

The Corporation of the Municipality of Brockton



By-Law 2025-094

Being a By-Law to Amend By-Law 2025-069 to Establish, Ratify and Impose Fees and Charges for Goods and Services Provided By the Municipality of Brockton.

Whereas the *Municipal Act, 2001, S.O. 2001, c. 25*, Section 391(1) authorizes a municipality to impose fees or charges on any class of persons,

- a) for services or activities provided or done by or on behalf of it;
- b) for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and
- c) for the use of its property including property under its control.

And Whereas Municipal Councils have the authority to establish rates and fees under various Acts, and the Council of the Corporation of the Municipality of Brockton deems it expedient to pass a by-law establishing certain fees and charges;

And Whereas the *Municipal Act, 2001, S.O. 2001, c. 25*, Section 398 (2) authorizes the treasurer of a local municipality to add fees and charges imposed by the municipality or local board, to the tax roll for the real property for which the owner or owners are responsible for paying the fees and charges;

And Whereas the Corporation of the Municipality of Brockton enacted By-Law 2025-069 establishing, ratifying, and imposing 2026 fees and charges for goods and services provided by the Municipality of Brockton;

And Whereas the Corporation of the Municipality of Brockton deems it expedient to amend By-Law 2025-069 on August 26, 2025;

Now Therefore the Council of The Corporation of the Municipality of Brockton enacts as follows;

- 1.0 That The Corporation of the Municipality of Brockton Council hereby amends Schedule "B" being the Planning and Development rates and fees, and Schedule "C" being the Building Permit rates and fees to the 2026 Fees and Charges By-Law attached hereto and forming an integral part of this By-Law.
- 2.0 This By-Law shall come into full force and effect upon final passage.
- 3.0 That By-Law 2025-069 be hereby amended.
- 4.0 This By-Law may be cited as the "Amend 2026 Fees and Charges By-Law (Building Permit and Planning Fees)".

Read, Enacted, Signed and Sealed this 25th day of November, 2025.

Original Signed By
Mayor – Chris Peabody

Original Signed By
Director of Legislative and Legal Services (Clerk) –
Fiona Hamilton

Planning and Development Fees and Charges

Description	Effective Date	2024 Fee	2025 Fee	2026 Fee	Increase / (decrease)	Tax Applicable?		
						No	HST	GST
Certification of Compliance (Zoning)	January 1	\$ 104.00	\$ 107.25	\$ 107.25	0.0%	X		
Pre-consultation - Subdivision	January 1	\$ 350.00	\$ 360.75	\$ 360.75	0.0%	X		
Site Plan Agreement Admin Fee	January 1	\$0.10 per square foot, minimum of \$500.00	\$0.10 per square foot, plus \$114.00	\$0.10 per square foot, plus \$114.00	Varied	X		
Site Plan Application review fee \$500.00. Application and Agreement Review/Registration/Preparation invoiced for Actual Cost for Legal and Municipal Engineer Services - Refundable Deposit - \$4,000.00. Fee and Deposit to be collected at time of submission of site plan application.	January 1	\$114+ invoiced for actual cost	\$500+ invoiced for actual cost	\$500+ invoiced for actual cost	0.0%	X		
Site Plan Agreement – Deposit for Compliance with Agreement - minimum \$3,000.00 - maximum \$20,000.00 based on 1% of the value of the project's construction (including land) Refundable	January 1	minimum \$3,000.00 - maximum \$20,000.00	minimum \$3,000.00 - maximum \$20,000.00	minimum \$3,000.00 - maximum \$20,000.00	0.0%	X		
Minor Redline Revision - number of lots or blocks is not changing more than 10% and there are less than 3 updated studies that accompany the application	January 1	N/A	\$ 3,000.00	\$ 3,000.00	0.0%	X		
Major Redline Revision - number of lots or block is changing more than 10% and there are more than 4 updated studies that accompany the application	January 1	N/A	\$ 5,000.00	\$ 5,000.00	0.0%	X		
Deeming By-law or Repeal of a Deeming By-Law Admin Fee	January 1	\$ 250.00	\$ 257.50	\$ 257.50	0.0%	X		
Deeming By-Law or Repeal of a Deeming By-law Registration – Invoiced for Actual Cost - \$1,000.00 Refundable Deposit	January 1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	0.0%	X		
Encroachment or Servicing Agreement Admin Fee	January 1	\$ 250.00	\$ 257.50	\$ 257.50	0.0%	X		
Encroachment or Servicing Agreement Registration	January 1	Invoiced for Actual Cost - \$1,000.00 Refundable Deposit	Invoiced for Actual Cost - \$1,000.00 Refundable Deposit	Invoiced for Actual Cost - \$1,000.00 Refundable Deposit	0.0%	X		

Planning and Development Fees and Charges

Description	Effective Date	2024 Fee	2025 Fee	2026 Fee	Increase / (decrease)	Tax Applicable?		
						No	HST	GST
Approve Draft Plan of Subdivision Admin Fee	January 1	\$150.00 Per Lot/Block (Payable at the time of submitting application to County of Bruce)	\$150.00 Per Lot/Block (Payable at the time of submitting application to County of Bruce)	\$150.00 Per Lot/Block (Payable at the time of submitting application to County of Bruce)	0.0%	X		
Subdivision Agreement	January 1	Refundable Deposit - \$2,000.00 invoiced for Actual Cost	Refundable Deposit - \$2,000.00 invoiced for Actual Cost	Refundable Deposit - \$2,000.00 invoiced for Actual Cost	0.0%	X		
Final Approval of Subdivision/Phase of Being Registered	January 1	\$ 1,000.00	\$ 1,050.00	\$ 1,050.00	0.0%	X		
Draft Plan of Subdivision Approval Extension	January 1	\$500.00 1st Request, \$800.00 2nd Request and \$1,000.00 for 3rd Request	\$500.00 1st Request, \$800.00 2nd Request and \$1,000.00 for 3rd Request	\$500.00 1st Request, \$800.00 2nd Request and \$1,000.00 for 3rd Request	0.0%	X		
Application for Plan of Subdivision Revival (Received approval before March 23, 2010) Admin Fee \$150.00 Per Lot/Block Being Final Approved; Minimum \$3,000.00 Maximum \$9,000.00 Plus Final Approval Fee of \$1,000	January 1				0.0%	X		
Condominium Agreement Admin Fee - \$50.00 Per Unit, Minimum Fee \$500.00	January 1				0.0%	X		
Condominium Agreement – Invoiced for Actual Cost – Refundable Deposit \$2,000.00	January 1				0.0%	X		
Condominium Exemption or Clearance Request	January 1	\$ 100.00	\$ 105.00	\$ 105.00	0.0%			
Fee Payable for Services by Municipality's Solicitor	January 1	Actual Cost	Actual Cost	Actual Cost	0.0%	X		
Fee Payable for Services Provided by Municipality's Consulting Engineers	January 1	Actual Cost + 10%	Actual Cost + 10%	Actual Cost + 10%	0.0%		X	
Appeal to Local Planning Appeal Tribunal – Refundable \$5,000.00 Deposit	January 1	Actual Cost	Actual Cost	Actual Cost	0.0%	X		
Release of Development Agreement on Title Admin Fee - \$300, Registration – Actual Cost Invoiced	January 1				0.0%	X		
Request for Confirmation of Adequate Security and Releases	January 1	\$ 75.00	\$ 75.00	\$ 75.00	0.0%	X		
Parking Facilities Exemption (per space)	January 1	\$ 1,000.00	\$ 1,050.00	\$ 1,050.00	0.0%	X		

Planning and Development Fees and Charges

Description	Effective Date	2024 Fee	2025 Fee	2026 Fee	Increase / (decrease)	Tax Applicable?		
						No	HST	GST
Official Plan or Secondary Plan Amendment	January 1	Fee Only Charged by Bruce County	Fee Only Charged by Bruce County	Fee Only Charged by Bruce County	0.0%	X		
Zoning By-law Amendment	January 1	Fee Only Charged by Bruce County	Fee Only Charged by Bruce County	Fee Only Charged by Bruce County	0.0%	X		
Application for Minor Variance	January 1	Fee Only Charged by Bruce County	Fee Only Charged by Bruce County	Fee Only Charged by Bruce County	0.0%	X		
Removal of Holding Provision	January 1	\$ 150.00	\$ 155.00	\$ 155.00	0.0%	X		
Letter of Compliance – Subdivision or Site Plan	January 1	\$ 150.00	\$ 155.00	\$ 155.00	0.0%	X		
Consent/Severance, including Easements and Right-of-Ways	January 1	\$120.00	\$125.00	\$ 125.00	0.0%	X		
Parkland Dedication Fee(s) - Land conveyance of 2% for Commercial/Industrial Property Value or 5% for Residential Property Value, or Cash-In-Lieu at Discretion of Municipality	January 1				0.0%			
Development Charges - fees as per Bruce County Development Charge By-Law 2023-048 & 2024-069	January 1	None	None	None	0.0%	X		
Development Agreement - Administration Fee (Per Application)	January 1	None	None	\$1,000	New	X		
Development Agreement - Review	January 1	None	None	Actual costs invoiced	New	X		
Battery Energy Storage Systems - Administration (Pre-Consultation)	January 1	None	None	\$1,000	New	X		
Battery Energy Storage Systems - Review of reports, review of municipal support resolution, community benefits review	January 1	None	None	\$5,000 + Actual costs for any legal/engineering review	New	X		

Building Permit - By-law 2019-147

Description	Effective Date	2024 Fee	2025 Fee	2026 Fee	Increase / (decrease)	Tax Applicable?		
						No	HST (13%)	GST (5%)
Commercial/Industrial/Institutional	January 1	\$100.00 plus \$.90/sq. ft. per floor	\$100.00 plus \$.90/sq. ft. per floor	\$100.00 plus \$1.00/sq. ft. per floor	0.10%	X		
Tarp structure as for Commercial/Industrial/Institutional	January 1	\$100.00 plus \$.80/sq. ft. per floor	\$100.00 plus \$.80/sq. ft. per floor	\$100.00 plus \$.80/sq. ft. per floor	0.0%	X		
Single Family Residential	January 1	\$100.00 plus \$.80/sq. ft. per floor – excluding unfinished basement	\$100.00 plus \$.80/sq. ft. per floor – excluding unfinished basement	\$100.00 plus \$.80/sq. ft. per floor – excluding unfinished basement	0.0%	X		
Multiple Family Residential	January 1	\$100.00 plus \$.80/sq. ft. per floor – excluding unfinished basement	\$100.00 plus \$.80/sq. ft. per floor – excluding unfinished basement	\$100.00 plus \$.80/sq. ft. per floor – excluding unfinished basement	0.0%	X		
Additions and Renovations, Plumbing	January 1	\$100.00 plus \$15.00/\$1000 of construction	\$100.00 plus \$15.00/\$1000 of construction	\$100.00 plus \$15.00/\$1000 of construction	0.0%	X		
Accessory Buildings	January 1	\$100.00 plus \$.30/sq. ft.	\$100.00 plus \$.30/sq. ft.	\$100.00 plus \$.30/sq. ft.	0.0%	X		
Farm Buildings, Housing Livestock including below Barn Manure Storage	January 1	\$100.00 plus \$.30/sq. ft.	\$100.00 plus \$.30/sq. ft.	\$100.00 plus \$.33/sq. ft.	0.03%	X		
Farm Buildings for purposes other than Housing Livestock	January 1	\$100.00 plus \$.25/sq. ft.	\$100.00 plus \$.25/sq. ft.	\$100.00 plus \$.28/sq. ft.	0.03%	X		
Silo's -- Tower or Bunker	January 1	26/Oct	\$309.30	\$309.30	0.0%	X		
Manure Storage Facilities	January 1	\$15.00/ft. of diameter or \$.30/sq. ft. for all others with a minimum charge of \$200.	\$15.00/ft. of diameter or \$.30/sq. ft. for all others with a minimum charge of \$200.	\$15.00/ft. of diameter or \$.30/sq. ft. for all others with a minimum charge of \$200.	0.0%	X		
Agricultural Tarped Structure	January 1	\$100.00 plus \$.15/sq. ft.; if used for animals \$.20/sq. ft.	\$100.00 plus \$.15/sq. ft.; if used for animals \$.20/sq. ft.	\$100.00 plus \$.15/sq. ft.; if used for animals \$.20/sq. ft.	0.0%	X		

Building Permit - By-law 2019-147

Description	Effective Date	2024 Fee	2025 Fee	2026 Fee	Increase / (decrease)	Tax Applicable?		
						No	HST (13%)	GST (5%)
Additions & Renovations of Farm Buildings	January 1	\$100.00 plus \$12.00/\$1,000 of construction	\$100.00 plus \$12.00/\$1,000 of construction	\$100.00 plus \$12.00/\$1,000 of construction	0.0%	X		
Granary	January 1	\$200.00	\$206.20	\$206.20	0.0%	X		
Swimming Pools	January 1	\$200.00	\$206.20	\$206.20	0.0%	X		
Chimney and/or Solid Fuel Burning Appliance Installation	January 1	\$250.00	\$257.75	\$257.75	0.0%	X		
Demolitions	January 1	\$250.00	\$257.75	\$257.75	0.0%	X		
Change of Use	January 1	\$250.00	\$257.75	\$257.75	0.0%	X		
Mobile Homes	January 1	\$100.00 plus \$.40/sq. ft.	\$100.00 plus \$.40/sq. ft.	\$100.00 plus \$.40/sq. ft.	0.0%	X		
Moving Permits	January 1	\$200.00	\$206.20	\$206.20	0.0%	X		
Wind Towers	January 1	\$25/\$1000 of construction of Base and Tower	\$25/\$1000 of construction of Base and Tower	\$25/\$1000 of construction of Base and Tower	0.0%	X		
Tents	January 1	\$150.00	\$154.65	\$154.65	0.0%	X		
Septic Systems Class 2 and 3	January 1	\$300.00	\$309.30	\$309.30	0.0%	X		
Septic Systems Class 4 and 5	January 1	\$600.00	\$618.60	\$618.60	0.0%	X		
Septic System Renos/Repairs	January 1	\$400.00	\$412.40	\$412.40	0.0%	X		
Plumbing	January 1	Included in Building Permit Fee	Included in Building Permit Fee	Included in Building Permit Fee	0.0%	X		
Transfer of Permit	January 1	\$200.00	\$206.20	\$206.20	0.0%	X		
Signs per OBC	January 1	\$100.00 plus \$20.00/\$1,000 of construction	\$100.00 plus \$20.00/\$1,000 of construction	\$100.00 plus \$20.00/\$1,000 of construction	0.0%	X		
Solar Panel Building Permit	January 1	N/A	N/A	\$250.00	NEW	X		

*Building Started WITHOUT a Permit, double original permit fee price