

**CORPORATION OF THE TOWNSHIP OF FAUQUIER-STRICKLAND**

**BY-LAW #2019-40**

**BEING A BY-LAW RESPECTING THE CONSTRUCTION, DEMOLITION, MOVING  
AND CHANGE OF USE OF BUILDINGS; BUILDING INSPECTIONS; AND THE  
REGULATING OF SIGNS AND FENCES**

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**WHEREAS** the general municipal powers of the Municipal Act 2001, as amended confers broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

**AND WHEREAS** Section 10(2) of the Municipal Act 2001, as amended, provides that municipalities may pass by-laws respecting structures, including fences and signs, and the health, safety and well-being of persons;

**AND WHEREAS** Section 3(1) of the Building Code Act makes each municipality responsible for the enforcement of the said Act.

**AND WHEREAS** Section 7 of the Building Code Act 1992, as amended, provides that municipalities may pass by-laws respecting the issuance of building permits and other matters related to the construction, alteration and use of buildings and other structures;

**NOW THEREFORE**, the Council of the Corporation of the Township of Fauquier-Strickland enacts as follows:

**1. DEFINITIONS**

In this by-law:

**"Act"** means the Building Code Act, 1992, as amended.

**"Advertising Device"** means any device or object designed and intended to be erected or located or affixed on any property; this shall include signs, flags, banners, pennants, lights or any other object intended for advertising purposes.

**"Applicant"** means the owner of a building or property who applies for a permit or any person authorized by the owner to apply for a permit on the owner's behalf, or any person or corporation empowered by statute to cause the demolition of a building or buildings and anyone acting under the authority of such or corporation.

**"Building Code"** means the regulations made under Section 34 of the Act.

**"Chief Building Official"** means the Chief Building Official appointed by by-law of the Corporation of the Township of Fauquier-Strickland for the purposes of enforcement of the Act.

**"Council"** means the Council of the Corporation of the Township of Fauquier-Strickland.

**"Contractor"** means the person/business who is conducting work under contract/agreement to a structure/dwelling.

**“Demolish”** means to do anything in the removal of a building or any material part thereof.

**“Designer”** means a person responsible for the design of a structure of a dwelling.

**“Fence”** includes a railing, wall, hedge, line of posts, wire gate, boards or pickets or other similar materials, which encloses or divides in whole or in part a yard or other land, or establishes a property boundary, or provides privacy.

**“Municipality”** means the Corporation of the Township of Fauquier-Strickland.

**“Owner”** means the registered owner of the property and includes a lessee, mortgagee in possession, and the authorized agent in lawful control of the property.

**“Permit”** means permission or authorization given in writing from the Chief Building Official to perform work, to change the use of a building or parts thereof, or to occupy a building or parts thereof, as regulated by the Act and Building Code.

**“Permit Holder”** means the owner to whom a permit has been issued or where a permit has been transferred, the new owner to whom the permit has been transferred.

**“Residential Site”** means a construction or demolition site for a building that is used only for residential purposes.

**“Sign”** means any medium, including its structure and other component parts, which is used or is capable of being used to attract attention for identification, information or advertising purposes.

**“Work”** means a construction, renovation or demolition of a building or part thereof, as the case may be.

**“Professional Engineer or Engineer”** means a licensed professional engineer who holds a certificate of authorization issued by the Association of Professional Engineers of Ontario or who is employed by a partnership of corporation authorized by the Association to offer professional engineering services to the public and who holds a current Building Code Identification Number.

Any word or term not defined in this by-law shall have the meaning ascribed to it in the Building Code Act, 1992.

## **2. PERMIT APPLICATIONS**

2.1 Classes of Permits for the construction, demolition and change of use of buildings shall be as set out in Schedule “B” of the Municipal Fees By-Law.

2.2 To obtain a permit, the applicant shall file an application for permit using the form by and available from the Chief Building Official of

the Town of Kapuskasing or the municipality and, except as otherwise permitted by the Chief Building Official, every application shall:

- a) Identify and describe in detail the work and occupancy to be covered by the permit for which application is made;
- b) Identify and describe in detail the existing uses and the proposed use for which the premises are intended;
- c) Describe the land on which the work is to be done, by a description that will readily identify and locate the site on which the construction, demolition or change of use is to occur.
- d) Be accompanied by plans, specifications, documents and other information required by this by-law;
- e) Be accompanied by the required fees as set out in Schedule “B” of the Municipal Fees By-Law;
- f) Be accompanied by acceptable proof of corporate identity and property ownership, unless such proof is determined by the Chief Building Official to be unnecessary;
- g) State the estimated valuation of the proposed work including materials, labour and related direct costs associated with the work exclusive of the cost for the land;
- h) State the names, addresses and telephone numbers of the owners, contractor, architect or engineer, or other designer or person who will carry out the work;
- i) When a provision of section 1.2.2 of the Building Code applies, be accompanied by in the form prescribed by the Chief Building Official:
  - i. A signed acknowledgement of the Owner that an architect or professional engineer, or both, have been retained to carry out the general review of the construction or demolition of the building; and
  - ii. A signed acknowledgement of the architect or professional engineer, or both, undertaking to provide general review of the construction or demolition of the building;
- j) Include, where applicable, the registration number of the building or vendor as provided in the Ontario New Home Warranties Plan Act, R.S.O. 1990, c.o. 31 as may be amended or replaced from time to time.
- k) Be signed by the Applicant who shall certify as to the truth of the contents of the application.

2.3 Where an application for a Permit remains incomplete or inactive for one year after it is made, the application may be deemed by the Chief Building Official to have been abandoned and notice thereof shall be given to the applicant by regular mail. If an application is deemed to be abandoned, a new application must be filed for the proposed work.

2.4 Except when required by the Building Code, Permits shall not be required for the following items for a single-detached, semi-detached or duplex dwelling:

- a) Kitchen cupboards and counter-tops with no plumbing modifications;
- b) Flooring on existing sub-floors not requiring modification;
- c) Interior & exterior trim and painting;
- d) Landscaping;
- e) Driveways (pavement, inter-locking stone, concrete, etc);
- f) Washroom vanity with no plumbing modifications;
- g) Window and door replacement with no modifications; and,
- h) Residential sheds and gazebos under 100 ft<sup>2</sup>

### **3. PLANS AND SPECIFICATIONS**

#### **3.1 Every Applicant shall furnish:**

- a) Sufficient plans, specifications, documents and other information to enable the Chief Building Official to determine whether the proposed construction, demolition, or change of use confirms to the Act, the Building Code, this By-law, and any other applicable law or by-law; and
- b) A site plan referenced to a current plan of survey certified by a registered Ontario Land Surveyor and a copy of such a survey shall be filed with the municipality unless this requirement is waived because the Chief Building Official is able, without having a current plan of survey, to determine whether the proposed work conforms to the Act, the Building Code, this By-law, and any other applicable law or by-law.

#### **3.2 The site plan referred to in section 3.1(b) of this By-law shall include:**

- a) The lot size and the dimensions of property lines and setbacks to any existing or proposed buildings;
- b) Existing and finished ground elevations of the property and elevations of the streets abutting the property;
- c) Dimensions and setbacks of proposed buildings located on adjacent lots;
- d) Existing rights-of-way, easements and municipal services; and,
- e) Dimensions of setbacks of buildings located on adjacent lots from their respective property lines.

#### **3.3 Plans submitted under section 3.1 of this By-law shall be legible and be drawn to scale upon paper or other suitable and durable material.**

#### **3.4 Each application shall, unless otherwise specified by the Chief Building Official, be accompanied by two complete sets of plans and specifications required under this By-law.**

#### **3.5 On completion of the construction of a building, the Chief Building Official may require a set of as constructed plans, including a plan of survey showing the location of the building.**

#### **3.6 Plans and specifications furnished according to this By-law or otherwise required by the Act become the property of the**

municipality and will be disposed or retained in accordance with relevant legislation.

#### **4. CONDITIONAL PERMITS**

- 4.1 In addition to the requirements of section 2.3 of this By-law, every conditional permit application shall:
- a) Contain such other information, plans and specifications concerning the complete project as the Chief Building Official may require;
  - b) State the reasons why the applicant believes that unreasonable delays in construction would occur if a conditional permit is not granted;
  - c) State the necessary approvals which must be obtained in respect of the proposed building and the time in which such approvals will be obtained;
  - d) State the time in which plans and specifications of the complete building and the time in which such approvals will be obtained.
- 4.2 In accordance with section 8(3.1) of the Act, the Chief Building Official is hereby delegated the power to enter into agreements described in section 8(3)(c) of the Act.
- 4.3 The Chief Building Official may, where conditions in sections 8(3) to 8(5) of the Act and section 3.1 of this By-law have been fulfilled, issue a conditional Permit for a building subject to compliance with the Act, the building Code and any other applicable law.
- 4.4 The Chief Building Official shall not, by reason of the issuance of a conditional Permit, be under any obligation to grant any further Permit therefor.

#### **5. PARTIAL PERMITS**

- 5.1 In addition to the requirements of section 2.3 of this By-law, every construction Permit application for part of a building or project shall:
- a) Include an application for the entire project;
  - b) Include a statement from the Applicant that in order to expedite work, the approval of a portion of the building or project is desired prior to the issuance of a permit for the complete building or project;
  - c) Include plans and specifications covering the part of the work for which more expeditious approval is desired, together with such information pertaining to the remainder of the work as may be required by the Chief Building Official; and,
  - d) Include payment of all applicable fees for the entire completed project.
- 5.2 The Chief Building Official may, where conditions in section 5.1 of this By-law have been fulfilled, issue a Permit for part of a building or project subject to compliance of the Act, the building Code and any other applicable law.

- 5.3 Where a permit is issued for part of a building or project, this shall not be construed to authorize construction beyond the plans for which approval was given nor that approval will necessarily be granted for the entire building or project.
- 5.4 The Chief Building Official shall not, by reason of the issuance of a Permit for part of a building, be under any obligation to grant any further Permit thereof.

## **6. DEMOLITION PERMITS**

- 6.1 In addition to the requirements of section 2.3 of this By-law, every Permit application for the demolition of a building or structure that includes demolition where section 1.2.2.3 of the Building Code applies shall be accompanied by structural design characteristics of the building and the method and time schedule of demolition.
- 6.2 The Permit application shall also be accompanied with proof satisfactory to the Chief Building Official, that arrangements have been made with the proper authorities for the cutting off and plugging of all services.

## **7. MOVING PERMITS**

- 7.1 Any person desiring to move a building must first obtain a permit and release form from the Building Department. If the building is to be taken from one locality to another, or to temporarily encroach upon or occupy a portion of any municipal highways, a permit to so encroach upon or occupy such highway must be obtained from the municipality, and any person acting contrary to this regulation will render himself/herself liable to the penalties of this by-law.
- 7.2 Every person who proceeds under permit from the Building Department to remove any building shall be responsible to the Municipality for, and shall indemnify the said Municipality against all damage or injuries thereby occasioned to any person or property by the removal of such building. No building shall be removed upon any highway so as to unreasonably block any such highways of the Township of Fauquier-Strickland to vehicular traffic, or any of the sidewalks, without authority of Council by resolution, nor until a bond of indemnify against all loss has been filed with the Treasurer.

## **8. CHANGE OF USE PERMITS**

- 8.1 In addition to the requirements of section 2.3 of this By-law, every change of use Permit application shall:
- a) Describe the building or part thereof in which the occupancy is to be changed;
  - b) Identify and describe in detail the current and proposed occupancies of the building or part of a building of which the application is made; and

- c) Include plans and specifications which show the current and proposed occupancy of all parts of the building, and which contain sufficient information to establish compliance with the requirements of the Building Code, including: floor plans and details of wall, floor and roof assemblies identifying required fire resistance ratings and load bearing capacities.

## **9. PERMIT FEES, REFUNDS AND CONDITIONS**

- 9.1 The Chief Building Official shall determine the required fees for the work proposed calculated in accordance with Schedule “B” of the Municipal Fees By-Law and the applicant shall pay such fees prior to permit issuance.
- 9.2 Where a person has initiated any construction, demolition or changes the use of a building or structure, or otherwise commences any work or action that requires a Permit under this By-law, without first obtaining the required Permits, the Chief Building Official shall require the Applicant to pay double the Permit fees as provided for by this By-law.
- 9.3 The Applicant for a Permit may, where the Permit has been surrendered or canceled prior to any construction, or where the application has been withdrawn, abandoned or refused, submit a written request to the Chief Building Official for a partial refund of the Permit fees which the applicant has already paid. The amount of fees refunded shall be:
  - a) 80% if administrative function only, have been performed;
  - b) 70% if administrative and zoning only, have been performed;
  - c) 45% if administrative, zoning and plan examination functions have been performed subsequent to permit issuance;
  - d) 35% if the permit has been issued and no field inspections have been performed subsequent to permit issuance;
  - e) 5% shall additionally be deducted for each field inspection that has been performed after the permit has been issued;
  - f) Notwithstanding the above mentioned, no refunds shall be made of an amount less than \$20.00.
- 9.4 Permits shall be valid for a period of one year, unless otherwise specified by the Chief Building Official on the face of the Permit.
- 9.5 After the issuance of a permit, notice of any material change to a plan, specification, document or other information on the bases of which the permit was issued, must be given in writing to the Chief Building Official together with the details of such change, which is not to be made without the written consent of the Chief Building Official.
- 9.6 Where a permit has expired or the ownership of land has changed, the Owner may apply in writing to the Chief Building Official for the transfer or renewal of the Permit as applicable.

- 9.7 The Owner shall prominently display any Permit issued under this by-law at the site of construction, renovation, repair, alteration or demolition for the duration of the time between the commencement and completion of the entire project.

## **10. REVOCATION OF PERMIT**

- 10.1 Notices for inspections respecting states of construction required by the Building Code shall be given by the permit holder to the Chief Building Official at least three (3) days prior to each stage of construction for which advance notice is required under the Building Code.
- 10.2 A notice pursuant to this section is not effective until written or oral notice is received by the Chief Building Official.
- 10.3 No person shall fail to provide the Chief Building Official with the notice for inspection required under this By-law or the Building Code.
- 10.4 The Chief Building Official shall have the right to visit, enter or inspect from time to time and at all reasonable hours:
- a) Each building which is in the course of erection, alteration, reconstruction or being repaired or demolished;
  - b) Any building which he/she has reason to believe is in a dangerous or defective condition in regard to its construction, or through damage by fire or accident;
  - c) Any building which he/she has reason to believe is being used for a purpose for which it is not suited by reason of its construction, or which he/she has reason to believe is being altered or reconstructed without a permit having been obtained.

## **11. FENCES**

- 11.1 No permit is required to erect or construct a fence in the Municipality but the owner/contractor shall contact the municipal office prior to erecting the fence in order to determine height requirements as stated in the Township of Fauquier-Strickland's Zoning By-law for the respective zone.
- 11.2 To erect or construct a fence on a corner lot, special sight triangle distances shall apply. The measurement of distances shall be in accordance to the Township of Fauquier-Strickland's zoning by-law, section 4.26, sight triangle.
- 11.3 The Municipality or the Chief Building Official do not make any representations or verifications that the fence or proposed fence is positioned correctly in relation to any property line. It is the fence Owner's responsibility alone to ensure that the fence is situated on his or her own property, and the Owner is advised to obtain a plan of survey if there is any doubt as to the location of the property lines.



## **12. SIGNS**

- 12.1 All signs shall be of a permanent or a mobile type with suitable support, shall not be constructed of paper or any paper product, and shall be visually pleasing.
- 12.2 No sign shall obstruct any sidewalk or highway, or otherwise interfere with vehicular or pedestrian traffic.
- 12.3 All signs shall comply with the zoning by-law of the Municipality.

## **13. POOLS**

- 13.1 No person shall install or construct any pool without first obtaining a Permit issued by the Chief Building Official.
- 13.2 Despite section 12.1 of this by-law, no permit shall be required for the seasonal removal and reinstallation of an above ground pool, provided that the pool was originally installed under a valid Permit and no changes have been made to the pool, pool deck or fencing around the pool.

## **14. OFFENCES**

- 14.1 No person, contractor or Owner shall commence, or cause to be commenced, the construction, renovation, alteration, demolition or change in use of any building or structure without having a valid Permit to do so as required by this By-law.
- 14.2 No person shall construct, alter, repair or demolish a building or structure in a manner that is contrary to approved plans, or the terms and conditions imposed on a Permit, without first having obtained the written consent of the Chief Building Official.
- 14.3 No person shall obstruct or fail to comply with a lawful order or requirement imposed by the Chief Building Official or a Building Inspector who is in the lawful performance of his or her duties.
- 14.4 Every person who contravenes any provision of this By-law is guilty of an offence and on conviction is liable to a fine as provided in schedule "B" of the Municipal Fees By-law.

## **15. ADMINISTRATION**

- 15.1 The Chief Building Official shall prescribe the form of any applications, forms or permit not specified by the Act.
- 15.2 The Township of Fauquier-Strickland or its agents/officials shall not be liable either directly or indirectly for any loss, damage or injury to any persons or property resulting from any failure of any construction on any building or structure erected under this by-law.
- 15.3 The provisions of the Act and the Building Code, as amended, relating to all matters not specifically referred to in this by-law, are hereby adopted and form part of this by-law.

**16. CODE OF CONDUCT**

The Corporation of the Township of Fauquier-Strickland maintains this code of conduct in accordance with the provisions of the Building Code Act. Building Officials undertake building certification functions that ensure quality, structural integrity and safety of buildings. Building Officials are exposed to potential conflicts of interest because of the special powers conferred on them. The conduct and behavior of the Township of Fauquier-Strickland’s Building Officials reflects on the Building Department’s commitment to the highest standards of professionalism, technical competence, skill, honesty, fairness and independence. Building Officials observe both the letter and the spirit of this code of conduct as it pertains to situations that bear on their responsibilities. The Code of Conduct is outline in Schedule “C” of this by-law.

**17. SERVIABILITY**

If any part of this by-law is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the by-law.

**18. SHORT TITLE**

This by-law may be referred to or cited as the “Building By-Law”.

**19. EFFECTIVE DATE AND REPEAL**

This by-law comes into force on the day on which it is passed and upon passing of this by-law, By-law #2005-33 and any amendments thereto are hereby repealed.

**READ THIS FIRST AND SECOND TIME** this 25<sup>th</sup> day of November, 2019.

\_\_\_\_\_  
**MAYOR – Madeleine Tremblay**

\_\_\_\_\_  
**ACTING CLERK – Nathalie Vachon**

**READ A THIRD AND FINAL TIME** this 9<sup>th</sup> day of December, 2019.

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**MAYOR – Madeleine Tremblay**

\_\_\_\_\_  
**ACTING CLERK – Nathalie Vachon**

CORPORATION OF THE TOWNSHIP OF FAUQUIER-STRICKLAND

SCHEDULE “B”  
TO BY-LAW #2019-38

RESPECTING CLASSES OF PERMITS AND PERMIT FEES IN ACCORDANCE WITH BUILDING  
BY-LAW

A minimum Permit fee of \$60.00 applies to all permits calculated by square footage.

Permit Fees are HST Exempt.

| RESIDENTIAL                                          |                                                                   |                                                            |        |
|------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------|--------|
| Alterations and New Construction - FLAT FEES         |                                                                   |                                                            | Fees   |
| 1                                                    | Siding                                                            | Over 400 ft²                                               | \$63   |
|                                                      |                                                                   | 400 ft² or less                                            | \$51   |
| 2                                                    | Window / Door Alteration                                          | 2 windows/doors or less                                    | \$51   |
|                                                      |                                                                   | 3-5 windows/less                                           | \$63   |
|                                                      |                                                                   | 6+ windows/doors                                           | \$105  |
|                                                      |                                                                   |                                                            |        |
| 3                                                    | Re-Roofing                                                        | Over 400 ft²                                               | \$63   |
|                                                      |                                                                   | 400 ft² or less                                            | \$51   |
| 4                                                    | Combinations                                                      | Any two of the above combined                              | \$100  |
|                                                      |                                                                   | Any three of the above combined                            | \$128  |
| 5                                                    | Residential Brick and Stone Veneer                                |                                                            | \$121  |
| 6                                                    | New Residential Roof (includes trusses, sheathing and insulation) |                                                            | \$211  |
| 7                                                    | Minor Foundation Repairs, Weeping Tiles, or Damp-Proofing         |                                                            | \$95   |
| 8                                                    | Sewer/Water Connection                                            |                                                            | \$73   |
| 9                                                    | Weeping Tile and Sewer / Water Connection                         |                                                            | \$114  |
| 10                                                   | Structural Repairs and Alterations to Existing Deck/Balcony       |                                                            | \$63   |
| 11                                                   | New Deck / Balcony                                                | Over 64 ft²                                                | \$124  |
|                                                      |                                                                   | 64 ft² or less                                             | \$63   |
| 12                                                   | Residential Sheds and Gazebos (400 ft² or less)                   |                                                            | \$101  |
| 13                                                   | Garbage Slab Replacement / Repair                                 |                                                            | \$101  |
| 14                                                   | <u>Interior Alteration</u>                                        | Minor (Moving Doors, Holes, Replacing Beams, Adding Walls) | \$117  |
|                                                      |                                                                   | Insulation/Vapour Barrier                                  | \$78   |
|                                                      |                                                                   | Water Damage (Sub-Floor, 2' Drywall)                       | \$87   |
|                                                      |                                                                   | Water Damage (Full Height Drywall, Subfloor, Insulation)   | \$100  |
| 15                                                   | Masonry Chimney                                                   | New                                                        | \$143  |
|                                                      |                                                                   | Repairs / Removal                                          | \$63   |
| 16                                                   | HVAC (HWT and Furnace replacement exempt)                         |                                                            | \$62   |
| 17                                                   | Plumbing Modifications                                            | Combined with Other Permits                                | \$32   |
|                                                      |                                                                   | Alone                                                      | \$63   |
| 18                                                   | Demolition Permit                                                 | Residential Dwelling                                       | \$101  |
|                                                      |                                                                   | Garage and Sheds - Over 200 ft²                            | \$49   |
|                                                      |                                                                   | Garage and Sheds - 200 ft² or less                         | \$62   |
| Alterations and New Construction - FEES PER SQ. FOOT |                                                                   |                                                            |        |
| 19                                                   | Single detached, Semi-Detached or Duplex Dwelling                 |                                                            | \$1.28 |

|    |                                                                                     |                     |        |
|----|-------------------------------------------------------------------------------------|---------------------|--------|
| 20 | New Foundation                                                                      |                     | \$0.29 |
| 21 | Residential Accessory Garages, Sheds, Carports<br>Over 400 ft² (includes additions) |                     |        |
|    |                                                                                     | Finished Interior   | \$0.40 |
|    |                                                                                     | Unfinished Interior | \$0.29 |

| FARM BUILDINGS                                       |                                |                        |        |
|------------------------------------------------------|--------------------------------|------------------------|--------|
| Alterations and New Construction - FEES PER SQ. FOOT |                                |                        | FEES   |
| 22                                                   | Pole Barn or Coverall Building |                        |        |
|                                                      |                                | Less than 2,000 ft²    | \$0.19 |
|                                                      |                                | 2,000 to 5,000 ft²     | \$0.18 |
|                                                      |                                | More than 5,000 ft²    | \$0.16 |
| 23                                                   | Other Farm Buildings           |                        |        |
|                                                      |                                | Insulated Building     | \$0.28 |
|                                                      |                                | Non-Insulated Building | \$0.24 |

| COMMERCIAL, INDUSTRIAL & INSTITUTIONAL |                                                                                      |                                        |       |
|----------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------|-------|
| Alterations - FLAT FEES                |                                                                                      |                                        | FEES  |
| 24                                     | Siding and Windows, Door Alterations                                                 |                                        |       |
|                                        |                                                                                      | Less than 2,000 ft²                    | \$187 |
|                                        |                                                                                      | 2,000 to 5,000 ft²                     | \$350 |
|                                        |                                                                                      | More than 5,000 ft²                    | \$700 |
| 25                                     | Re-Roofing                                                                           |                                        |       |
|                                        |                                                                                      | <u>Shingles and Metal Roofing Only</u> |       |
|                                        |                                                                                      | 2,000 ft² or less                      | \$95  |
|                                        |                                                                                      | 2,000 ft² or more                      | \$370 |
|                                        |                                                                                      | <u>Membrane Roofing (Flat Roof)</u>    |       |
|                                        |                                                                                      | Less than 2,000 ft²                    | \$232 |
|                                        |                                                                                      | 2,000 to 5,000 ft²                     | \$350 |
|                                        |                                                                                      | More than 5,000 ft²                    | \$729 |
| 26                                     | Minor Foundation Repairs, Weeping Tiles, Damp-Proofing,<br>or Sewer/Water Connection |                                        |       |
|                                        |                                                                                      | 3,000 ft² or less                      | \$151 |
|                                        |                                                                                      | More than 3,000 ft²                    | \$350 |
| 27                                     | Plumbing Modifications                                                               |                                        | \$232 |
| 28                                     | Commercial Kitchen Exhaust Installation                                              |                                        | \$154 |
| 29                                     | Fire Alarm Systems                                                                   |                                        | \$111 |
| 30                                     | Demilition Permit                                                                    |                                        |       |
|                                        |                                                                                      | Less than 2,000 ft²                    | \$101 |
|                                        |                                                                                      | 2,000 to 5,000 ft²                     | \$187 |
|                                        |                                                                                      | 5,001 ft² to 10,000 ft²                | \$374 |
|                                        |                                                                                      | More than 10,000 ft²                   | \$623 |

| Alterations - FEES PER SQ. FOOT |                                              |  | Fees   |
|---------------------------------|----------------------------------------------|--|--------|
| 31                              | Interior Alterations                         |  | \$0.62 |
| 32                              | Structural Repairs (new walls, stairs, etc.) |  | \$0.39 |

| ALL BUILDINGS |                      |  |      |
|---------------|----------------------|--|------|
| FLAT FEES     |                      |  | Fees |
| 33            | Moving Permit        |  | \$63 |
| 34            | Change of Use Permit |  | \$62 |
| 35            | Permit Renewal       |  | \$62 |
| 36            | Occupancy Permit     |  | \$62 |

|    |                        |                                                                                                   |                                                            |
|----|------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| 37 | Signs                  | Over 32 ft²<br>32 ft² or less                                                                     | \$124<br>\$95                                              |
| 38 | Communication Towers   |                                                                                                   | \$187                                                      |
| 39 | Bulk Storage Tanks     |                                                                                                   | \$232                                                      |
| 40 | Tents and Mobile Homes |                                                                                                   | \$95                                                       |
| 41 | Swimming Pools         | Inflatable Above Ground<br>Hard Shell Above Ground<br>In-Ground                                   | \$63<br>\$100<br>\$188                                     |
|    |                        |                                                                                                   |                                                            |
| 42 | Solar Panels           | Roof MicroFit<br>Ground MicroFit<br><u>Fit</u> <1MW<br>1MW to <5MW<br>5MW to <10MW<br>10MW & Over | \$326<br>\$163<br>\$1,393<br>\$2,788<br>\$5,575<br>\$8,281 |

| Alterations - FEES PER SQ. FOOT |                             |  | Fees   |
|---------------------------------|-----------------------------|--|--------|
| 43                              | HVAC for Existing Buildings |  | \$0.18 |
| 44                              | Sprinklers                  |  | \$0.13 |

| ADMINISTRATION FEES |                                                                                                                     |  |       |
|---------------------|---------------------------------------------------------------------------------------------------------------------|--|-------|
| FLAT FEES           |                                                                                                                     |  | Fees  |
| 45                  | Conditional or Partial Permits (In Additional to All Other Fees)                                                    |  | \$150 |
| 46                  | Re-Checking Plans as Result of Revisions to Approved Plans                                                          |  | \$80  |
| 47                  | Transfer of Permit                                                                                                  |  | \$50  |
| 48                  | Staff Time per Hour (for work not covered by a Permit fee)<br>(Minimum 1 hours, billed in increments of 15 minutes) |  | \$80  |

| NEW CONSTRUCTION BY MAJOR OCCUPANCY CLASSIFICATION |                                                                |  |        |
|----------------------------------------------------|----------------------------------------------------------------|--|--------|
| FEES PER SQ. FOOT                                  |                                                                |  | Fees   |
| 49                                                 | Group A, Division 1 (Theaters, etc.)                           |  | \$1.75 |
| 50                                                 | Group A, Division 2 (Churches, Restaurants, Schools, etc.)     |  | \$2.32 |
| 51                                                 | Group A, Division 3 (Arenas, Indoor Swimming Pools, etc.)      |  | \$2.32 |
| 52                                                 | Group A, Division 4 (Bleachers, etc.)                          |  | \$2.32 |
| 53                                                 | Group B, Division 1, 2 and 3 (Care-homes, Hospitals, etc.)     |  | \$2.32 |
| 54                                                 | Group C (Residential, Hotels, etc.)(unless otherwise provided) |  | \$1.75 |
| 55                                                 | Group D (Banks, Offices, Barber, etc.)                         |  | \$1.34 |
| 56                                                 | Group E (Mercantile Buildings)                                 |  |        |
|                                                    | Department Stores, Retail, Plazas, etc.                        |  | \$1.34 |
|                                                    | Big Box Stores (Open Concept)                                  |  | \$1.17 |
| 57                                                 | Group F, Divisions 1, 2 and 3 (Industrial Buildings)           |  |        |
|                                                    | Open Concept Type Building (Shell Only)                        |  | \$0.86 |
|                                                    | Partitioned Type Building (Multiple Interior Compartments)     |  | \$1.34 |

PART 1 Provincial Offences Act

| ITEM | COLUMN 1<br>Short Form Wording          | COLUMN 2<br>Provision creating or<br>defining offence | COLUMN 3<br>Set Fine |
|------|-----------------------------------------|-------------------------------------------------------|----------------------|
| 1    | Move Building Without Permit            | 7.1                                                   | \$350.00             |
| 2    | Move Building Contrary to<br>Conditions | 7.2                                                   | \$350.00             |
| 3    | Fail to Display Permit                  | 9.7                                                   | \$75.00              |

|   |                                                       |      |          |
|---|-------------------------------------------------------|------|----------|
| 4 | Fail to Provide Notice for Inspection                 | 10.3 | \$150.00 |
| 5 | Install Pool Without a Valid Permit                   | 13.1 | \$150.00 |
| 6 | Place Sign Which Obstructs Traffic                    | 12.2 | \$150.00 |
| 7 | Commence Work Without a Valid Permit                  | 14.1 | \$350.00 |
| 8 | Perform Work Contrary to Approved Plans or Conditions | 14.2 | \$350.00 |
| 9 | Obstruct Building Official                            | 14.3 | \$350.00 |