

**THE CORPORATION OF THE TOWNSHIP OF HUDSON**

**BY-LAW NO. 2025-18**

**BEING A BY-LAW TO AMEND SCHEDULE "B" TO BY-LAW 2025-12 BEING A  
BY-LAW TO ESTABLISH USER FEES FOR  
THE CORPORATION OF THE TOWNSHIP OF HUDSON**

**WHEREAS** Section 391 (1) of the Municipal Act, RSO 2001, Chapter 25, as amended authorizes Council to pass by-laws imposing fees or charges for services of activities provided by or done by or on behalf of the municipality and for the use of its property;

**AND WHEREAS** Section 69 of the Planning Act, RSO 1990, Chapter P. 13, provides that Council may prescribe a tariff of fees for the processing applications made in respect of planning matters;

**AND WHEREAS** Section 7 of the Building Code Act, SO 1992 Chapter 23, as amended, authorizes Council to pass by-laws requiring the payment of fees on application for and issuance of permits and prescribing the amounts thereof;

**AND WHEREAS** Section 398 (1) of the Municipal Act, SO 2001, Chapter 25, provides that fees and charges imposed by a municipality or local board on a person constitute a debt of the person to the municipality or local board, respectively;

**AND WHEREAS** Section 398 (2) of the Municipal Act, SO. 2001, Chapter 25, provides that the Treasurer of a local municipality may, and upon the request of its upper tier municipality, if any, or of a local board whose area of jurisdiction includes any part of the municipality shall, add fees and charges imposed by the municipality, upper-tier municipality and local board, respectively, to the tax roll for the following property in the local municipality and collect them in the same manner as municipal taxes:

- 1) In the case of fees and charges for the supply of a public utility, the property to which the public utility was supplied.
- 2) In all other cases, any property for which all of the owners are responsible for paying fees and charges.

**AND WHEREAS** the Council of the Township of Hudson deem it expedient to pass a by-law to adopt fees and charges for services or activities provided or done by or on behalf of the municipality and also deems it expedient to establish and maintain a public list with respect to the fees and charges of its services and activities;

**AND WHEREAS** the Council of the Township of Hudson deems it necessary to pass a by-law to authorize the Treasurer to add fees and charges imposed by the municipality to the tax roll and collect them in the same manner as municipal taxes;

**AND WHEREAS** Section 23.1 (1) of the Municipal Act RSO 2001, Chapter 25, as amended permits Council by by-law to delegate to an employee of the municipality any powers, duties of functions that are administrative in nature;

**NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF HUDSON ENACTS AS FOLLOWS:**

1. **THAT** the fees and charges set out in "Schedule A", "Schedule B", "Schedule C" and "Schedule D" attached hereto and forming part of this by-law are hereby imposed;

2. **AND THAT** all fees and charges set out in this by-law shall be payable prior to the provision of the services unless an agreement in writing is made to the contrary by a municipal official;
3. **AND THAT** in the event any fee or charge imposed herein remains unpaid after provision of the service of is otherwise in arrears, such fees of charges may be added to the Tax Roll for any real property in the municipality, the owner of which is responsible for paying the fees or charges and shall be collected in like manner as municipal taxes;
4. **AND THAT** Council does hereby delegate to Department Heads of the Corporation of the Township of Hudson, the authority to administer such fees and charges and approve such forms and procedures as may be required for the efficient administration of fees and charges;
5. **AND THAT** "Schedule A", "Schedule B", "Schedule C" and "Schedule D" attached hereto and forming part of this by-law may be amended from time to time by Council resolution;
6. **AND THAT** this by-law shall come into full force and effect upon the final passing thereof;
7. **AND THAT** that the Clerk-Treasurer of the Township of Hudson is hereby authorized to make minor modifications or corrections of a grammatical or typographical nature to the by-law and schedule, after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.
8. **AND THAT** By-Law 2025-12 be hereby repealed;
9. **AND THAT** all other by-laws or resolutions, or parts thereof, contrary hereto or inconsistent herewith, be and the same are hereby repealed.
10. **AND THAT** this By-Law comes into force and effect on January 7<sup>th</sup>, 2026

**READ a FIRST TIME**, this 3<sup>rd</sup>, day of December 2025.



*[Handwritten Signature]*  
 REEVE

*[Handwritten Signature]*  
 CLERK

**READ a SECOND, and THIRD TIME and FINALLY PASSED** this 7<sup>th</sup>, day of January 2026.



*[Handwritten Signature]*  
 REEVE

*[Handwritten Signature]*  
 CLERK

"Schedule C"  
To By-law No. 2025-18

**LANDFILL SITE TIPPING FEES**

Description	Fee/yard <sup>3</sup>
1. Garbage Bag (residential)*	\$ 2.00/bag
2. Residential/Commercial Garbage: <i>Includes abandoned residential or commercial waste, either animal or vegetable, organic waste, wearing apparel, broken crockery and refuse of a similar nature, but shall not include metal, weighty or bulky articles such as large appliances, furniture, barrels, bed springs, furnaces or anything of a similar nature.**</i>	\$ 7.00
3. Metals/Bulky Waste: <i>Items whose large size precludes or complicates handling by normal collection, procession or disposal methods such as furniture and appliances. Also, ferrous metal, aluminum, mixed metals, white goods and old vehicles.</i>	\$ 8.00
4. Unsorted Residential/Commercial Garbage and Metals/Bulky Waste - <i>Recyclable materials not sorted from waste.</i>	\$ 15.00
5. Yard Waste: <i>Includes clean wood, brush, yard and plant materials, suitable for composting purposes.</i>	No Fee
6. Non-Hazardous Waste: <i>Includes clean fill</i>	\$ 8.00
7. Inorganic Earth Like Material: <i>Includes reclaimed asphalt products, aggregate and soils free of chemical contaminants.</i>	\$ 9.00
8. Sorted Construction and Demolition Waste: <i>Recyclable materials sorted from non recyclable materials.</i>	\$ 16.00
9. Unsorted Construction and Demolition Waste <i>Recyclable materials not sorted from waste.</i>	\$ 26.00
10. Contaminated Waste: <i>Includes excavated soils containing organic or hydrocarbon contaminants at a level that is acceptable to the Ministry of the Environment for disposal at the Municipality's Landfill Site. Asbestos waste includes \$100.00 flat rate, plus tipping fee.</i>	\$ 50.00
11. Freon Containing Items***	\$ 75.00/item
12. Rubber Tires: <i>Passenger Vehicle and Light, Truck Tires, Medium Truck Tires, Small and Medium Off-Road Tires. Other size tires will not be accepted Tires still on a rim will not be accepted</i>	\$ 5.00/tire

**Notes:**

\* Residents charged \$2/bag only when using more than their allocated bags/year

\*\* A ½ ton pickup truck is considered 2yd<sup>3</sup>

\*\*\* All appliances that use Freon must be certified as having the Freon removed and be so labelled by a qualified person. Un-labelled appliances will not be accepted.

Hudson Landfill site will NOT ACCEPT ANY GARBAGE FROM NON-RESIDENTS

**Cubic Yard Calculation**

$$(L \times W \times H) / 27 = \text{Yrd}^3$$

**“Schedule A”  
To By-law No. 2025-18**

**Certificates & Administration**

Tax Certificates	\$25.00
Duplicate Final Tax Bill	\$5.00
Civic 911 Signs – 4 Numbered Blade & Post*	\$92.20
Civic 911 Signs – 4 Numbered Blade Only *	\$70.80
Civic 911 Signs – 6 Numbered Blade & Post*	\$94.20
Civic 911 Signs - 6 Numbered Blade Only*	\$72.85
Municipal Freedom of Information (MFIPPA) Application	\$5.00
MFIPPA Photocopies	\$0.25
MFIPPA Manual Search	\$7.50/15 min
MFIPPA – Prepare record for disclosure	\$7.50/15 min
Insufficient Funds	\$25.00
Photocopies – Black/White	\$0.25
Photocopies – Color	\$0.50
Tax Registration	Actual Cost

\*Includes installation

**Planning Fees\***

Application for Severance	\$2,250.00
Amendment to Official Plan	\$2,950.00
Amendment to Zoning By-law	\$2,450.00
Minor Variances	\$1,450.00
Pre-consultation with applicant prior to submission of complete application	\$500.00
Additional Planning Fees	Invoiced as per Current Fee Schedule of Township retained planner

\*non-refundable

**Facility Rentals\***

Community Hall – Resident	\$120.00 or \$170.00 with SOP
Community Hall – Non-Resident	\$150.00 or \$200.00 with SOP
Multi-Use Building – Resident	\$120.00
Multi-Use Building – Non-Resident	\$150.00
Both Facilities – Resident	\$240.00 with or without SOP
Both Facilities – Non-Resident	\$300.00 with or without SOP

\*Facility Rentals waived for: Scouts Canada, The Timiskaming Bulls Eye Club, Hudson Lakes Association, Hudson Seniors, Hudson Lions Club, Milberta Community Women’s Group

\*Resident means renter must be listed on Official Township Tax Roll Record at time of booking

**Fire Department Services**

Fire Department - Cost Recovery	Invoiced as per By-Law 2020-10 Sec. 10.4
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"Schedule B"  
To By-law No. 2025-18

**BUILDING PERMIT FEES**

The fees payable by the applicant for a construction, demolition, change of use of conditional permit or inspection fees shall be as follows:

Permit fees shall be \$9.25 per thousand based on a value of contract price. If there is no contract price in a written agreement, the permit fee will be calculated by Building Department as follows:

Deposit: \$90 per application

Fee Code	Residential	2026 Municipal Fee	
RA	Residential (single family dwelling including prefabricated homes)	\$ 1.30	per sq ft
RB	Seasonal Building no interior finish (insulation, sheeting, etc.)	\$ 0.80	per sq ft
RC	Garage / Cold Storage	\$ 0.65	per sq ft
RD	Deck / Balcony	\$ 0.50	per sq ft
RE	Interior Renovations (plumbing, other structural change)	\$ 160.00	fixed
RF	New foundations	\$ 260.00	fixed
RG	Foundation repairs	\$ 105.00	fixed
RH	New roof Entire Roof (structural changes)	\$ 235.00	fixed
RI	Minor Structural Repair/Change	\$ 105.00	fixed
RJ	New door / window (structural changes)	\$ 90.00	fixed
RK	Fire alarm system	\$ 105.00	fixed
RL	Wood Fired Appliance	\$ 90.00	fixed
RM	Rooftop Solar	\$ 210.00	fixed
RN	Demolition	\$ 90.00	fixed

Fee Code	Commercial/Industrial/Assembly/Institutional	2026 Municipal Fee	
CA	Commercial/Industrial/Assembly/Institutional	\$ 2.35	per sq ft
CB	Commercial/Industrial/Assembly/Institutional-Cold Storage	\$ 0.80	per sq ft
CC	New Doors or Windows (structural changes)	\$ 160.00	fixed
CD	Interior Alteration (plumbing, other structural change)	\$ 260.00	fixed
CE	New Roof (Structural Change)	\$ 390.00	fixed
CF	Minor Structural Repair/Change	\$ 160.00	fixed
CG	Fire Alarm System	\$ 210.00	fixed
CH	Rooftop Solar	\$ 365.00	fixed
CI	Bunkhouse/work camp/trailer (minimum of \$1000)	\$ 1.60	per sq ft
CJ	Demolition (Building over 600 m2 or over 3 storeys (Div. 1.2.2.3(1)))	\$ 160.00	fixed
CK	Demolition other than above	\$ 90.00	fixed

Fee Code	Farm	2026 Municipal Fee	
FA	Farm Building / addition	\$ 0.80	per sq ft
FB	Prefabricated Storage Silos	\$ 190.00	fixed
FC	Bunkhouse/work camp/trailer (minimum of \$1000)	\$ 1.60	per sq ft
FD	Demolition	\$ 90.00	fixed

Fee Code	Other Building Fees	2026 Municipal Fee	
OA	Change of use permit	\$ 90.00	fixed
OB	Change of use if construction is required	\$ 90.00	+ fee
OC	Moving permit (Relocation of structure over 108 ft <sup>2</sup> to or from a property)	\$ 160.00	fixed
OD	Signs	\$ 90.00	each

Fee Code	General Fees (HST Applies)	2026 Municipal Fee	
GA	Permit - File maintenance fee (Dormant 12mths +)	\$ 90.00	fixed
GB	Inspection request by owner	\$ 90.00	each
GC	Revisions to permit already issued	\$ 90.00	fixed
GD	Other Services	\$ 90.00	per hour
GE	Orders	\$ 210.00	fixed

**FEE NOTES:**

- There shall be an administration charge equal to *one and a half* times the above calculated fees, applied to all construction that begins prior to the issuance of a permit.
- Fees will be rounded to the nearest dollar.
- Conditional and partial permits will be calculated at the regular rate for the complete project.
- No permit shall be less than \$90.00 minimum.

**Refunds**

1. No refund shall be given for an application fee, or fees for a conditional, change of use or partial permit.
2. No refund shall be given for permits or inspections valued at \$100 or less.
3. Where a permit fee has been paid pursuant to this By-law, fees may be refunded based on the following formula:

Construction or Demolition Permit

- i) 80% where the application is withdrawn or only administrative functions have been performed;
- ii) 50% if administrative, applicable law compliance and plans examination functions have been performed;
- iii) 25% if the permit has been issued and the application is withdrawn

or construction does not commence, or no field inspections have been carried out

- iv) No refunds if field inspections have been carried out.

### **Dormant Building Permit**

1. The dormant fee is designed to encourage timely completion of construction projects and offset the administrative costs of managing prolonged open permits.
2. No additional fees will be applied during the first two years following the issuance of a building permit.
3. Annual fees will apply to permits open beyond two years, starting in year three:
  - a. Year 3: \$100 fee
  - b. Year 4: \$200 fee
  - c. Year 5: \$300 fee
  - d. Year 6 and beyond: \$500 fee per year.
4. Fee collection begins at the end of 2025, providing homeowners and contractors additional time to complete ongoing projects.

**"Schedule D"**  
**To By-law No. 2025-18**  
**CEMETERY FEES**

<b>Resident Rate</b>	<b>Total Size</b>	<b>Land</b>	<b>Care and Maintenance</b>	<b>Total</b>
Lots	4 Graves	\$ 1,000.00	\$ 1,160.00	\$ 2,160.00
Lots	3 Graves	\$ 750.00	\$ 870.00	\$ 1,620.00
Lots	2 Graves	\$ 500.00	\$ 580.00	\$ 1,080.00
Lot	1 Grave	\$ 250.00	\$ 290.00	\$ 540.00

<b>Non-Resident Rate</b>	<b>Total Size</b>	<b>Land</b>	<b>Care and Maintenance</b>	<b>Total</b>
Lots	4 Graves	\$ 2,000.00	\$ 1,336.00	\$ 3,336.00
Lots	3 Graves	\$ 1,500.00	\$ 1,002.00	\$ 2,502.00
Lots	2 Graves	\$ 1,000.00	\$ 668.00	\$ 1,668.00
Lot	1 Grave	\$ 500.00	\$ 334.00	\$ 834.00

<b>Rate</b>	<b>Total Size</b>	<b>Niche</b>	<b>Care and Maintenance</b>	<b>Total</b>
Columbarium Niche Row "D"	12"x12"	\$ 1,250.00	\$ 187.50	\$ 1,437.50
Columbarium Niche Row "C"	12"x12"	\$ 1,350.00	\$ 202.50	\$ 1,552.50
Columbarium Niche Row "B"	12"x12"	\$ 1,450.00	\$ 217.50	\$ 1,667.50
Columbarium Niche Row "A"	12"x12"	\$ 1,550.00	\$ 232.50	\$ 1,782.50

<b>OTHER FEES</b>	<b>Resident</b>	<b>Non-Resident</b>
Adult Interment Fee Weekdays	\$ 450.00	\$ 450.00
Adult Interment Fee Weekends & Holidays	\$ 700.00	\$ 700.00
Child Interment Fee Weekdays	\$ 450.00	\$ 450.00
Child Interment Fee Weekends & Holidays	\$ 700.00	\$ 700.00
Cremation Interment Fee Weekdays	\$ 210.00	\$ 210.00
Cremation Interment Fee Weekends & Holidays	\$ 300.00	\$ 300.00
Niche - Opening and Closing	\$ 170.00	\$ 170.00
Niche - Inscription of Names of Pioneers on back of columbarium	\$ 350.00	\$ 350.00
Niche - Inscription of Names of Niche door	\$ 350.00	\$ 350.00
Foundation	\$ 200.00	\$ 200.00
Transfer of Interment Rights	\$ 25.00	\$ 25.00
Disinterment	\$ 1,500.00	\$ 1,500.00

<b>CARE &amp; MAINTENANCE FEES MONUMENTS</b>	<b>Resident</b>	<b>Non-Resident</b>
Flat Markers less than 173 sq. inches	\$0.00	\$0.00
Flat Markers between 173 and 432 sq. inches	\$ 100.00	\$ 100.00
Upright Marker measuring four feet or less in height and four feet or less in length, including base	\$ 200.00	\$ 200.00
Upright Marker measuring more than four feet in either height or length, including base	\$ 400.00	\$ 400.00