

Municipal Fees Policy

Policy Number	2025-10-02
Effective Date	2025-10-02

1. Title

1.1 This policy shall be known as the Municipal Fees Policy.

2. Purpose

2.1 The purpose of this policy is to provide a clear and concise policy to set out and modernize the fees the Municipality charges for its programs and services.

3. Authority

3.1 This policy is made pursuant to Section 49 of the Nova Scotia *Municipal Government Act*, SNS c 1998, as amended from time to time.

4. Application

4.1 This policy applies to all fees levied by the Municipality of the County of Inverness.

4.2 Where the fee amounts in this policy differ from those set out in another policy or resolution of the Municipality in effect on the effective date of this policy, the fee amounts set out in this policy shall amend those previously in effect.

5. Definitions

In this policy,

“Charges” means the price the Municipality applies to cover the cost of services rendered or programming supplied within the Municipality;

“Council” means the Council of the Municipality of the County of Inverness;

“Deposits” means a sum payable to the Municipality as an installment on the purchase of a Municipal service or program with the balance being payable at a later date as determined by the Municipality;

“Fees” mean a payment made to the Municipality in exchange for services and/or

programming; and

“Municipality” means the Municipality of the County of Inverness.

6. General Provisions

6.1 The Municipality will maintain a table of fees outlining the applicable charges or deposits for services provided by the Municipality.

6.2 Where a fee listed in this policy differs from its listing elsewhere, the fee outlined in this policy will be applicable for the service and/or programming, exceptions may apply.

Municipal Fees Table

Bylaw/Policy	Section	Fee
FINANCE		
47 – Property Assessed Clean Energy Program (PACE)	4-13	Interest at a rate of Municipal cost of borrowing plus 1.5% per annum.
44 – Marketing Levy	4	3% of the purchase price of the accommodation
28 – Municipal Land Deed Transfer Tax	3	1.5% of the value of the property transferred
20 – Trailers	4	\$50.00
19 – Taxis	7	\$10.00
Interest Policy	Terms	12% annually calculated monthly on unpaid taxes
WATER, SEWER, and PUBLIC WORKS		
43 – Sewer Service Charge	3	Determined annually by calculating the assessed value of property times (x) the rate deemed required for operation and maintenance of the sewerage system.
30 – Capital Cost of Water and Sewer	14	• Port Hood Sewer System: ○ frontage rate is \$3.00 per lineal foot ○ trunk sewer tax is \$300.00 • Inverness Sewer System: ○ frontage rate is \$3.25 per lineal foot ○ trunk sewer tax is \$325.00 • Cheticamp Sewer System: the ○ footage rate is \$5.77 per lineal foot ○ trunk sewer tax is \$577.00 • Mabou Sewer System: ○ frontage rate is \$5.75 per lineal foot ○ trunk sewer tax is \$575.00 • Judique Sewer System:

		○ frontage rate is \$6.00 per lineal foot ○ trunk sewer tax is \$600.00 • Whycocomagh Sewer and Water System: ○ frontage rate is \$22.00 per lineal foot ○ trunk sewer tax is \$2,200.00 • Davis Drive/Hilltop Estates Subdivision at Port Hastings: ○ trunk sewer tax is \$500.00 per lot • Port Hood Water and Sewer: ○ trunk sewer tax is \$810.00 per lot • Inverness Sewer System: ○ trunk sewer tax is \$286.00 per lot. • Port Hastings Sewer and Water System: ○ frontage rate is \$10.40 per lineal foot for sewer ○ \$7.43 per lineal foot for water ○ trunk sewer tax is \$1,222.97 per unit ○ trunk water tax is \$570.80 per unit • Port Hood/Harbourview Sewer & Water system: ○ frontage rate is \$19.03 per lineal foot for sewer and water ○ trunk sewer and water charge is \$958.40 per unit • Judique Water System: ○ unit charge for the construction of the Judique Reservoir is \$935.97 per serviceable lot • Inverness Sewer and Water system (Silverwood Lane): ○ frontage rate is \$47.77 per lineal foot for sewer and water • Inverness Sewer and Water system (Maple Street): ○ frontage rate is \$28.01 per lineal foot for sewer and water
Capital Cost of Sidewalk Construction	2-6	Of the Municipality's one third share of the cost, one-half of that one-third (i.e., one-sixth) will be charged to the residents of the area benefitted by the sidewalk, by way of an area rate or uniform charge on all the taxable property and occupancy assessments in the area, set pursuant to Section 75 of the Municipal Government Act.
SOLID WASTE		

Tipping Fees		- Residential RSW (Garbage) - No charge - Commercial RSW (Garbage) \$97.20 MT - Unsorted C&D (Residential & ICI) \$110.00 MT - Mixed C&D/RSW (Residential & ICI) \$235.00 MT - Treated Wood \$110.00 MT - Sorted C&D (Residential & ICI) \$48.00 MT - Leaf & Yard Waste (Residential) \$48.00 MT
MOBILE VENDING		
53 – Mobile Vending	13-17	- Permit holder(s) reside in Municipality \$500.00/yr - Permit holder(s) does/do not reside in Municipality \$1000.00/yr - Special Event \$100./day
PLANNING AND DEVELOPMENT		
Subdivision		
Preliminary Subdivision Approval		No charge
Tentative Subdivision Approval		\$50.00
Final Subdivision Approval - first 5 lots		\$200.00
Final Subdivision Approval - additional lots		\$25.00 per lot
Recording Fees - Traditional Plan		per the <i>Land Registration Act</i> or the <i>Registry Act</i>
Recording Fees - Land Registration		per the <i>Land Registration Act</i> or the <i>Registry Act</i>
Recording Fees - Deed		per the <i>Land Registration Act</i> or the <i>Registry Act</i>
Recording Fees - Instrument		per the <i>Land Registration Act</i> or the <i>Registry Act</i>
Recording Fees - Certified Copy		per the <i>Land Registration Act</i> or the <i>Registry Act</i>
Planning		
Rezoning, By-Law Amendments, Plan Amendments and Development Agreements		\$400.00
Development Permit		\$40.00
Zoning Confirmation		\$50.00
Planning Document & Maps		\$25.00 per document
Custom Maps		\$2.00/sq. ft. plus \$20.00/hr

Building Permits		
Development Permit (zoned areas only)		\$40.00
Residential Construction: Including Modular and Mobile Homes		\$40.00 plus \$2.00 per \$1000.00 of construction value (Determined using the annual <i>Altus Group Canadian Cost Guide</i> for the low end of the range for Custom Built Single Family Residential in Halifax or the contracted price of construction.)
Commercial/Institutional/Industrial Construction		\$40.00 plus \$3.00 per \$1000.00 of construction value
Agricultural Buildings		\$40.00 plus \$1.50 per \$1000.00 of construction value
Additions and Alterations		\$40.00 plus \$2.75 per \$1000.00 of construction value
Accessory Buildings (One storey in height and less than 55 sq. m)		\$100.00
Demolition Permit		\$40.00
Occupancy Permit		No charge
Refund for Unused Permit (within 30 days of issuance and only if no construction has been started)		50% of percent of permit fee
Permit Renewal Fee		\$40.00
All construction, repairs, alterations commenced without benefit of permit		Double the standard fee
INFORMATION ACCESS		
Routine Access records		per <i>Freedom of Information and Protection of Privacy Act</i>
FOIPOP Requests		per <i>Freedom of Information and Protection of Privacy Act</i>
Copying Fee		\$0.20 per page
Locating and Retrieving Fee		\$30.00 per hour after first two hours
Producing Fee		\$30.00 per hour
Preparing Fee		\$30.00 per hour
Shipping and Handling Fee		At cost
OTHER FEES		
Tax Certificates		\$30.00
NSF Cheque		\$25.00
Mortgage Data Transfer Fee		\$10.00

7. Legislation and Severability

7.1 In instances of conflict between this policy and pertinent federal and provincial legislation, the legislation supersedes this policy only to the extent required to resolve the conflict.

7.2 A decision by a court of competent jurisdiction that any part of this policy is illegal, void, or unenforceable severs that part from this policy and does not affect the other provisions of this policy which shall remain in full force and effect.

8. Amendments and Review

8.1 This policy will be reviewed annually as part of the Municipality's annual planning processes.

8.2 This policy will be amended as required by Council.

Approval

I, Keith MacDonald, CAO and Clerk of the Municipality of the County of Inverness hereby certify that the above policy was passed on October 2, 2025 at a meeting of the Municipality of the County of Inverness.


Keith MacDonald

Policy History

Notion of Motion	July 3, 2025
Policy Adoption	October 2, 2025
Notice to Province	<u>October 6, 2025</u>