



Notice of Public Meeting to consider the Proposed Draft Amendment to the Building By-law 112-2005, as amended, including Fee Schedule "A"

Stratford City Council will hold a public meeting on **Monday, December 16, 2024, at 7:00 p.m., in Council Chambers** to hear all interested persons with respect to the draft amendment to the Building By-law 112-2005, as amended, including Fee Schedule "A". The purpose of the draft amendment to the Building By-law is to inform the public, builders, designers and developers of the increase to building permit fees to be charged by the City of Stratford in accordance with Ontario Regulation 332/12. The draft By-law schedule "A" is enclosed for ease of review and reference.

How to Get Involved:

The purpose of a Public Meeting is to share information and to hear and consider public comments. Comments on the draft By-law will be reviewed by Staff prior to Council's consideration of the draft By-law.

Your comments on these matters are important. All those present at the public meeting will be given the opportunity to speak. To speak at the public meeting, when the Mayor or Chair asks if there are any members of the public wishing to provide comments or ask questions, please raise your hand and once acknowledged, proceed to the podium to provide your comments.

Written comments can also be submitted and included in the Council Agenda. The deadline to provide written comments in the agenda is no later than 4:30 p.m., on Tuesday, December 10, 2024, by any of the following ways:

- By email to clerks@stratford.ca
- In person at the Clerk's Office at Stratford City Hall, 1 Wellington Street, Stratford
- By regular mail or courier to Stratford City Clerk, 1 Wellington Street, Stratford ON N5A 6W1

To watch the meeting live please click the following link:
<https://video.isilive.ca/stratford/live.html>

Questions or comments can also be submitted to the Director of Building & Planning, Adam Betteridge, at:

82 Erie Street, Stratford, ON, N5A 2M4
abetteridge@stratford.ca
519-271-0250 extension 5219

Comments received after **Friday, December 6, 2024**, will be included with a future staff report on this matter.

Notice of Collection: Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act. Personal information collected will be used to assist Council in making a decision on this matter. Names, addresses, opinions and comments may be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, 1 Wellington Street, P.O. Box 818, Stratford, ON N5A 6W1 or by emailing tdafoe@stratford.ca or by telephone at the number below.

If you require this document in an alternate format, please contact the Clerk's Office at 519-271-0250 extension 5237 or email clerks@stratford.ca.

Dated this 21th day of November, 2024

Tatiana Dafoe, City Clerk
The Corporation of the City of Stratford
City Hall, P.O. Box 818
Stratford ON N5A 6W1
Telephone: 519-271-0250, extension 5329
Fax: 519-273-5041
Email: clerks@stratford.ca

DRAFT SCHEDULE "A" TO BY-LAW 112-2005
OF
THE CORPORATION OF THE CITY OF STRATFORD

Effective February 1, 2024

Type of Permit: Group Type	Type of Permit: Sub-Type	Permit Fee: Fee per Area (Sq. Ft.)	Permit Fee: Fee per Unit
Group 'A' - Assembly	Finished	(\$2.20) \$2.31	N/A
	Shell Only	(\$1.95) \$2.05	N/A
	Outdoor Patio	N/A	(\$270.00) \$284.00
	Outdoor Pool – Public	N/A	(\$900.00) \$945.00
	Portable Classroom	N/A	(\$485.00) \$509.00
Group 'B' – Institutional	All institutional classifications	(\$2.65) \$2.78	N/A
Group 'C' – Residential	Dwelling (Single, Semi, Duplex, Rowhouse, Stacked Rowhouse, Detached ARU)	(\$1.40) \$ 1.47	N/A
	Garage / Carport (per bay)	N/A	(\$190.00) \$ 200.00
	Shed, Deck, Porch	N/A	(\$190.00) \$ 200.00
	Apartment Building	(\$1.65) \$ 1.73	N/A
	Hotels / Motels	(\$2.10) \$ 2.21	N/A
	Residential Care Facility	(\$1.40) \$ 1.47	N/A
Group 'D' – Business & Personal Services	Finished	(\$1.80) \$ 1.89	N/A
	Shell Only	(\$1.50) \$ 1.58	N/A
	Finishing of Existing Shell	(\$0.47) \$ 0.49	N/A
Group 'E' – Mercantile	Finished	(\$1.80) \$ 1.89	N/A

Type of Permit: Group Type	Type of Permit: Sub-Type	Permit Fee: Fee per Area (Sq. Ft.)	Permit Fee: Fee per Unit
	Shell Only	(\$1.50) \$ 1.58	N/A
	Finishing of Existing Shell	(\$0.47) \$ 0.49	N/A
Group 'F' – Industrial	Finished	(\$1.10) \$ 1.16	N/A
	Shell Only	(\$0.85) \$ 0.89	N/A
	Finishing of Existing Shell	(\$0.47) \$ 0.49	N/A
	Parking Garage	(\$0.80) \$ 0.84	N/A
Agricultural	All Agricultural classifications	(\$0.65) \$0.68	N/A
Stand Alone & Miscellaneous Work	Air supported structures	(\$0.80) \$0.84	N/A
	Alternative Solution: Part 9 (each)	N/A	(\$550.00) \$ 578.00
	Alternative Solution: All other Building/system (each)	N/A	(\$1100.00) \$ 1,155.00
	Balcony guard (replace per linear foot) - excluding low rise Residential	(\$0.68) \$ 0.71	N/A
	Balcony repair (per balcony)	N/A	(\$27.00) \$ 28.35
	Ceiling (new or replace per square foot)	(\$0.27) \$ 0.28	N/A
	Change of Use (with no renovations) - All Classifications (min. fee \$260.00)	(\$0.22) \$ 0.23	N/A
	Demolition (If P.Eng. review required min. fee of \$525.00)	(\$0.17) \$ 0.18	N/A
	Designated Structures - Including Solar Panels, but excluding retaining walls, public pools, and signs)	N/A	(\$485.00) \$509.00

Type of Permit: Group Type	Type of Permit: Sub-Type	Permit Fee: Fee per Area (Sq. Ft.)	Permit Fee: Fee per Unit
	Elevator, escalator, lift	N/A	(\$485.00) \$ 509.00
	Engineering review – Where, at the discretion of the CBO, third-party review is required for Part 4 designs submitted by a designer as part of an application. Fee is in addition to applicable fees for building permit application.	N/A	(\$2,175.00) \$ 2,284.00
	Exterior ramps (excluding low rise Residential)	N/A	(\$270.00) \$ 284.00
	Fireplace/Woodstove (each)	N/A	(\$130.00) \$ 137.00
	Foundation or Conditional Permit - In addition to Building Permit Fee (Min. \$525.00)	(\$0.22) \$ 0.23	N/A
	Interior Finishes - All Classifications not specified elsewhere (Min. \$284.00)	(\$0.50) \$ 0.53	N/A
	Alterations/Renovations to previously finished areas - All Classifications not specified elsewhere (Min. \$284.00)	(\$0.45) \$ 0.47	N/A
	New ARU – Inside of the Primary Dwelling Unit (Min. \$1,000.00)	(\$1.40) \$1.47	N/A
	Rack storage systems (per lin. ft.)	(\$0.50) \$ 0.53	N/A
	Reclad exterior wall (per lin. ft.)	(\$0.17) \$ 0.18	N/A
	Retaining Wall (per lin. ft.)	(\$3.40) \$ 3.57	N/A

Type of Permit: Group Type	Type of Permit: Sub-Type	Permit Fee: Fee per Area (Sq. Ft.)	Permit Fee: Fee per Unit
	Shoring & Underpinning (per lin. ft.)	(\$3.70) \$ 3.89	N/A
	Signs	N/A	(\$130.00) \$ 137.00
	Storefront replacement	N/A	(\$270.00) \$ 284.00
	Temporary Buildings (each)	N/A	(\$270.00) \$ 284.00
	Temporary Tents (each)	N/A	(\$190.00) \$200.00
Mechanical Work (independent of Building Permit)	HVAC Permit (non-residential)	(\$0.17) \$ 0.18	N/A
	Fire Sprinkler System, Standpipe, etc. (Min. \$284.00)	(\$0.12) \$ 0.13	N/A
	Commercial Kitchen, Spray Booth, Dust Collector (each)	N/A	(\$270.00) \$284.00
Electrical Work (independent of Building Permit)	Fire Alarm System & Electrical Work (Min. \$284.00)	(\$0.12) \$0.13	N/A
	Electromagnetic locks & Hold open devices (each)	N/A	(\$130.00) \$137.00
	Emergency Lighting (per storey)	N/A	(\$130.00) \$137.00
Plumbing Work (independent of Building Permit)	Plumbing Permit (per fixture, min. fee \$137.00)	N/A	(\$18.00) \$19.00
	Catchbasin, maintenance holes, roofdrains (each)	N/A	(\$27.00) \$ 28.00
	Building / Site Services (per lin. ft.)	(\$0.85) \$0.89	N/A

Type of Permit: Group Type	Type of Permit: Sub-Type	Permit Fee: Fee per Area (Sq. Ft.)	Permit Fee: Fee per Unit
	Backflow Prevention Device (per device)	N/A	(\$130.00) \$137.00
On-site Sewage System	New or Replacement system	N/A	(\$650.00) \$683.00
	Alterations / Repair	N/A	(\$490.00) \$515.00
Other Fees	Minimum Permit Fee: Low rise residential (SDD, Semi- detached, Triplex)	N/A	(\$130.00) \$137.00
	Minimum Permit Fee: All Classifications (Unless noted otherwise)	N/A	(\$284.00) \$284.00
	Revision to Permit Fee - Applicable to square footage of area where plan examination required due to submission of revisions after permit issued. (Min. \$137.00)	(\$0.12) \$0.13	N/A
	Permit to Occupy unfinished building	N/A	(\$270.00) \$284.00
	Transfer Permit (change of permit ownership)	N/A	(\$270.00) \$284.00
	Special Inspection Fee after hours (per hour)	N/A	(\$270.00) \$284.00
	Special research requests of Building Division (per hour or part thereof and includes requests for written information	N/A	(\$65.00) \$68.00
	Property Surveys - Records FOI	N/A	(\$27.00) \$28.00
	Staff Time / 15 min.	N/A	(\$10.00) \$16.00
	Photocopies (Black & White, Letter, Legal, Tabloid) - per copy	N/A	(\$0.21) \$0.22

Type of Permit: Group Type	Type of Permit: Sub-Type	Permit Fee: Fee per Area (Sq. Ft.)	Permit Fee: Fee per Unit
	Photocopies (Colour, Letter, Legal, Tabloid) - per copy	N/A	(\$0.80) \$0.84
	Plotter copies (Large format) - per sheet	N/A	(\$22.00) \$23.00