



**THE CORPORATION OF THE TOWNSHIP OF ST. CLAIR  
BY-LAW NUMBER 11 OF 2024**

**Being a by-law to impose user fees and  
charges within the Township of St. Clair  
(replacing By-law Number 26 of 2023)**

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**WHEREAS** the Municipal Act, S.O. 2001, c.25, Section 391.1 provides municipalities the authority to impose fees or charges on persons;

**AND WHEREAS** the Corporation of the Township of St. Clair wishes to impose fees or charges for:

- (a) Services and activities provided and done;
- (b) Costs payable by it for services and activities provided by the Township;
- (c) The use of Township property, including property under Township control.

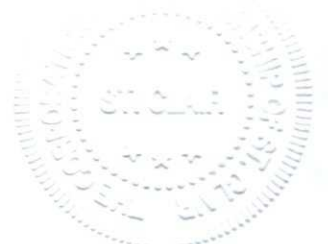
**NOW THEREFORE** the Municipal Council of the Corporation of the Township of St. Clair enacts as follows:

1. That Schedule 'A' attached hereto forms part of this by-law and the fees contained therein become effective upon the passing of this by-law.
2. That by-law 26 of 2023 be hereby repealed.
3. That this by-law come into effect upon its passing.

This By-law is considered to have been read a FIRST, SECOND and THIRD time and finally passed this 20<sup>th</sup> day of February, 2024.

  
\_\_\_\_\_  
Mayor Jeff Agar

  
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Clerk Jeff Baranek



Township of St. Clair  
Schedule A to By-Law 11 of 2024

PLANNING & ADMINISTRATION	Detail / Additional Expenses	Fees 2024
Official Plan Amendments	Basic fee	\$2,800
	If proceeding as a result of discovered illegal use	\$3,200
Zoning By-Law Amendments	Basic fee	\$2,000
OPA & ZBA – concurrent application	If proceeding as a result of discovered illegal use	\$2,500
Re-zoning as a condition of consent	Total cost for both OPA & ZBA	\$4,000
Validation of Title Application		\$1,000
Removal of Holding Symbol		\$1,000
Deeming By-Law		\$500
Application for Minor Variance		\$500
Application for Consent		\$1,000
Stamping of each deed		\$200
Part Lot Control		\$1,000
Developing Value Lower than \$100,000	+ \$250 Engineering Consulting Fee	\$1,500 +
Developing Value Higher than \$100,000	+ \$500 Engineering Consulting Fee	\$2,000 +
Site Plan Amendments		\$1,000
Site Plan Compliance Letter		\$100
By Severance	*Subject to an additional fee of \$100 per lot	\$ 100
Per Subdivision and All others		2% of dev. costs
Engineering Fees		3% of dev. costs
Temporary Modular Building Agreements	+ \$200/unit	\$400 +
Zoning Certificates		\$75
Lot Release Certificate		\$50
Removing a By-Law Registered to Title		\$200
Second Dwelling Agreement		\$200
St. Clair Region Conservation Authority		\$ current fee prescribed by SCRCA
Marriage Licenses	At least one applicant is resident of the township	\$120
	Two non-residents	\$150

Township of St. Clair  
Schedule A to By-Law 11 of 2024

PLANNING & ADMINISTRATION	Detail / Additional Expenses	Fees 2024
Refreshment Vehicle/Food Vendor Permits	Transient	\$100
Burial Permit	Stationary	As per the annual RFP
<b>Dog Licencing</b>		
Neutered or Spayed with Rabies Shot		\$25
Neutered or Spayed without Rabies Shot		\$35
Unneutered or Spayed with Rabies Shot		\$50
Unneutered or Spayed without Rabies Shot		\$60
Dog Redemption from SDHS	Township Redemption Fee + Applicable Fines + SDHS Fees	\$25
Kennel License	New	\$250
	Renewal	\$100
Taxicab License	New	\$100/vehicle
	Renewal	\$50/vehicle
Taxicab Brokers License	New	\$100
	Renewal	\$50
Taxi Operators Drivers License	New	\$40
	Renewal	\$20
Copy of Zoning By-Law	Online Copies Only	\$0
Copy of Official Plan	Online Copies Only	\$0
Commissioner of Oaths Signature	*non-resident	\$20
Interment		\$800
Interment – Cremation		\$400
Interment – Infant/Child		\$60
Winter Burial Surcharge	Dec 1- April 1 (if applicable)	\$250
Sunday Burials	Ordered by Medical Officer of Health – additional fee	\$200
Saturday Burial Surcharge		\$150
Cancellation/Transfer Administration Fee		\$50

Township of St. Clair  
Schedule A to By-Law 11 of 2024

BUILDING PERMITS	Detail / Additional Expenses	Fees 2024
Residential	+ \$.60/ft <sup>2</sup> gross area	\$100+
	Completion Deposit (refundable)	\$1,000
	St. Clair River Trail Crossing Deposit (refundable)	\$2,000
Garages and Accessory Buildings/ Structures	+ \$.20/ft <sup>2</sup> gross area	\$100 +
Residential Building Enlargement/Alterations	+ \$5/\$1,000 est. value	\$100 +
Apartments and Multiple Housing	+ \$.60/ft <sup>2</sup> gross area	\$100/unit +
New Commercial and Industrial Buildings	+ \$.60/ft <sup>2</sup> gross area	\$100 +
Commercial/Industrial/Public Building Renovations & Other	+ \$5/\$1000 est. value	\$100 +
Farm Buildings	+ \$.10/ft <sup>2</sup> (max \$1,000)	\$100 +
Industrial Wind Turbines	per turbine	\$10,000
	Decommissioning / Letter of Credit per turbine	\$200,000
Miscellaneous – swimming pools, tents, construction trailers		\$200
Liquor License Inspections for Existing Buildings		\$50
Building Relocation	+ all inspection costs	\$100 +
	+ Residential Fee + \$.60/ft <sup>2</sup> gross area	\$100 +
	+ Completion Deposit (refundable)	\$3,000
	+ Heavy Load permits as required	\$ current price
Sign Permit Fees	Institutional Property	\$50
	Commercial Property	\$60
	Industrial Property	\$100
<b>DOUBLE PERMIT FEES</b>	Will be imposed on fees if construction commences without a permit	-

Township of St. Clair  
Schedule A to By-Law 11 of 2024

PUBLIC WORKS/WATER FEES		Detail / Additional Expenses	Fees 2024
Service Connection Permit		Water	\$50
		Storm	\$50
		Sanitary	\$50
Road Crossing – Residential		Hydro cable, tile, etc.	\$50
Road Crossing – Commercial/Industrial		Hydro cable, tile, etc.	\$100
Seismic Testing on Road Allowances - Permit			\$100
Pipeline Crossing		Commercial	\$1,000
		Permit	\$75
Oversize Load Moving		Annual Permit	\$300
		Supersize Load Permit	\$150
Seismic Testing on Road Allowance		Per Kilometre	\$1,000
Seismic Testing Road Crossing		Per cable	\$100
Pipeline Crossing Road Crossing			\$2,500
Pipeline Crossing Municipal Drain			\$2,500
Pipeline Running within Road Allowance		Per Kilometre	\$5,000
Pipeline Running within Road Allowance		Per inch/ Per Kilometre	\$5,000
Encroachment (drain crossing a road)		Residential/ Agricultural	\$200
		Commercial	\$1,000
Drain Crossing/Crossing			\$2,000
Road Crossing/Crossing			\$2,000
Pipeline Running in Road Allowance		Per inch surcharge (per inch/per Kilometre)	\$1,000
		Oversize Load – Single Move Permit	\$5,000
Damage Deposit		Oversize Load – Annual Move Permit	\$5,000 / Per Affected Road
		Super Oversize Load	\$25,000
		Water	Varies
		Storm	No Charge
Buy-in Fees for Municipal Services		Sanitary	Varies
		Existing residential lots up to 25mm	\$2,500
Water Service Installation		Lots created by Severance	Annual Cost (\$2,500 minimum)
		Service > 25mm + oversizing costs	\$2,500 +

Township of St. Clair  
Schedule A to By-Law 11 of 2024

PUBLIC WORKS/WATER FEES	Detail / Additional Expenses	Fees 2024
Water Service Shut Off	Regular Hours Scheduled Within 48 Hours	No Charge
	Regular Hours Unscheduled	1 HR Charge
	Regular Hours Emergency	No Charge
	After Hours Emergency	No Charge
	After Hours Non- Emergency	Actual Cost
Seasonal Turn On/Off	Shut off includes meter storage, no monthly fee, includes turn on with 48 hours notice.	\$25
	Without Notice	1 HR Charge
Construction Water	90 Day Maximum, then Meter must be installed	\$1/\$1,000 bldg. value
Water Meter	Any Size	Actual Cost + ERT
Backflow Preventor	¾" x ¾"	Actual Cost
Meter Replacement	At owners' request	Actual Cost
Meter Repair	Frozen Meter	Actual Cost
Meter Testing	If requested by Owner and within 5%, homeowner to pay. If off more than 5%, no charge to owner.	Varies
Water Meter Check	Owner requests meter checked due to high consumption including remote reading and diagnostic issues	\$50
Water Testing	Chlorine Testing – Other testing is through LPH	No Charge
Hydrant Testing (Third Party) for Fire Flow	48 Hours Notice Minimum (results must be provided to municipality)	\$50
	Through "ONE CALL"	No Charge
Bulk Water Account Set-Up	Not Via "ONE CALL"	\$25
	New System- No Key Required	\$50 deposit + \$7.50/month
	Price per Bulk Site	
	Deposit refundable upon, account closure.	
Storm Lateral	Existing Residential Lots - 125mm Connection	\$3,000
	Lots Created by Severance	Actual Cost (\$3,000 minimum)
	Commercial Connections	Actual Cost (\$3,000 minimum)

Township of St. Clair  
Schedule A to By-Law 11 of 2024

PUBLIC WORKS/WATER FEES	Detail / Additional Expenses	Fees 2024
Sanitary Lateral	+ applicable buy in	Actual Cost +
Curb Cut	minimum	\$450 or \$200/meter which ever is greater
Curb and Gutter Fill	Per metre	\$200
Blue Box		\$12
9-1-1 Sign	Sign Only	\$50
Addition of Tenant to Water Account	Installation – Sign and Post	\$100
NSF Cheque		\$50
Arrears	Disconnection for Arrears notice left on-site when water is turned off	\$75
Additional Copy of Invoice		\$5
Data and Information Requests- >14 hours staff time	Staff hours beyond 14 x current wage	Actual Cost
Requests for Drawing/Site Review	Outside of site plan – first 5	No Charge
	All requests beyond 5	\$100 each
Rural Driveways with Road-side ditch	Installation of new culvert/driveway surface	\$2,500
	Replacement of existing culvert	\$2,500
Tile Loan Inspection Fee	One Man, One Truck	\$200
Early Tile Loan + Drainage Debenture Payout	Administration Fee	\$50
Drain Interest	Maintenance & Capital	@ Bank Rates
Drain Apportionment Agreement	Per served lot	\$100
Drainage Administrative Fee	Flat rate per Property (Capital, Maintenance and Pumping)	\$10

FIRE DEPARTMENT	Detail / Additional Expenses	Fees 2024
Residential Dwelling		\$100
Daycare Centers		\$200
Private / Home Daycare Centers		\$100
Multi-Unit Residential	\$300 minimum	\$100/hr
Assembly Units	\$300 minimum	\$100/hr
Commercial and Industrial Buildings	\$300 minimum	\$100/hr

Township of St. Clair  
Schedule A to By-Law 11 of 2024

FIRE DEPARTMENT	Detail / Additional Expenses	Fees 2024
AGCO Licensing	Inclusive of authorization letter	\$100
Re-Inspection Fee	After 2 <sup>nd</sup> inspection, no charge for 1 <sup>st</sup> reinspection due to non-compliance (\$100 minimum)	\$100/hr
Special events		\$150
Food Truck	Annually	\$100
Fire Inspection Report / File Search / Incident Report	Processing request, reviewing files and composition of letter	\$100
Requested Inspection for Sale or Purchase of Property		\$100/hr
Firework and/or Pyrotechnic Permit		\$200
Approval of Non-Residential Building	When not part of site plan process	\$100/hr
Review of Alternative Solution	Under the Ontario Fire Code	\$100/hr
Review of Risk Management/ Emergency Response Plan		\$100/hr
Risk and Safety Management Plan (RSMP) Reviews		\$100/hr
Fire Safety Plan	Initial review	\$150
	Subsequent reviews to obtain approval, beyond initial review	\$100/hr
Motor Vehicle Collisions	MTO Highway – Non-Residents	Current MTO Rate
	County and Municipal Roads – Non-Residents	Current MTO Rate
Incidents	Including – technical rescue, foam, 3 <sup>rd</sup> party agencies, personnel, apparatus, equipment, supplies, 3 <sup>rd</sup> party providers	Incurred Costs
Fire Watch		Current MTO Rate
Event Standby	Current MTO Rate	MTO Rate per Hr
Open Burning Violation	MTO rate + incurred cost + admin fee (3 <sup>rd</sup> and subsequent offences to the same address)	Current MTO Rate /HR + costs + admin
Nuisance/Preventable Panel Alarm	(3 <sup>rd</sup> and subsequent offences) or caused by service personnel failing to notify- including residential and commercial	Current MTO Rate/HR + additional time at ½ HR increments



Township of St. Clair  
Schedule A to By-Law 11 of 2024

COMMUNITY SERVICES	Detail / Additional Expenses	Fees 2024
Seasonal Winter Storage – All Campgrounds		\$300
Seasonal Grass Cutting – All Campgrounds		\$360
On Site Service Call	Per Hour	\$50
Additional Boat/Utility Trailer Storage	Seasonal	\$360
	Weekly	\$30
	Daily	\$7.50
Seasonal Golf Cart Fee		\$175
Daily Golf Cart Fee - Transients		\$5/day
Weekly Golf Cart Fee		\$30
Dumper Station Usage	Non-Camper Fee	\$25
Seasonal Fee	Water/Hydro	\$3200
	Water/Hydro/Sewer	\$3500
Daily – no sewer		\$50
Weekly – no sewer		\$300
Daily Cabins	Small	\$90
	Large	\$112
Seasonal Fee	Water/Hydro/Sewer	\$3500
	Regular	\$55
Daily	Prime	\$65
	Basic Site	\$35
Weekly	Regular	\$330
	Prime	\$390
Boat Mooring	Daily	\$7.50
	Seasonal	\$500
Seasonal	Water/Hydro/Sewer	\$3500
	Regular	\$55
Daily	Basic	\$35
	Regular	\$330
Weekly	Hourly	\$210
	Non-Prime – Fall/Winter	\$130
Summer Ice	Hourly	\$190

Township of St. Clair  
Schedule A to By-Law 11 of 2024

COMMUNITY SERVICES	Detail / Additional Expenses	Fees 2024
Last Minute Ice	Hourly	\$120
Adult	Full Day	\$500
	Hourly	\$50
Full Day		\$85
Hourly		\$21
	Full Day	\$300
Hall 1 or 2	Hourly	\$35
Hourly	1-30 People / hr	\$135
Extra Lifeguard		\$50
Private Lessons, Semi-Private (2 Children)		\$185
Adult Lessons – Rate per Session	Drop in	\$12
30 Minute Group Session		\$80
45 Minute Group Session		\$85
Swim Evaluations		\$5
Standard First Aid – CPR-C	Initial	\$150
	Recert.	\$85
National Lifeguard Service (NLS)	Initial	\$275
	Recert.	\$90
Lifesaving Instructor		\$160
Babysitting Course		\$80
Bronze Medallion	Extra fees for materials added to course	\$118
Emergency First Aid		\$55
Bronze Cross	Extra fees for materials added to course	\$118
SFA CPR C – Offered with Bronze Cross		\$100
Aquatic Supervisor Training		\$175
Child Swim		\$3
Adult Swim		\$4.25
Family Swim		\$10
Child Skate		\$3
Adult Skate		\$4.25
Family Skate		\$10

Township of St. Clair  
Schedule A to By-Law 11 of 2024

COMMUNITY SERVICES	Detail / Additional Expenses	Fees 2024
Family & Friends Skate	During weekdays	\$2.50
10 Family Swim Pass		\$85
10 Adult Swim Pass		\$36.13
10 Child Swim Pass		\$25.50
Daily	Single	\$10
	Senior (60+)	\$7
1 Month	Single	\$65
	Senior (60+)	\$55
	Single	\$325
6 Month	Senior (60+)	\$275
	Couple	\$487.50
	Family	\$682.50
	Single	\$617.50
1 Year	Senior (60+)	\$522.50
	Couple	\$925
10 Visit Pass	Single	\$70
Camp	Daily	\$45
	Weekly	\$190
Day Camp – Full Summer		\$1500
Early Drop Off/ Late Pick Up	Daily	\$4
	Weekly	\$30
Adult	Hourly (min 2 hrs)	\$30
	Fees to Operate Lights (min 2hrs)	\$25
	Leagues – Seasonal Fee (min 2 hrs)	\$25
	Per court Per Hour	\$20
	Per Court Per Hour	\$20
Large Pavilion	Entire Pavilion – Full Day	\$160
Regular Pavilion	Entire Pavilion – Full Day	\$100
Park Concession Stand Fee	Per Day	\$50

Township of St. Clair  
Schedule A to By-Law 11 of 2024

COMMUNITY SERVICES	Detail / Additional Expenses	Fees 2024
Park Rentals – Open Space or Pavilion	Full Day – Extra Fee	\$100
Adult - 7 Day	Unrestricted	\$2473.57
	Restricted	\$1945.30
Second Adult - 7 Day	Unrestricted	\$1692.68
	Restricted	\$1292.72
Senior	Unrestricted	\$2473.57
	Restricted	\$1945.30
Non- prime time	Restricted	\$1615.90
Intermediate A	19-25 Years Old	\$1516.46
Intermediate B	26-35 Years Old	\$1999.00
Junior A		\$451.21
Junior B		\$503.42
Family		\$4136.70
Add a Junior to Adult Membership	2 Adults and up to 3 Children under 19	\$330.64
General Admissions	Adult	\$5
	Senior	\$4
	Student	\$3
	Child	\$2
	Preschool	No Charge
	Family	\$15
Chapel Rentals – Wedding		\$300
Administration Fee		\$35
Building Rental Fee – Sombra Day Care		\$1230.31
Campground Booking Fee		\$12.95
Cancellation/Deposit		20%
NSF Fee		\$50
Automatic Late Fees	Recurring every 30 days	5%
Township Minor Associations / School Boards	DISCOUNT	20%
Security Deposit (Facility)		\$2.50
Community Event Security Deposit		\$1000
Membership Hold Fee		\$15

Township of St. Clair  
Schedule A to By-Law 11 of 2024

TAX DEPARTMENT		Fees 2024
	Detail / Additional Expenses	
Tax Certificates		\$55
Prior to Registration	A - Send list for sub search to determine owner, encumbrances, legal, etc. plus request sheriff's certificate B - Final Notice of intent prior to registration	\$245
Prior to Sale	First Notice given within 60 days of registration of tax arrears certificate Treasurers Declaration	\$155 \$75
Tax Arrears Paid	Final Notice sent within 30 days of the expiry of 280 days after registration warning of pending sale Redemption Period expires 1 year after registration - treasurer verifies no payment made Payment received prior to expiry of 1 year redemption Cancellation certificate	\$155 \$35 \$35 \$400
Extension Agreements	Bylaw authorizing extension agreement - prior to 1 year expiry period Terms of Agreement fulfilled - Cancellation certificate registered	\$400 \$400
Sale of Land by Public Tender	Land Advertised for Sale Tenders Opened Notice to the highest tenderer requesting payment of balance amount	\$2,300  \$75
Sale of Land by Public Auction	Land Advertised for Sale Bidder immediately pays, treasurer declares successful purchaser Auctioneer issues receipt	\$2,300 \$75 \$35
Tax Deed Issue and Registration	List of land offered for sale - prepared by auctioneer Tax deed and statutory declaration Sale Proceeds less cancellation price - paid to Superior Court of Justice	\$75 \$500 \$245
Accessory Costs	Including - surveying, legal fees or any other costs incurred	Actual Cost
Urgent Tax Certificates		\$75
Tax Account Hardcopy		\$5
Unpaid Accounts	Move Amounts to tax rolls	\$10