

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 – prebuilt between 10 square metres and 15 square metres	\$50.00
Accessory buildings – between 10 – 67 square metres & pre-built over 15 square metres	\$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	\$250.00 small project
Building inspection and grading certificate Security deposit	\$750.00 large project
(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.	

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