

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

BYLAW NUMBER 2019-46

Being a Bylaw Respecting Construction, Demolition  
Change of Use Permits and Inspections

WHEREAS Section 7 of the Building Code Act, 1992, S.O. 1992, Chapter 23, empowers Council to pass certain bylaws respecting construction, demolition and change of use permits and inspections;

AND WHEREAS the Council of the Township of Sables-Spanish Rivers enacted Bylaw 2016-06, known as the "Building Bylaw", as amended by Bylaw 2016-23;


AND WHEREAS Council deems it expedient to make amendments to the fee schedule of Bylaw 2016-06 as amended by Bylaw 2016-23;

THEREFORE the Council of the Corporation of the Township of Sables-Spanish Rivers ENACTS AS FOLLOWS:

1. THAT Schedule 'A' of Bylaw 2016-06, as amended by Bylaw 2016-23 is hereby amended and replaced with the attached Schedule 'A' – Permit Fees, forming part of this bylaw;
2. THAT this Bylaw shall come into force and take effect upon third and final reading.

READ A FIRST AND SECOND TIME THIS 23<sup>rd</sup> DAY OF October, 2019.

  
MAYOR- L. GAMBLE

  
CLERK- K. SLOSS

READ A THIRD AND FINAL TIME AND PASSED IN OPEN COUNCIL THIS 23<sup>rd</sup>  
DAY OF October, 2019.

  
MAYOR- L. GAMBLE

  
CLERK- K. SLOSS

Schedule "A" to By-law No. 2016-06  
 As amended by Bylaw No. 2016-23  
 As amended by Bylaw No. 2019- 46

PERMIT FEES

The fees payable by the applicant for a building/demolition permit are outlined below.

1. Administration Fee of \$40.00 shall apply to all building permit applications.

2. New buildings, alterations, additions, re-erection and repairs, etc.:

a) Residential value of construction costs per \$1,000 or part thereof	\$10.00
b) Farm value of construction costs per \$1,000 or part thereof	\$10.00
b) demolition permit fee	\$50.00
c) residential roof – if material alteration (ie: shingles to steel)	\$50.00
d) commercial roof	\$250.00
e) windows and doors per unit – new openings, change in style (ie: flat to bay) or size	\$45.00
f) installation of siding per dwelling unit	\$45.00
g) installation of siding with exterior insulation	\$90.00
h) shipping containers/truck trailer units	\$200.00
i) pool enclosures	\$70.00
j) tents (air supported/public assembly)	\$55.00
k) new solid fuel burning appliance (per appliance) – if a change in type of heat source or for major additions	\$60.00
l) solar panels on buildings	\$100.00

3. Plumbing Permit:

a) 1 to 6 fixtures	\$45.00
b) each additional fixture	\$8.00
c) additions or changes to existing fixtures	\$8.00
d) sewer connection	\$8.00
e) connection to municipal water system	\$45.00

4. Change of Use Permit:

a) minimum fee, or	\$100.00
b) value of construction costs per \$1,000	\$15.00

5. Renewal of Permits:

a) Accessory building - minimum fee or \$10/\$1,000 value	\$50.00
b) Residential Dwelling – minimum fee or \$10/\$1,000 value	\$100.00

6. Request for Inspection/Pre-site inspection

a) pre-site inspection	\$50.00
b) re-inspection where the work is not complete for the requested inspection	\$80.00

7. Letter of Compliance/Removal of Order To Comply \$50.00

8. Occupancy Permit (if requested over and above active building permit) \$30.00

9. Moving Permit:

a) for buildings/structures having gross floor area less than 300 sq. ft	\$50.00
b) for buildings/structures having gross floor area of 300 sq. ft or more.	\$100.00

10. Calculation of Estimated Values (per square foot):

a) dwelling units	\$160.00
b) two-story or more & addition	\$95.00
c) attached residential garage	\$40.00
d) detached storage buildings, detached residential garages, farm outbuildings*	\$25.00
e) carports	\$30.00

f) commercial, industrial & institutional buildings; commercial farm buildings*	By contractor's price/quotes
g) decks, porches, gazebos	\$20.00
h) solariums, sunrooms, 3-season rooms	\$120.00
i) seasonal dwelling/sleep cabin/hunt camp (up to 400 sq. ft.)	\$110.00
j) conditional permit per \$1,000 or part thereof (minimum \$1,000 value)	\$15.00
k) repairs, renovations and material alterations not readily identified by the above criteria will require written estimates from a contractor - Value to be determined by the Chief Building Official	
l) <b>SPECIAL PROVISION:</b> the Chief Building Official may, for any of the above or where there is a dispute, calculate the estimated value at his discretion, based on written estimates provided by a contractor.	

\* properties must have farm assessment to qualify

12. Refunds – if a Building Permit has been issued and applicable fees paid, project has not commenced; fees may be refunded as follows, with the exception of the administration fee:

a) if administrative and zoning functions only have been performed	70%
b) if administrative, zoning and plans examination functions have been performed	40%
c) if the permit has been issued and no field inspections have been performed subsequent to permit issuance.	30%