



**BY-LAW NUMBER XXX-2025
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to amend By-law 112-2005 as amended,
to revise building permit fees effective February 1, 2025.

WHEREAS the Municipal Act, 2001, S.O. 2001, c.25, S.130, as amended, provides that a municipality may regulate matters not specifically provided for by the Municipal Act or any other Act for purposes related to health, safety and well-being of the inhabitants of the municipality;

AND WHEREAS, Section 7 of the Building Code Act 1992, S.O. 1992, c.23, as amended, empowers council to pass by-laws respecting permits for construction, demolition, occupancy, change of use, mechanical, plumbing, sewage systems and conditional permits and respecting inspections and the charging of permit fees;

WHEREAS Council of The Corporation of the City of Stratford enacted By-law 112-2005 respecting permits for construction, demolition and change of use and respecting inspections and the charging of permit fees;

AND WHEREAS the building permit fees have been amended from time to time by Council as deemed necessary;

AND WHEREAS Council held a public meeting, pursuant to section 7.(6) of the Building Code Act, 1992, S.O. 1992, Chapter 23, on December 16, 2024, to consider further amendments to the current building permit fees;

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the City of Stratford as follows:

1. That Schedule "A" to By-law 112-2005, as amended, be deleted and replaced with Schedule "A" attached hereto.
2. The fees in Schedule "A" attached hereto shall come into effect on February 1, 2025.
3. All other provisions of By-law 112-2005 as amended, shall remain in force and effect.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 27th day of January, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe

THIS IS SCHEDULE "A" TO BY-LAW XXX-2025

Adopted this 27th day of January, 2025

OF
THE CORPORATION OF THE CITY OF STRATFORD**Amending Schedule "A" to
By-law 112-2005, as amended****Effective February 1, 2025**

Type of Permit: Group Type	Type of Permit: Sub-Type	Permit Fee: Fee per Area (Sq. Ft.)	Permit Fee: Fee per Unit
Group 'A' - Assembly	Finished	\$2.31	N/A
	Shell Only	\$2.05	N/A
	Outdoor Patio	N/A	\$284.00
	Outdoor Pool – Public	N/A	\$945.00
	Portable Classroom	N/A	\$509.00
Group 'B' – Institutional	All institutional classifications	\$2.78	N/A
Group 'C' – Residential	Dwelling (Single, Semi, Duplex, Rowhouse, Stacked Rowhouse, Detached ARU)	\$1.47	N/A
	Garage / Carport (per bay)	N/A	\$200.00
	Shed, Deck, Porch	N/A	\$200.00
	Apartment Building	\$1.73	N/A
	Hotels / Motels	\$2.21	N/A
	Residential Care Facility	\$1.47	N/A
Group 'D' – Business & Personal Services	Finished	\$1.89	N/A
	Shell Only	\$1.58	N/A
	Finishing of Existing Shell	\$0.49	N/A
Group 'E' – Mercantile	Finished	\$1.89	N/A
	Shell Only	\$1.58	N/A
	Finishing of Existing Shell	\$0.49	N/A
Group 'F' – Industrial	Finished	\$1.16	N/A
	Shell Only	\$0.89	N/A
	Finishing of Existing Shell	\$0.49	N/A
	Parking Garage	\$0.84	N/A

Type of Permit: Group Type	Type of Permit: Sub-Type	Permit Fee: Fee per Area (Sq. Ft.)	Permit Fee: Fee per Unit
Agricultural	All Agricultural classifications	\$0.68	N/A
Stand Alone & Miscellaneous Work	Air supported structures	\$0.84	N/A
	Alternative Solution: Part 9 (each)	N/A	\$578.00
	Alternative Solution: All other Building/system (each)	N/A	\$1,155.00
	Balcony guard (replace per linear foot) - excluding low rise Residential	\$0.71	N/A
	Balcony repair (per balcony)	N/A	\$28.35
	Ceiling (new or replace per square foot)	\$0.28	N/A
	Change of Use (with no renovations) - All Classifications (min. fee \$260.00)	\$0.23	N/A
	Demolition (If P.Eng. review required min. fee of \$525.00)	\$0.18	N/A
	Designated Structures - Including Solar Panels, but excluding retaining walls, public pools, and signs)	N/A	\$509.00
	Elevator, escalator, lift	N/A	\$509.00
	Engineering review – Where, at the discretion of the CBO, third-party review is required for Part 4 designs submitted by a designer as part of an application. Fee is in addition to applicable fees for building permit application.	N/A	\$2,284.00
	Exterior ramps (excluding low rise Residential)	N/A	\$284.00
	Fireplace/Woodstove (each)	N/A	\$137.00
	Foundation or Conditional Permit - In addition to Building Permit Fee (Min. \$525.00)	\$0.23	N/A
Interior Finishes - All Classifications not specified elsewhere (Min. \$284.00)	\$0.53	N/A	

Type of Permit: Group Type	Type of Permit: Sub-Type	Permit Fee: Fee per Area (Sq. Ft.)	Permit Fee: Fee per Unit
	Alterations/Renovations to previously finished areas - All Classifications not specified elsewhere (Min. \$284.00)	\$0.47	N/A
	New ARU – Inside of the Primary Dwelling Unit (Min. \$1,000.00)	\$1.47	N/A
	Rack storage systems (per lin. ft.)	\$0.53	N/A
	Reclad exterior wall (per lin. ft.)	\$0.18	N/A
	Retaining Wall (per lin. ft.)	\$3.57	N/A
	Shoring & Underpinning (per lin. ft.)	\$3.89	N/A
	Signs	N/A	\$137.00
	Storefront replacement	N/A	\$284.00
	Temporary Buildings (each)	N/A	\$284.00
	Temporary Tents (each)	N/A	\$200.00
Mechanical Work (independent of Building Permit)	HVAC Permit (non-residential)	\$0.18	N/A
	Fire Sprinkler System, Standpipe, etc. (Min. \$284.00)	\$0.13	N/A
	Commercial Kitchen, Spray Booth, Dust Collector (each)	N/A	\$284.00
Electrical Work (independent of Building Permit)	Fire Alarm System & Electrical Work (Min. \$284.00)	\$0.13	N/A
	Electromagnetic locks & Hold open devices (each)	N/A	\$137.00
	Emergency Lighting (per storey)	N/A	\$137.00
Plumbing Work (independent of Building Permit)	Plumbing Permit (per fixture, min. fee \$137.00)	N/A	\$19.00

Type of Permit: Group Type	Type of Permit: Sub-Type	Permit Fee: Fee per Area (Sq. Ft.)	Permit Fee: Fee per Unit
	Catchbasin, maintenance holes, roofdrains (each)	N/A	\$28.00
	Building / Site Services (per lin. ft.)	\$0.89	N/A
	Backflow Prevention Device (per device)	N/A	\$137.00
On-site Sewage System	New or Replacement system	N/A	\$683.00
	Alterations / Repair	N/A	\$515.00
Other Fees	Minimum Permit Fee: Low rise residential (SDD, Semi-detached, Triplex)	N/A	\$137.00
	Minimum Permit Fee: All Classifications (Unless noted otherwise)	N/A	\$284.00
	Revision to Permit Fee - Applicable to square footage of area where plan examination required due to submission of revisions after permit issued. (Min. \$137.00)	\$0.13	N/A
	Permit to Occupy unfinished building	N/A	\$284.00
	Transfer Permit (change of permit ownership)	N/A	\$284.00
	Special Inspection Fee after hours (per hour)	N/A	\$284.00
	Special research requests of Building Division (per hour or part thereof and includes requests for written information)	N/A	\$68.00
	Property Surveys - Records FOI	N/A	\$28.00
	Staff Time / 15 min.	N/A	\$16.00
	Photocopies (Black & White, Letter, Legal, Tabloid) - per copy	N/A	\$0.22
	Photocopies (Colour, Letter, Legal, Tabloid) - per copy	N/A	\$0.84
	Plotter copies (Large format) - per sheet	N/A	\$23.00