND WHEREAS Subsection 398(1) of the Municipal Act, 2001 as amended provides for the addition of fees and charges imposed by the municipality or local board, respectively, to the tax roll for any property for which all of the owners are responsible for paying the fees and charges in the local municipality and collect them in the same manner as municipal taxes;

AND WHEREAS Subsection 23.1(1) of the Municipal Act, 2001 as amended authorizes a municipality to delegate its powers and duties to a person subject to the restrictions set out in that Part;

AND WHEREAS Subsection 69(1) of the Planning Act, R.S.O. 1990, provides that the Council of a Municipality may by By-law 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 or land division committee constituted by the Council of the Municipality;

AND WHEREAS Section 7 of the Building Code Act, R.S.O. 1992, as amended provides Council of a Municipality may pass By-laws requiring payment of fees and applications for and issuance of permits and prescribing the amounts thereof, providing for refunds of fees under such circumstances as are prescribed;

AND WHEREAS the Council of the Corporation of the Municipality of Huron Shores is desirous of establishing user fees and charges to recover some of the costs for services and rents provided by the Corporation;

AND WHEREAS pursuant to Section 398 of the Municipal Act, 2001 fees imposed pursuant to this by-law constitute a debt of the Owner to the Municipality and may be added to the tax roll of the Property to which the fees relate, and the Owner of which is responsible for paying the fee or charge and shall be collected in like manner as municipal taxes;

NOW THEREFORE The Council of the Corporation of the Municipality of Huron Shores hereby ENACTS AS FOLLOWS:

1. THAT the user fees, charges and rents as specified in Schedules "A", "B", "C", "D", "E", "F", "G", "H" and "I" to this By-law be charged by the Corporation of the Municipality of Huron Shores for those service and activities provided by the Corporation, for costs payable by it for services or activities provided or done by or on behalf of another municipality or any local board; and for the use of property owned or under the control of the Corporation;

2. AND THAT all fee and charges set out in this By-law shall be payable prior to the provision of the service unless an agreement in writing is made to the contrary and approved by a municipal official;

3. AND THAT in the event any fee or charge imposed herein remains unpaid after provision of the service or is otherwise in arrears in excess of 30 days, such fees or charges may be added to the Tax Roll for any real property in the municipality, the owner of which is responsible for paying the fee or charge and shall be collected in like manner as municipal taxes;

4. AND THAT Council does hereby delegate to each Department Manager of the Corporation of the Municipality of Huron Shores, the authority to administer such fees and charges and approve such forms and procedures as may be required for the efficient administration of the fees and charges.;

5. AND THAT any person who is required to pay a fee for the processing of an application in respect of a planning matter may pay the amount of the fee under protest and thereafter appeal to the Ontario Land Tribunal against the levying of the fee or the amount of the fee by giving written notice of appeal to the Ontario Land Tribunal within thirty days of payment of the fee;

6. AND THAT the Ontario Land Tribunal shall hear an appeal made under Clause (5) and shall dismiss the appeal or direct that a refund payment be made to the appellant in such amount as the Tribunal determines.

7. AND THAT the fees set out in the By-law shall be reviewed on an annual basis by each Department Manager prior to the adoption of the current budget and if there is a discrepancy in the fee prices, the fees set out herein supersede any fees listed in other By-laws;

8. AND THAT all fees and charges listed in the attached Schedules to this By-law are subject to Harmonized Sale Tax (HST) where applicable unless specified otherwise;

9. AND THAT the following schedules attached hereto shall form part of this By-law:

Schedule "A"	Corporate Services
Schedule "B"	Parks and Recreation
Schedule "C"	Public Works
Schedule "D"	Animal Control
Schedule "E"	Fire Services
Schedule "F"	Planning and Zoning
Schedule "G"	Building Services
Schedule "H"	Waste Sites
Schedule "I"	Cemeteries

10. AND THAT by-law #24-20 be rescinded.

Read a first time in open Council this 11th day of December, 2024.

MAYOR – Matthew Seabrook



CAO/CLERK – Natasha Roberts

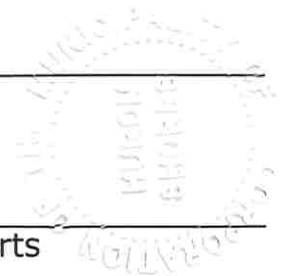
was read a Second and Third time, and passed in open council this
15th day of January, 2025.



DEPUTY MAYOR - Peter Falk



CAO/CLERK - Natasha Roberts



BY-LAW #24-58

SCHEDULE "A" - CORPORATE SERVICES

Service Offered		2024 Fee	2025 Fee	HST
Tax Certificate	3- 5 Business Days	\$50.00 per Roll	\$50.00 per Roll	Exempt
Expedited Tax Certificate	Requested in less than 48 hours	\$75.00 per Roll	\$75.00 per Roll	Exempt
Tax Statement (paper copy)		\$5.00 per Roll	\$5.00 per Roll	Exempt
Duplicate Tax Bill (paper copy)		\$5.00 per bill	\$5.00 per bill	Exempt
Penalty and Interest		1.25%	1.25%	Exempt
Faxes		\$1.00 per page; (minimum \$3.00)	\$1.00 per page; (minimum \$3.00)	Included
Photocopies – Legal or Letter	Black	\$1.00 per page	\$1.00 per page	Included
	Colour	\$3.00 per page	\$3.00 per page	Included
N.S.F. charge		\$55.00	\$55.00	Exempt
Freedom of Information Request		\$5.00 plus \$30.00 hourly	\$5.00 plus \$30.00 hourly	Exempt
Lottery Licence		3% of prize value	3% of prize value	Exempt
Commissioning of Oaths Or Certified Copy		\$20.00	\$20.00	Added
Financial Service Administrative fee		15% of invoice or \$34.50 hourly; (minimum \$34.50)	15% of invoice or \$34.50 hourly; (minimum \$34.50)	Added
Wire Transfer fee		\$20.00	\$20.00	Exempt
Tax Sale Tender Package		\$25.00	\$25.00	Added

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SCHEDULE "B" - PARKS AND RECREATION

Service Offered		2024 Fee	2025 Fee	HST
Little Rapids Hall (Ward 1)	No deposit required	\$100.00 per day	\$100.00 per day	Added
	Chairs (Note 1)	Wooden \$1.50 per Chair Plastic \$2.00 per Chair	Wooden \$1.50 per Chair Plastic \$2.00 per Chair	Included
	Tables (Note 1)	\$2.50 per Table	\$2.50 per Table	Included
Little Rapids Gazebo (Ward 1)	No deposit required	\$100.00 per day	\$100.00 per day	Added
	Chairs (Note 1)	Wooden \$1.50 per Chair Plastic \$2.00 per Chair	Wooden \$1.50 per Chair Plastic \$2.00 per Chair	Included
	Tables (Note 1)	\$2.50 per Table	\$2.50 per Table	Included
Little Rapids Ball Diamond (Ward 1)	Day	\$75.00	\$75.00	Added
	Weekend	\$200.00	\$200.00	Added
	Season	\$500.00	\$500.00	Added
Sowerby Hall (Ward 2)	No deposit required	\$150.00 per day	\$150.00 per day	Added
Sowerby 12-Sided Barn (Ward 2)	\$150.00 per day deposit required, non-refundable	\$400.00 per day	\$400.00 per day	Added
	Wedding package includes 3 days Barn; 1 day Hall. \$400.00 deposit required, non-refundable	\$1,300.00	\$1,300.00	Added
Iron Bridge Recreation Centre (Ward 3)	Day	\$125.00	\$125.00	Added
	Weekend (Saturday & Sunday)	\$350.00	\$350.00	Added
	Week	\$450.00	\$450.00	Added
	Chairs (Note 1)	Wooden \$1.50 per Chair	Wooden \$1.50 per Chair	Included
	Tables (Note 1)	\$2.50 per Table	\$2.50 per Table	Included
Iron Bridge Museum	Picnic Table	\$5.00 per table	\$5.00 per table	Included
	Farmers Market	\$5.00 per table	\$5.00 per table	Included
Gym Membership fee (Ward 4)	Individual	\$10.00 per month	\$10.00 per month	Plus Tax
	Family	\$15.00 per month	\$15.00 per month	Plus tax

Note 1. Table and Chair rentals are charged on a per-event basis.

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SCHEDULE "C" - PUBLIC WORKS

Service Offered		2024 fee	2025 fee	HST
Contract Snow Plowing	Equipment; operator and treated sand	\$152.55 plus treated sand	\$153.35 plus treated sand	Added
Contract Grading	Equipment and operator	\$186.60	\$198.60	Added
Plow Truck	Equipment only (Note 1)	\$119.05	\$114.85	Added
Grader	Equipment only (Note 1)	\$153.10	\$160.10	Added
Backhoe	Equipment only (Note 1)	\$136.90	\$144.50	Added
Backhoe Bucket Thumb	Equipment only (Note 1)	\$5.00	\$5.45	Added
Operator	One person, per hour	\$35.50	\$43.00	Added
Supervisor	One person, per hour	\$54.00	\$57.00	Added
Culvert Installation - initial	Equipment; operator; culvert and granular material	Property owner is responsible for all costs	Property owner is responsible for all costs	Added
Culvert Installation – repair and/or replacement (By-law #22-44)	Damage caused by Municipality	No charge	No charge	
	Damage caused by owner	Property owner is responsible for all costs	Property owner is responsible for all costs	Added
Additional Entrances and/or culverts	Equipment; operator; culvert and granular material	Property owner is responsible for all costs	Property owner is responsible for all costs	Added
Entrance Permit Fee		\$30.00	\$30.00	Exempt
911 Sign – New (1 st time)		No Charge	No Charge	
911 Post – New (1 st time)		No Charge	No Charge	
911 Sign - Replacement		\$45.00	\$45.00	Added
911 Post - Replacement		\$25.00	\$25.00	Added
911 Sign and Post Installation for replacement		\$100.00	\$100.00	Added

Note 1. Source OPSS.PROV 127 – April 2024

**BY-LAW #24-58
SCHEDULE "D" - ANIMAL CONTROL**

Service Offered		2024 fee	2025 fee	HST
3 Year dog tag	Only offered before deadline		\$20.00	Exempt
Dog license (Note 1)	Spayed/Neutered dog	\$10.00	\$10.00	Exempt
	Non-Spayed/Non-Neutered dog	\$15.00	\$15.00	Exempt
Dog license after deadline (Note 1)	Spayed/Neutered dog	\$20.00	\$20.00	Exempt
	Non-Spayed/Non-Neutered dog	\$30.00	\$30.00	Exempt
Dog license Senior/disabled (Note 1)	Spayed/Neutered dog	\$5.00	\$5.00	Exempt
	Non-Spayed/Non-Neutered dog	\$7.50	\$7.50	Exempt
Dog license Senior/disabled after deadline (Note 1)	Spayed/Neutered dog	\$10.00	\$10.00	Exempt
	Non-Spayed/Non-Neutered dog	\$15.00	\$15.00	Exempt
Replacement tag		\$10.00	\$10.00	Exempt
Kennel License (Note 1)		\$40.00	\$40.00	Exempt
Kennel License after deadline (Note 1)		\$80.00	\$80.00	Exempt
Transfer of Kennel License		\$11.00	\$11.00	Exempt
Animal Shelter fees	Town of Blind River 2022 rate	\$45.00 per day	\$45.00 per day	Added
Surrender fees	Dog 15 lbs. and under	\$360.00	\$360.00	Added
	Dog 16 lbs. to 40 lbs.	\$365.00	\$365.00	Added
	Dog 41 lbs. to 70 lbs.	\$395.00	\$395.00	Added
	Dog 71 lbs. to 100 lbs.	\$415.00	\$415.00	Added
	Dog over 100 lbs.	\$430.00	\$430.00	Added
	Cat	\$360.00	\$360.00	Added

Note 1. Deadline for purchase March 1. After the Deadline the fee doubles, except for new residents in the first year of residence.

Veterinarian documentation required for the lower rate.

Senior 65+

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SCHEDULE "E" - FIRE SERVICES

Service Offered		2024 fee	2025 fee	HST
Smoke Alarm		\$15.00	Current market value	Added
Combo Smoke and Carbon Monoxide Alarm (Price subject to change)		Current market value	Current market value	Added
Inspections	During Regular hours	\$50.00 per hour	\$50.00 per hour	Exempt
	After Regular Hours	\$100.00 per hour	\$100.00 per hour	Exempt
False Alarm (in any 12 month period)	First Call	No charge	No charge	Exempt
	Second Call	\$50.00	\$50.00	Exempt
	Third Call	\$100.00	\$100.00	Exempt
	Fourth and subsequent Calls	\$200 per call	\$200 per call	Exempt
Fire Reports		\$25.00	\$25.00	Exempt
File Search		\$25.00	\$25.00	Exempt
Fire permits		\$10.00	\$10.00	Exempt

Explanations:

Fire Report: As requested in writing by business professional.

File Search: As requested in writing by business professional; lawyers in real estate closing, etc.

Inspections: As requested in writing by business professional; lawyers in real estate closing, etc. In addition, written permission from property owner required. No charge for private homeowners.

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SCHEDULE "F" - PLANNING SERVICES

Service Offered		2024 fee	2025 fee	HST
Pre-consultation		\$80.00 per hour; (minimum \$240.00)	\$80.00 per hour; (minimum \$240.00)	Exempt
Official Plan Amendment (No Amendment to Zoning By-law)		\$2,500.00	\$2,500.00	Exempt
Official Plan Amendment Accompanied by Zoning By-law		\$3,000.00	\$3,000.00	Exempt
Zoning By-law Amendment		\$900.00	\$900.00	Exempt
Minor Variance		\$900.00	\$900.00	Exempt
Planning Letter of Conformity		\$75.00	\$75.00	Exempt
Subdivision Plan	Up to and including 10 lots	\$3,500.00	\$3,500.00	Exempt
	11 lots or more	\$3,500.00 plus \$350.00 per each additional lot PLUS costs incurred above Application fee including professional services and disbursements required to process application and verify information	\$3,500.00 plus \$350.00 per each additional lot PLUS costs incurred above Application fee including professional services and disbursements required to process application and verify information	Exempt
Condominium Plan	Up to and including 10 units	\$3,500.00	\$3,500.00	Exempt
Condominium Plan	11 units or more	\$3500.00 plus \$350.00 per each additional unit PLUS costs incurred above Application fee including professional services and disbursements required to process application	\$3500.00 plus \$350.00 per each additional unit PLUS costs incurred above Application fee including professional services and disbursements required to process application and verify information	Exempt

		and verify information		
Application for consent	One new lot	\$700.00	\$700.00	Exempt
	More than one lot	\$700.00 plus \$350.00 per each additional lot	\$700.00 plus \$350.00 per each additional lot	Exempt
	Lot addition	\$700.00	\$700.00	Exempt
Certificate of Validation Application	One new lot	\$700.00	\$700.00	Exempt
	More than one lot	\$700.00 plus \$350.00 per each additional lot	\$700.00 plus \$350.00 per each additional lot	Exempt
Application to change a Condition of Provisional Consent		\$210.00	\$210.00	Exempt
Deeming application		\$400.00	\$400.00	Exempt
Site Plan Agreement		\$350.00	\$350.00	Exempt

Any person who is required to pay a fee for the processing of an application in respect of a planning matter may pay the amount of the fee under protest and thereafter appeal to the Ontario Land Tribunal against the levying of the fee or the amount of the fee by giving written notice of appeal to the Ontario Land Tribunal within thirty days of payment of the fee.

The Ontario Land Tribunal shall hear an appeal made under Clause (2) and shall dismiss the appeal or direct that a refund payment be made to the appellant in such amount as the Tribunal determines. Fees are non-refundable regardless of approval or denial of application.

BY-LAW #24-58

SCHEDULE "G" - BUILDING

Service Offered		2024 fee	2025 fee	HST
Building Permit – New Construction (Note 1)	Residential	\$0.6125 per sq. ft. (minimum \$735.00)	\$0.6125 per sq. ft. (minimum \$735.00)	Exempt
	Farm Buildings	\$0.2540 per sq. ft. (minimum \$635.00)	\$0.2540 per sq. ft. (minimum \$635.00)	Exempt
	Commercial, Institutional (New)	\$0.7000 per sq. ft. (minimum \$840.00)	\$0.7000 per sq. ft. (minimum \$840.00)	Exempt
	Industrial	\$0.3040 per sq. ft. (minimum \$760.00)	\$0.3040 per sq. ft. (minimum \$760.00)	Exempt
Building Permit – Addition	Residential, Commercial, Institutional, Industrial	\$0.5291 per sq. ft. (minimum \$635.00)	\$0.5291 per sq. ft. (minimum \$635.00)	Exempt
	Farm Buildings	\$0.2240 per sq. ft. (minimum \$560.00)	\$0.2240 per sq. ft. (minimum \$560.00)	Exempt
Building Permit – Renovation (if permit required)	Residential	\$0.5291 per sq. ft. (minimum \$635.00)	\$0.5291 per sq. ft. (minimum \$635.00)	Exempt
	Commercial, Institutional, Industrial	\$0.3040 per sq. ft. (minimum \$760.00)	\$0.3040 per sq. ft. (minimum \$760.00)	Exempt
Building Permit - Other	Accessory buildings less than 160 sq. ft.	No charge	No charge	Exempt
	Accessory buildings greater than 160 sq. ft.	\$170.00	\$170.00	Exempt
	Minor Renovations: Decks; Patios; Carports; Roofs; Windows; Doors; etc.	\$100.00	\$100.00	Exempt
Demolition Permit		\$75.00	\$75.00	Exempt
Occupancy Permit	Temporary	\$50.00	\$50.00	Exempt
	Final	\$50.00	\$50.00	Exempt
Failure to obtain permit		Double original fee	Double original fee	Exempt
Building Permit Administration Fee	Each application		\$34.50	Added

Note 1. Minimums based on following:

Residential 1,200 sq. ft.
 Farm Buildings 2,500 sq. ft.
 Commercial/Institutional 1,200 sq. ft.
 Industrial 2,500 sq. ft.

BY-LAW #24-58

SCHEDULE "H" - WASTE SITES

Service Offered		2024 fee	2025 fee	HST
Waste Disposal (all sites)	Tires	No charge	No charge	
	Clean unpainted wood; brush, leaves.	No charge	No charge	
	Metal appliances: stove; dishwasher; washer; dryer; furnace.	No charge	No charge	
	Fridges; freezers, air conditioner; water cooler. (Freon must be removed and tagged by a certified technician)	No charge	No charge	
	Scrap Metal	No charge	No charge	
	E-Waste; computers, monitors, cell phones, printers, TV's, stereo equipment	No charge	No charge	
	Lightbulbs	No charge	No charge	
	Small Furniture: chairs, side tables, nightstands, stools	\$5.00 per unit	\$5.00 per unit	Exempt
	Large Furniture: armchairs, sofas, sectionals, desks, bedroom furniture, dining tables	\$10.00 per unit	\$10.00 per unit	Exempt
	Mattress, Box Spring	\$10.00 per unit	\$10.00 per unit	Exempt
	Boats, Trailers	\$10.00 per Foot	\$10.00 per Foot	Exempt
	One half Ton	\$10.00 per cubic yard; (minimum \$10.00)	\$10.00 per cubic yard; (minimum \$10.00)	Exempt
	Single Axle Trailer	\$10.00 per cubic yard; (minimum \$10.00)	\$10.00 per cubic yard; (minimum \$10.00)	Exempt
	Tandem Axle Trailer	\$10.00 per cubic yard; (minimum \$20.00)	\$10.00 per cubic yard; (minimum \$20.00)	Exempt

	All other truck loads	\$10.00 per cubic yard; (minimum \$50.00)	\$10.00 per cubic yard; (minimum \$50.00)	Exempt
Access by non-residents – Ward 3 Waste site	Residents of Patten or Montgomery Townships	\$150.00 annually	\$150.00 annually	Exempt
	Household Refuse from Chiblow Lake Lodge Operations only	\$1,000.00 annually	\$1,000.00 annually	Exempt
Waste Site Key Holder	Annual Agreement	\$25.00	\$25.00	Exempt
	Seasonal Agreement	\$25.00	\$25.00	Exempt
	Replacement Key	\$150.00	\$150.00	Added

Volume in cubic yards = length x width x height divided by 27

Shingles, Mixed Debris or Refuse and Contaminated Soils Only

While every effort is to be made to sort and segregate waste according to designated areas, the Municipality recognizes that in some instances, this may be impossible to achieve, creating **Exceptional Cases**.

In **Exceptional Cases**, (which could be contaminated soils or mixed building debris or refuse i.e. from building construction or destruction within Municipality), this contaminated soil or mixed debris may be accepted, at the discretion of the Waste Site superintendent or his/her designate, and upon the superintendent’s direction, refuse must be deposited in the site as directed by said superintendent or designate and is subject to the fees identified below in addition to any handling fees that may be incurred to deal with said refuse.

Commercial businesses providing disposal services for mixed debris and/or contaminated soil must contact the Waste Site superintendent or designate to determine quantities and to make arrangements for disposal.

Mixed debris or contaminated refuse will only be disposed of on days that the site is open, unless there is deemed to be an emergency situation as determined by the Ministry of Environment or the Waste Site superintendent.

If at all possible, all Disposal Fees are to be paid at the Municipal Office (either in person or by mail) prior to dumping. If prepaid, the receipt must be produced to Attendant prior to disposal of refuse to verify that the waste being deposited matches the fees paid.

If it is not possible to pre-pay, the taxpayer will receive a billing slip from the Waste Site Attendant identifying type of refuse and fee to be paid. Taxpayer may pay Attendant directly, pay by electronic funds transfer, or may pay in person at, or by mail to, the Municipal Office.

Key Holder Fees: For Access on Days other than Hours of Operation

Access to the site during other than regular hours may be permitted only under special circumstances approved by Council and with the signing of a Key Holder Agreement.

Access by Non-Taxpayers – Only for Ward 3 Site During Hours of Operation

The only refuse accepted from outside the Municipality will be for household refuse by those residing in or operating Chiblow Lake

Lodge in Patten and/or Montgomery Townships as per the fee schedule and with the signing of a Usage agreement.

Said non-taxpayers will be provided with a receipt which must be presented to the Waste Site Attendant upon entering the Site.

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SCHEDULE "I" - CEMETERIES

Service Offered		2024 Charge	2024 C&M	2024 Total	2025 Charge	2025 C&M	2025 Total	HST
Plot fees	Single Plot	\$260.00	\$290.00	\$550.00	\$260.00	\$290.00	\$550.00	Added
	Two Place Plot	\$520.00	\$580.00	\$1,100.00	\$520.00	\$580.00	\$1,100.00	Added
	Four Place Plot	\$840.00	\$1,160.00	\$2,000.00	\$840.00	\$1,160.00	\$2,000.00	Added
Monuments & Markers (C&M only)	Flat less than 173 sq. in		No charge	No charge		No charge	No charge	
	Flat 174 sq. in. and over		\$100.00	\$100.00		\$100.00	\$100.00	Added
	Upright 4 ft. or less in height or length (including base)		\$200.00	\$200.00		\$200.00	\$200.00	Added
	Upright greater than 4 ft. in height or length (including base)		\$400.00	\$400.00		\$400.00	\$400.00	Added
Duplicate Internment Rights Certificate				\$30.00			\$30.00	Added
Transfer of interment rights				\$50.00			\$50.00	Added
Registration fee				\$25.00			\$25.00	Exempt
Contract modification				\$30.00			\$30.00	Added

C&M – Care and Maintenance Fund

By-law #01-28 allows for one (1) full burial and four (4) cremations to be interred in each grave site.

Plots consist of the following:
 Single plot = 1 grave site;
 Two place plot = 2 grave sites;
 Four place plot = 4 grave sites.

By-laws #01-28 and #13-24 allows for one (1) upright marker per plot and must be centered on the plot. Flat markers must be placed flush with the ground. Further, the "Marker Permit" must be completed prior to all installations.