

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

BYLAW NUMBER 2024-56

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

WHEREAS Section 10 of the Municipal Act, RSO, 2001, as amended, provides the authority for a municipality to pass such bylaws;

AND 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 Bylaw 2019-46;

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 and Bylaw 2019-46 is hereby amended and is attached as 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 9<sup>th</sup> DAY OF OCTOBER, 2024.

READ A THIRD AND FINAL TIME AND PASSED IN OPEN COUNCIL THIS 9<sup>th</sup> DAY OF OCTOBER, 2024.

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MAYOR – K. BURKE

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CLERK – A. WHALEN

**Schedule “A” to By-law No. 2016-06**  
**As amended by Bylaw No. 2016-23**  
**As amended by Bylaw No. 2019-46**  
**As amended by Bylaw No. 2024-56**

**PERMIT FEES**

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

1. Administration Fee of \$50.00 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	\$15.00
b) Farm value of construction costs per \$1,000 or part thereof	\$10.00
c) demolition permit fee	\$50.00
d) residential roof – if material alteration (ie: shingles to steel)	\$50.00
e) commercial roof	\$250.00
f) windows and doors per unit – new openings, change in style (ie: flat to bay) or size	\$45.00
g) installation of siding per dwelling unit	\$90.00
h) installation of siding with exterior insulation	\$90.00
i) shipping containers/truck trailer units	\$200.00
j) pools and enclosures	\$70.00
k) tents over 645 sq. ft. & temporary buildings	\$100.00
l) solid fuel burning appliance (per appliance) – if a change in type of heat source or for major additions includes outdoor furnaces	\$60.00
m) solar panels on buildings	\$100.00

3. Plumbing Permit:

a) 1 to 6 fixtures	\$45.00
b) each additional fixture	\$10.00
c) additions or changes to existing fixtures	\$10.00
d) connection to municipal water/sewer system	\$50.00

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 percentage of original permit fee calculated based on work completed to date.	\$50.00
b) Residential Dwelling – minimum fee or percentage of original permit fee calculated based on work completed to date.	\$100.00

6. Request for Inspection

a) requested inspection	\$100.00
b) re-inspection where the work is not complete for the requested inspection	\$80.00

7. Letter of Compliance/Removal of Order To Comply \$60.00

8. Occupancy Permit (if requested over and above active building permit) \$100.00

9. Moving Permit:

a) for buildings/structures	\$200.00
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10. Calculation of Estimated Values (per square foot):

a) dwelling units	\$170.00
b) two-story or more & addition	\$120.00
c) attached residential garage	\$60.00
d) detached storage buildings, detached residential garages	\$40.00
e) carports	\$60.00

f) farm outbuildings*	\$30.00
g) commercial, industrial & institutional buildings; commercial farm buildings*	\$110.00
h) commercial, mercantile, office, restaurant, etc	\$215.00
i) decks	\$20.00
j) solariums, sunrooms, porches, gazebos	\$120.00
k) conditional permit per \$1,000 or part thereof (minimum \$1,000 value)	\$15.00
l) 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	
m) <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 quality**

11. 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%