

**THE CORPORATION OF THE
TOWNSHIP OF LARDER LAKE**

BY-LAW 2019-25

**Being a By-law to Establish
User Fees for the Township of Larder Lake**



WHEREAS subsection 5(3) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the Municipal Act, 2001 provides that a municipality has the capacity, rights, powers, and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS section 10(1) of the Municipal Act, 2001 provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS section 10(2) of the Municipal Act, 2001 provides that a municipality may pass by-laws respecting: in paragraph 7, Services and things that the municipality is authorized to provide under subsection (1);

WHEREAS Section 391(1) of the Municipal Act RSO 2001, provides that a municipality may impose fees or charges on persons:

- (a) for services and activities provided or done by or on behalf of it;
- (b) for costs payable by it for services and 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 section 69 of the Planning Act, R.S.O. 1990, c.P.13, as amended, provides that council of a municipality may by by-law, establish a tariff of fees for the processing of applications made in respect of planning matters;

NOW THEREFORE The Council of the Corporation of the Township of Larder Lake hereby enacts as follows:

1. Repeal of By-laws 1992-24

By-law 1992-24, as amended, being "A by-law to list User Fee Schedules for various Corporation Purposes" passed in Open Council on May 16th, 2024 is hereby repealed.

- 2. The fees and charges set out on the attached Schedules are hereby imposed and ratified.**
Set out as follows:

Schedule 'A'	Equipment
Schedule 'B'	Water, Sewer, and Environmental Services
Schedule 'C'	Corporate Services Schedule
Schedule 'D'	Planning Services Schedule
Schedule 'E'	Community Services

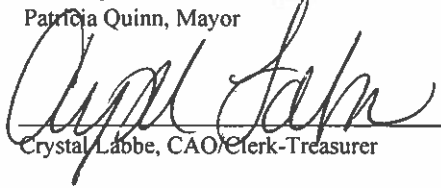
- 3. All fees and charges set out in this by-law shall be payable prior to the provision of the service unless an agreement in writing is made to the contrary and approved by a municipal official.**
- 4. In the event any fee or charge imposed herein remains unpaid after provision of the service or is otherwise in arrears, such fees or charges may be added to the Tax Roll for any real property in the municipality, the owner of which is responsible for paying the fee or charge and shall be collected in like manner as municipal taxes.**
- 5. Council does hereby delegate the Clerk-Treasurer of the Corporation of Town of Larder Lake, the authority to administer such fees and charges and approve such forms and procedures as may be required for the efficient administration of the fees and charges.**
- 6. The fees set out in this By-law shall be reviewed on an annual basis by each department.**
- 7. All fees will be charged H.S.T. where applicable.**
- 8. If there is a discrepancy in fee prices, the fees set out herein supersede any fees listed in Bylaw 1992-24**

This by-law shall come into full force and take effect on

That By-law # 1992-24 is hereby repealed.

First, Second and Third Reading: passed open Council on April 8th, 2025


Patricia Quinn, Mayor


Crystal Labbe, CAO/Clerk-Treasurer

SCHEDULE 'A'
Equipment

Rates Effective April 8th, 2025

Equipment	Rate/hour
Grader	\$190.00
Loader-3 Yd. Bucket	\$167.00
Backhoe	\$167.00
#2 Sander	\$152.00
#2 Snow-plow	\$152.00
Tri-axle Dump Truck	\$167.00
Pickup Truck	\$ 95.00
Truck 1 Ton	\$108.00
Garbage Truck	\$190.00
Steamer	\$152.00

(Rates include labour)

SCHEDULE “B”
Water, Sewer, and Environmental Services
Rates Effective June 1st, 2025

Water (Flat Rate)

Residential Rates

** WAT – RATE 1 – Residential Usage	\$49.82/Month
** WAT – RATE 2 – System fee ½ monthly rate	\$ ½ /Monthly Rate
** WAT – RATE 3 – Bayview Apartment	\$830.95/Month
** WAT – RATE 4 – Apartment/per unit	\$35.55/Month

Commercial/Industrial Rates

** WAT – RATE 5 – Low water usage (1 5% res. rate)	\$50.57/Month
** WAT – RATE 6 – Medium water usage (2% low usage)	\$51.58/Month
** WAT – RATE 7 – High water usage (3% med. usage)	\$53.13/Month

Accommodation Rates

** WAT – RATE 8 – Motel & Restaurant	\$107.00/Month
** WAT – RATE 9 – Hotel	\$80.16/Month

Other Rates

** Connect Fee (may be subject to additional equipment charges)	\$95.00/Occurrence
** Disconnect Fee (may be subject to additional equipment charg	\$95.00/Occurrence
** Connect Fees After Hours (Fee+ M hours +O/T)	\$250.00/Occurrence
** New Service – Basic Connection	\$2,686.00 plus actual cost

Sewer (Flat Rate)

Residential Rates

** SEW – RATE 1 – Residential Usage	\$37.43/Month
** SEW – RATE 2 – System fee ½ monthly rate	\$½/Monthly rate
** SEW – RATE 3 – Bayview Apartment	\$642.02/Month
** SEW – RATE 4 – Apartments/per unit	\$26.19/Month

Commercial/Industrial Rates

** SEW – RATE 5 – Low usage (1 5% res. usage)	\$37.99/Month
** SEW – RATE 6 – Medium usage (2% low. Usage)	\$38.75/Month
** SEW – RATE 7 – High usage (3% med. usage)	\$39.91/Month

Accommodation Rates

** SEW – RATE 8 – Motel & Restaurant	\$87.69/Month
** SEW – RATE 9 – Hotel	\$63.86/Month

Other Rates

** New Service – Basic Connection	Actual Cost
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Environmental (Flat Rate)

Residential Rates

** ENV – RATE 1 – Residential Usage	\$13.11/Month
** ENV – RATE 2 – System fee ½ monthly rate	\$ ½ /Monthly Rate
** ENV – RATE 3 – Bayview Apartment	\$196.67/Month
** ENV – RATE 4 – Apartment/per unit	\$6.88/Month
** ENV – RATE 5 – No curbside pick up	\$10.00/Month

Commercial/Industrial Rates

** ENV – RATE 6 – Low usage (1 5% res. usage)	\$26.22/Month
** ENV – RATE 7 – Medium usage (2% low. Usage)	\$26.74/Month
** ENV – RATE 8 – High usage (3% med. usage)	\$27.54/Month

Accommodation Rates

** ENV – RATE 9 – Motel & Restaurant	\$39.33/Month
** ENV – RATE 10 – Hotel	\$27.73/Month

** Construction Materials & Other Debris (Demo Material)	\$30.00/half ton truck load (approximately 2 5 cu. Yd./Trip) \$15.00/half load /half ton truck \$12.00/Cubic Yard (approximately 1.25 cu. Yd/Trip)
** Trailers or Dump Truck	\$10.00/Cubic Yard
** Tire with rim – Car	\$25.00/Each
** Tire with rim - Truck	\$25.00/Each
** Tire without rim – any	no charge
** Recycling	\$6.70/Month

SCHEDULE "C"

Corporate Services

Rates Effective April 8th, 2025

Administration (\$\$ Per Unit)

Fax

Incoming (per page)	\$0.60
Outgoing – Ontario (per min.)	\$1.00
Outgoing – Within Canada (per. min.)	\$1.50
Outgoing –USA (per. Min.)	\$2.00
Outgoing – International (per. Min.)	\$2.00

Photocopies (Per Page)

8 ½" x 11"	\$0.40
8 ½" x 14"	\$0.40
11" x 17"	\$0.60

Other

Lottery Licenses – 3% of prize value	
Credit Card Surcharge – All transactions 2.4% of payment	
911 Signs	\$20.00

Treasury (\$\$ Per Unit)

Duplicate Tax/Water Receipts	\$15.00
NSF Cheques	\$50.00
U.S. Exchange Fee	\$50.00
Tax Certificates	\$75.00
Expedited Tax Certificate (less than 24hr. notice)	\$200.00
Tax/Water Letter	\$25.00

Tax Registration:

Administration Fee	Actual Costs
Extension Agreement	Actual Costs
Search & Writs	Actual Costs
Other	Actual Costs

Zoning Letter	\$65.00
Research and/or Data Compilation	\$35.00

Fire Department (\$\$ Per Unit)

Inspect Facilities not owned by the Municipality	\$60.00
Fire Services for Ins. Co. & Lawyers	\$50.00
Approval of safety plans (required under Ontario Fire Code). Includes a Review of applicant's plan, suggested improvements and final acceptance.	\$70.00
Cleanup- of hazardous materials	Actual Cost
Training other agencies (per hour)	\$30.00

Animal Control

DOG LICENCE: (Section 14). Permanent

Permanent Tag	\$35.00
Replacement Tag	\$15.00

CAT LICENCE: (Section 23) Permanent

Permanent Tag	\$35.00
Replacement Tag	\$15.00

SCHEDULE "D"

Planning Services

Rates Effective April 8th, 2025

TMSA Planning Fees

Type of Application	Explanation	Fee
Official Plan Amendment	Change to a municipal Official Plan (Planning Act S.22)	2,500
Concurrent OPA/ZBA	Change to a municipal Official Plan and a municipal Zoning By-law that are filed together (for the same property/proposal)	3,500
Zoning By-law Amendment	Change to a municipal Zoning By-law (Planning Act S.34)	1,500
Temporary Use By-law	A zoning by-law amendment authorizing a use that is intended to be temporary (Planning Act S.39)	1,500
Removal of Holding Provision	Applicant has completed the requirements established for the development to move forward and an H symbol must be removed from the approved zoning (Planning Act S.36)	750
Minor Variance/Permission	A minor change to a municipal zoning provision, or the extension/expansion of a legal non-conforming use (Planning Act S.45)	800
Consent Application	Creation of a new interest in land eg. New lot, easement, right-of-way, partial mortgage, etc (Planning Act S.53)	1,500
Consent Stamp Review	Review of the information provided to clear conditions of provisional consent so Certificate of Official can be issued (S.53 of Planning Act)	250
Certificate of Cancellation	The cancellation of a previously-issued consent certificate – effect is to recombine separated parcels into one property (Planning Act S.53(45-49))	250
Validation Certificate	Cures a past legal contravention of Section 50 (Planning Act S.57)	1,000
Draft Plan of Subdivision/Plan of Condominium Application	Division of land into numerous parcels for development and where infrastructure is required to support the development (Planning Act S.51)	3,000
Draft Plan Approval Extension	Extension of timeline for applicant to complete conditions of Draft Plan of Subdivision Approval beyond 3 years allowed (Planning Act S.51(33))	300
Draft Plan Approval Reinstatement	Reinstatement of a lapsed Draft Plan Approval within 5 years after lapsing date and provided no sale agreements have been entered into (Planning Act S. 51(33.1-33.3))	300
Part Lot Control Exemption	Allows subdivision lots to be divided into separate parcels without proceeding through the consent process. Used in limited situations (e.g. To separate semi-detached or townhouse units along internal separations after construction) (Planning Act S.50(7-	750

	7.5))	
Deeming By-law	Legal merger of subdivision lots (Planning Act S.50(4))	500
Site Plan Control	Review of detailed site development plans to ensure design, grading, stormwater management, access, parking, etc. is in keeping with municipal and Provincial requirements (Planning Act S.41)	2,000
Site Plan Agreement Amendment	A significant amendment requiring re-registration of the approved site plan agreement	1,000
Telecommunication Tower Land Use Authority Review	Review of telecommunication tower proposals in accordance with Innovation, Skills and Economic Development Canada's Radio Communications and Broadcast Antenna Systems requirements	500
Peer Review	Engagement of a 3 rd party expert to review technical studies/reports submitted in support of a Planning application	Cost recovery
3 rd Party OLT Hearing	Planner subpoenaed to provide expert evidence at an Ontario Land Tribunal hearing	Proponent to pay all costs associated with the hearing
Zoning Certificate	Confirmation of Official Plan and Zoning information for a property as requested for a property sale, mortgage, appraisal, etc.	75
Preconsultation	Review of a development proposal involving the proponent and municipality, with the result being a list of additional studies/information required to support the proposal. Review of a development proposal requiring significant input from TMSA Planning staff (municipality will be notified when this fee is required)	250

SCHEDULE "E"
Community Services

Rates Effective April 8th, 2025

Larder Lake Ski Hill (Taxes included)

Seasonal Rate

Adult	18 yrs. and older	\$237.30
Student	15 yrs. to 17 yrs.	\$203.40
Child	6 yrs. to 14 yrs.	\$160.00
	5 yrs. and under	\$ 80.00

Early Bird Rate

Adult	18 yrs. and older	\$213.57
Student	15 yrs. to 17 yrs.	\$183.06
Child	6 yrs. to 14 yrs.	\$144.00
	5 yrs. and under	\$ 72.00

Daily Rate (9:00 am to 5:00 pm)

Adult	18 yrs. and older	\$22.00
Student	15 yrs. to 17 yrs.	\$20.00
Child	6 yrs. to 14 yrs.	\$17.00
	5 yrs. and under	\$ 8.50

Note: All daily passes available at 5 for the price of 4

Half Daily Rate (9:00 am to 1:00 pm or 1:00 pm to 5:00 pm)

Adult	18 yrs. and older	\$17.00
Student	15 yrs. to 17 yrs.	\$15.00
Child	6 yrs. to 14 yrs.	\$13.00
	5 yrs. and under	\$ 6.50

Night Skiing (5:00 pm to 9:00 pm)

Youth/Adult	6 yrs. and older	\$ 13.00
Child	5 yrs. and under	\$ 6.50

Lessons, 8 Weeks, 1 Hour per Week

Child	\$100.00
Youth/Adult	\$113.00

Marina (per season)

	Resident	Non-Resident
Seasonal	\$ 495.00	\$ 523.00
Key Deposit	\$ 50.00	\$ 50.00
Key Deposit – Second Key	\$ 100.00	\$ 100.00

Raven Park

	Resident	Non-Resident
Daily Pass	\$	\$ 5.00
Overnight Guest/Visitor pass	\$ 11.00	\$ 11.00
Season Day Pass	\$ 28.00	\$ 28.00
Daily Camping – No Hydro	\$ 28.00	\$ 29.00
Daily Camping – Hydro	\$ 50.00	\$ 51.00
Weekly Camping – No Hydro	\$ 143.00	\$ 147.00
Weekly Camping – Hydro	\$ 250.00	\$ 258.00
Monthly Camping – No Hydro	\$ 378.00	\$ 389.00
Monthly Camping – Hydro	\$ 661.00	\$ 680.00
Season Camping – No Hydro	\$ 744.00	\$ 766.00
Season Camping – Hydro – includes \$68 flat rate for water	\$ 1,624.00	\$ 1,666.00
Winter Rental – per season	\$ 350.00	\$ 350.00
Non-refundable deposit – 50% of total booking		

Raven Park Docking Fees

	Resident	Non-Resident
Weekend - Shoreline	\$ 7.00	\$ 7.00
Weekly - Shoreline	\$ 13.00	\$ 14.00
Seasonal - Shoreline	\$ 83.00	\$ 87.00
Seasonal - Docking	\$ 385.00	\$ 404.00

Miscellaneous

Book Sales (plus postage)	\$20.00
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Municipal Complex

*** Note: \$300.00 Facility Rental Deposit - refundable damage/cleaning deposit will also apply**

* Full-day rental
hall with kitchen \$ 440.00 plus HST

* Full-day rental
hall with kitchen
to Larder Lake service groups \$ 275.00 plus HST

* Partial day (less than 4 hours) rental hall
with kitchen
to Larder Lake service groups \$ 165.00 plus HST

* Full-day rental
council chambers board room \$ 138.00 plus HST

* Partial day (less than 4 hours) rental
council chambers board room \$ 83.00 plus HST

*Set up/Tear down (Private Rentals) \$ 125.00 plus HST

* Kitchen Rental (min 2 hrs) \$40/hr \$ 80.00 plus HST

Ski Hill Chalet

*Full-day rental \$ 165.00 plus HST

NOTE: ALL GROUPS THAT ARE ASSOCIATED WITH THE TOWNSHIP OF LARDER LAKE ARE EXEMPT FROM RENTAL FEES BUT ARE STILL REQUIRED TO PAY DEPOSIT FEES.

EXEMPT GROUPS INCLUDE SKI HILL COMMITTEE AND OTHER COMMITTEES DEEMED ASSOCIATED WITH THE TOWNSHIP, FIRE DEPARTMENT, SENIORS CANADIAN CLUB, LARDER LAKE LIBRARY.

RENTAL FEES MAY ALSO BE WAIVED AT THE DISCRETION OF THE CAO/CLERK-TREASURER