

Municipality of Lambton Shores

Fee Consolidation – Municipal Building and By-Law Fees

Consolidation for convenience only. Please consult applicable by-law for full details or updated fees

Building Fees

Residential

Description	Cost
Residential dwellings, including mobile homes & park models – main floor	\$9.00 per square metre (minimum permit fee \$350.00)
Additional living space – i.e. second storey, basements (includes 5 inspections)	\$4.50 per square metre
Residential – additions (includes 10 inspections)	\$9.00 per square metre
Minor alterations (structural change – value between \$900 and \$2,500)	\$25.00
Any additional inspections above what is included in fee	\$80.00 per inspection

Alterations

Description	Cost
Alterations – value between \$2,500 and \$10,000 (includes 5 inspections)	\$200.00
Alterations – value over \$10,000 (includes 10 inspections)	\$200.00 plus \$9.00 per thousand-dollar value over \$10,000

Commercial, Institutional and Industrial

Description	Cost
Commercial – building & additions - including patios and decks (includes 10 inspections)	\$9.00 per square metre
Institutional (includes 10 inspections)	\$9.00 per square metre

Agricultural

Description	Cost
Farm structures – excluding dwellings	\$3.50 per square metre (minimum charge of \$300.00)

Green Houses, Manure Tanks and Feed Storage Bunkers (without roof)

Description	Cost
Structures from 0 – 600 square metres	\$650.00
Structures from 600 – 1,500 square metres	\$900.00
Structures from 1,500 square metres and up	\$1,150.00

Fully Engineered Agricultural Buildings

Description	Cost
Buildings from 0 – 600 square metres	\$1,000.00
Buildings from 600 – 1,500 square metres	\$1,500.00
Buildings from 1,500 square metres and up	\$2,000.00

Decks and Accessory Structures

Description	Cost
Decks and porches – over 2 feet high (under 18.58 square metres)	\$200.00
Decks and porches with a roof	\$9.00 per square metre
Accessory buildings – between 15 – 67 square metres & pre-built	\$250.00
Accessory buildings – over 67 square metres	\$5.00 per square metre
Swimming pool	\$150.00
Swimming pool with Pool Shed	\$250.00

Demolition

Description	Cost
Demolition	\$200.00
Additional demolition fee if property serviced with municipal water and/or sewer	\$200.00

Deposits

Description	Cost
Engineered buildings or architect inspected buildings – deposit to ensure submission of final engineer's/architect's report (refundable when required reports submitted)	\$3,000.00
Building inspection Security Deposit	\$1,000.00 small project
Building inspection and grading certificate Security deposit	\$2,000.00 large project
<small>(Required on all permits – refundable upon final building inspection) NOTE – the deposit is forfeited if the building permit lapses and will be used to compensate the municipality for additional inspections of the allowed number.</small>	

Miscellaneous Structures

Description	Cost
Fireplace and wood burning appliances	\$300.00
Special occasion tent	\$100.00
Wind Turbine	\$350.00 plus \$9.00/\$1,000 value of base/foundation
Communication Tower	\$575.00
Temporary buildings – under agreement with Municipality	\$300.00

Miscellaneous

Description	Cost
Water service inspection – existing dwelling	\$100.00
Liquor License inspection – occupancy load	\$120.00
Encroachment permit	\$350.00
Hourly rates	\$90.00 per hour
Administrative Fee – phased permits	\$350.00 plus permit fee
Conditional permit – foundation only – agreement with municipality required	\$5.00 per square metre
Transfer of Permit	\$150.00
Withdrawal of application	\$75.00
Application to use alternate solutions in objective based 2006 code	\$350.00 plus \$100.00/hour of review and deposit of \$1,500.00
Change of Permit Use	\$400.00
Other structures designated as buildings in the code (includes 10 inspections)	\$350.00 (plus \$9.00 per 1,000)

Penalties

Description	Cost
Building without a permit	\$400.00 (plus 100% of the amount calculated permit fee)

Animal Control

Redemption Fees	Cost
Prior to the animal being delivered to shelter	\$75.00
If the dog is taken to the Sarnia Humane Society	
Administrative Fee	\$150.00
Second Offence – same dog	\$200.00
Third or more offence – same dog	\$250.00

Enforcement Services

Description	Cost
Application for Exemption to Noise By-law	\$100.00
Performance guarantee	\$500.00

Parking Lot License

Description	Cost
License	\$500.00
Performance guarantee	\$500.00

Paid Parking

Description	Cost
Mid Town	\$4.00 per hour or \$20.00 max per day
Beach Lots, Huron Street	\$5.00 per hour or \$25.00 max per day
Metered Street Parking – 2 hour max	\$3.00 per hour

Parking Permit

Description	Cost
Mid Town (formerly Eilber), Huron Street, Ontario Street, North Beach Lot (east side only)	\$150.00
Business Parking Lot Permit (2 per business)	\$100.00
On Street Parking – where permitted 2:00a.m. – 6:00 a.m. (2 per roll #)	\$40.00
Sign permit application	\$100.00