

BY-LAW NO: 07-45

Being a by-law to regulate the issuing of building permits

WHEREAS the Ontario Building Code Act, R.S.O. 1990, empowers Municipal Councils to pass By-laws respecting building permits;

NOW THEREFORE, the Corporation of the Township of The North Shore (hereinafter called the Corporation) enacts as follows:

1. PERMITS:

- a) Classes of permits with respect to the construction and demolition of buildings shall be as set out in Schedule "A" to this By-law;
- b) An application for a permit may be deemed to have been abandoned and cancelled six (6) months after the date of filing, unless such application is being seriously proceeded with.

2. FEES:

- a) Fee for a required permit shall be in accordance with Schedule "A" to this By-law;
- b) Where the fees are based on the cost or valuation of the proposed work, such valuation shall mean the total cost of all work regulated by the permit including cost of professional and related services;
- c) The Chief Official shall place a valuation (Schedules "C" and "D") on the cost of work and if the permit applicant or holder disagrees with the valuation, the prescribed fee shall be paid before the issue of the permit. Upon completion of the work, if the actual cost of the work was less than the valuation placed by the Chief Official, an audited statement may be submitted detailing the cost of all component parts of the work. The Chief Official shall, if the statement contains the cost of all component parts of the work in accordance with this statement and issue the appropriate refund;
- d) In the case of the non-commencement of any project and upon written request, the Chief Official shall determine the amount of refund of permit fees, if any, that may be returned to the permit holder, in accordance with Schedule "B" of this By-law.

3. NOTIFICATIONS:

- a) The owner or the owner's authorized agent shall notify the Chief Official at least two (2) business days in advance of the stages of construction specified in Section 2.10 of the Regulations.

4. PENALTY:

- a) Any person contravening this By-law or any part thereof may be liable for a fine recoverable under the Provincial Offences Act, to a maximum of \$300.00 for any one offence.

5. RESCINDS:

- a) This By-law rescinds By-law No. 04-18.

Read a first, second and third time, enacted and passed this 15th day of October, 2007.

Heather Pelky, Mayor

Nancy Milne, ClerkSchedule "A" of By-law 07-45

CLASS OF PERMIT	APPLICATION FEE
New constructions, including additions & renovations	\$50.00 administration fee Plus \$10.00 for each \$1,000.00 or part thereof extra
Pool (above-ground / in-ground)	\$100.00
Shingles	\$ 25.00
Demolitions	\$ 50.00
Moving Permits	\$100.00
Renewal Permits	25% of original amount
Note: All accessory buildings or structures over 100 sq ft of floor space require a building permit.	

Schedule "B" of By-law 07-45

REFUND OF PERMIT FEES

- a) The fee that may be refunded shall be a percentage of the fees payable under this By-law as follows:
- i. 80%, if administrative functions only have been performed.
 - ii. 70%, if administrative and zoning functions only have been performed.
 - iii. 45%, if administrative, zoning and plan examination functions have been performed.
 - iv. 35%, if the permit has been issued and no field inspections have been performed subsequent to permit issuance.
 - v. 5% shall additionally be deducted for each field inspection that has been performed after the permit has been issued.
- b) Notwithstanding paragraph a) above, no refund shall be made of an amount less than \$10.00.

Schedule "D" of By-law 07-45

PERMIT FEE CLASSIFICATIONS FOR NEW CONSTRUCTION AND ADDITIONS

TABLE 1(A)

BUILDING CLASSIFICATION	Service Index \$/ FT ²	\$/ M ²
CLASS A All Recreation Facilities Schools, Libraries Churches Theatres Hotels / Motels Arenas / Gymnasiums / Pools Restaurants	1.32	14.21
CLASS B Institutional Hospital Nursing Homes	1.43	15.39
CLASS C Detached SFD Type Residential Bldgs. (incl. Semis, Duplexes, Townhouses) All other Multiple Unit Apartment Bldgs	.88 .77	9.47 8.29
CLASS D Office Buildings (Shell)	.88	9.47

Funeral Homes, Banks, Medical Clinics		
Office Buildings (Completed / Finished)	1.10	11.84
Fire Halls		
CLASS E		
Retail Stores (Shell / Strip Plazas)	.71	7.64
Department Stores, Supermarkets		
CLASS F		
Industrial Buildings, Warehouses (Shell)	.55	5.92
Industrial Buildings (Partitioned)	.77	8.29

TABLE 1(B)

SPECIAL CATEGORIES	Service Index	
	\$ / FT ²	\$ / M ²
Transit stations, Subways, Bus terminals	1.10	11.84
Gas stations, Car washes	.70	7.53
Permanent tents / Air supported structures	.40	4.30
Tents / Trailer or Other temporary structures	\$100.00 Flat Fee	
Parking garages (U/G, Open air)	.35	3.77
All unfinished basements (except as noted)	.30	3.23
Farm buildings (barns, chicken coops etc)	.30	3.23
Finishing basements for SFD Type Res. Bldgs	.30	3.23
Interior Alterations (Partitions, finishings etc)	.25	2.70
MISCELLANEOUS		
U/G Garage Repairs	.10	1.08
Repairs or re-cladding/sq.ft of wall area	.02	.22
Ceilings (New or replacement)	.03	.32
Sprinklers	.03	.32
Demolition SFD's	\$ 50.00 Flat Fee	
Other Demolition	.01	.11
Fire Alarms	\$100.00 Flat Fee	
Fireplaces, Wood Stoves, etc		\$ 50.00 @
Electromagnetic Locks	\$ 30.00 @	Max \$300.00
Single Family Detached Garages/Acc. Structures		\$ 50.00 @
Window Replacements (Except for SFD)		2.00 @
Balcony Guards (Replacements - Per lin.ft. or m.)	.40/ft.	1.31/m.
Retaining Walls (Per lin.ft. or m.)	2.00/ft	6.56/m.
Decks, Porches, Residential Balconies	\$ 50.00 Flat Fee	
Communication or Transmission Towers (Excluding Satellite Dishes/Antennae)	\$200.00 Flat Fee	
Minor Alterations (Windows, Cladding etc.)	\$ 50.00 Flat Fee	

NOTE:

- 1) The minimum fee for any permit varies with each municipality and may govern over the service index rate established above.
- 2) For items not covered in the above Table, the Chief Building Official may designate a suitable category or classification or levy a fee based on an hourly charge which includes Plan Examination, Administration and Inspection, not exceeding "\$x/hr" (e.g. \$60/hr for Revisions).
- 3) For split permits or partial permits (e.g. shoring, excavation, foundation, structural superstructure) an additional \$200 administration costs shall be applied for each permit.
- 4) For conditional permits under Section 8(3) of the Act, a minimum \$2.00 additional Administration Fee shall be added where the original Permit Fees is greater than \$10,000.
- 5) A classification for "change of use" should be included based on an hourly rate for all services.