

Municipality of Lambton Shores

Fee Consolidation – Municipal Fees

As of January 19, 2018

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

Building Fees

Residential

Description	Cost	By-law Number
Any additional inspections above what is included in fee	\$80.00 per inspection	BL 31-2012
Residential dwellings, including mobile homes and park models – Main Floor	\$9.00 per square metre	BL 31-2012
Additional living space – i.e. second storey, basements (includes 5 inspections)	\$4.50 per square metre	BL 31-2012
Attached garage in conjunction with a permit for a new residence (includes 5 inspections)	\$2.50 per square metre	BL 31-2012
Residential – Additions (includes 10 inspections)	\$9.00 per square metre	BL 31-2012
Minor alterations (no structural changes – value under \$2,500)	No fee or permit required	BL 31-2012
Minor alterations (structural changes – value between \$900 and \$2,500)	\$25.00	BL 40-2013

Alterations

Description	Cost	By-law Number
Alterations – value between \$2,500 and \$10,000 (includes 5 inspections)	\$200.00	BL 40-2013
Alterations – value over \$10,000 (includes 10 inspections)	\$200.00 plus \$9.00 per thousand-dollar value over \$10,000	BL 40-2013

Commercial, Institutional and Industrial

Description	Cost	By-law Number
Commercial – Buildings and Additions – including patios and decks (includes 10 inspections)	\$9.00 per square metre	BL 31-2012
Institutional (includes 10 inspections)	\$9.00 per square metre	BL 31-2012
Industrial – Manufacturing	No fee or permit required	BL 31-2012

Agricultural

Description	Cost	By-law Number
Farm structures – excluding dwellings	\$3.50 per square metre (minimum charge of \$300.00)	BL 40-2013

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

Description	Cost	By-law Number
Structures from 0 – 600 square metres	\$650.00	BL 95-2012
Structures from 600 – 1,500 square metres	\$900.00	BL 95-2012
Structures from 1,500 square metres and up	\$1,150.00	BL 95-2012

Fully Engineered Agricultural Buildings

Description	Cost	By-law Number
Buildings from 0 – 600 square metres	\$1,000.00	BL 95-2012
Buildings from 600 – 1,500 square metres	\$1,500.00	BL 95-2012
Buildings from 1,500 square metres and up	\$2,000.00	BL 95-2012

Decks and Accessory Structures

Description	Cost	By-law Number
Decks and porches – over 2 feet high (under 18.58 square metres)	\$100.00	BL 40-2013
Decks and porches – over 2 feet high (over 18.58 square metres)	\$200.00	BL 40-2013
Decks and porches with a roof	\$9.00 per square metre	BL 31-2012
Accessory buildings – prebuilt between 10 square metres and 15 square metres	\$50.00	BL 40-2013
Accessory buildings – under 10 square metres	No fee, no permit required	BL 31-2012
Accessory buildings – between 10 and 67 square metres and prebuilt over 15 square metres	\$250.00	BL 40-2013
Accessory buildings – over 67 square metres	\$5.00 per square metre	BL 31-2012
Swimming pool	\$150.00	BL 40-2013
Swimming pool with Pool Shed	\$250.00	BL 40-2013

Demolition

Description	Cost	By-law Number
Demolition	\$200.00	BL 31-2012
Additional demolition fee if property serviced with municipal water and/or sewer	\$200.00	BL 31-2012

Deposits

Description	Cost	By-law Number
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	BL 95-2012
Road Bond – when applicable (refundable upon final building inspection)	-	BL 31-2012
Building inspection security deposit	\$250.00 (small project)	BL 31-2012
Building inspection and grading certificate security deposit	\$750.00 (large project)	BL 31-2012
(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 over the allowed number.		

Miscellaneous Structures

Description	Cost	By-law Number
Fireplace and wood burning appliances (when not in conjunction with a residential dwelling permit)	\$300.00	BL 31-2012
Wind Turbine	\$350.00 (plus \$9.00 per thousand-dollar value of base/foundation)	BL 31-2012
Met (meteorological) Towers	\$350.00	BL 31-2012
Communications Tower	\$575.00	BL 31-2012
Temporary Buildings – under agreement with municipality	\$300.00	BL 31-2012

Miscellaneous

Description	Cost	By-law Number
Water service inspection – existing dwelling	\$100.00	BL 31-2012
Encroachment permit	\$350.00	BL 31-2012
Hourly rates	\$80.00 per hour	BL 31-2012
Administrative Fee – phased permits	\$350.00 (in addition to the calculated permit fee)	BL 31-2012
Conditional permit – foundation only – agreement with municipality required	\$5.00 per square metre	BL 31-2012
Transfer of Permit	\$150.00	BL 31-2012
Withdrawal of application	\$75.00	BL 31-2012
Application to use alternate solutions in objective based 2006 code	\$350.00 (plus \$80.00 per hour of review; deposit \$1,500)	BL 31-2012
Change of Permit Use	\$400.00 (plus \$80.00 per required inspection)	BL 31-2012
Other structures designated as buildings in the code (includes 10 inspections)	\$350.00 (plus \$9.00 per 1,000)	BL 31-2012

Penalties

Description	Cost	By-law Number
Building without a permit	\$300.00 (plus 100% of the amount calculated permit fee)	BL 31-2012
<i>When required, the value is determined by multiplying the number of square meters of the structure by \$ 1,395.00 (\$130.00 per square foot)</i>		