

THE CORPORATION OF THE TOWNSHIP OF GILLIES

BY-LAW NO. 2013-720

A by-law to amend By-law Number 2011-690 to adjust the fees charged for Building Permits and Related Services

Recitals:

- a) Subsection 3 (1) of the *Building Code Act*, 1992, S.O. 1992, c.23, as amended, (“the Act”) provides that the council of each municipality is responsible for the enforcement of the Act; and
- b) Section 7 of the Act authorizes Council to enact by-laws respecting construction, demolition, change of use permits and inspections.
- c) The Council of The Corporation of the Township of Gillies, after considering public input at meetings on April 22, 2013 and May 13, 2013, desires to set a new schedule of fees relating to building permits and related services.

NOW THEREFORE the Council of The Corporation of the Township of Gillies enacts as follows:

AMENDMENTS

1. By-law 2011-690 is amended by deleting Schedule “A” appended to that by-law, and substituting in its place Schedule “A” appended to this By-law.
2. By-law 2011-690 is further amended by deleting the following clause from Subsection 5(2):
“A permit is valid for one year from the date of issue, after which a renewal may be applied for...”
and replacing it with the following clause:
“A permit is valid for two years from the date of issue, after which a one-year renewal may be applied for...”
3. By-law 2011-690 is further amended by deleting the words “one year” from Subsection 11(1) so that the opening clause of the subsection reads:
“Upon the expiry of a permit, an applicant shall...”
Rather than the existing opening clause, which is:
“Upon the one year expiry of a permit, an applicant shall...”
4. By-law 2011-690 is further amended by replacing the word “twice” with the word “once” in Subsection 11(2), so that the opening clause of the subsection reads:
“Permits shall only be renewed once, with a one year additional extension available upon request...”

NO FURTHER CHANGES

5. Except as amended by Section 1 of this By-law, all other terms and conditions of By-law 2011-690 remain in full force and effect as originally enacted.

EFFECTIVE DATE

6. This By-law shall come into force and take effect on the date it is passed.

Enacted and passed this 27th day of May, 2013

THE CORPORATION OF THE TOWNSHIP OF GILLIES

REEVE_____

CLERK_____

THE CORPORATION OF THE TOWNSHIP OF GILLIES
Schedule "A" to By-Law No. 2013-720
(Being the new Schedule "A" for By-law No. 2011-690)

Classes of Permits, and Permit and Other Fees

Fees for Permits	
Type of Permit	Fee
Note: Where construction or demolition is commenced without a required Permit, all applicable permit fees are multiplied by a factor of 1.5	1.5 x otherwise applicable fee
Residential Dwellings - Main Floor (Class 1)	\$0.74 per square foot
- Second Floor	\$0.37 per square foot
- Attached Garages	\$100.00
Alterations, Renovations, Additions or Repairs (Classes 1, 2, 3, 6 & 7)	\$0.50 per square foot
Accessory Buildings (Class 2)	\$0.35 per square foot
Commercial, Industrial, Institutional (Class 3)	\$0.85 per square foot
Mobile Home Placement (Class 4)	\$0.56 per square foot
Moving or Relocating Building Permit (structure with a basement) (Class 4)	\$0.56 per square foot
Moving or Relocating Building Permit (structure without a basement) (Class 4)	\$0.56 per square foot
Patio/Deck Permit	\$75.00
Permits for Fireplace or solid fuel burning appliance manufactured of masonry	\$75.00
Permits for Temporary Buildings (erected for a maximum of one year) of any size	\$50.00
Plumbing Permit (only where stand-alone permit is required) (Class 10)	\$100.00
HVAC Permit (only where stand-alone permit is required) (Class 10)	\$75.00
Permits for Designated Structures as follows:	
a) Commercial or Industrial Towers, Wind Towers and communication towers exceeding 16.6m above ground level, exterior storage and its supporting structure, which is not regulated by the Gasoline Handling Act or the Energy Act.	\$1,000.00
b) Residential or Agricultural Towers, Wind Towers or communication towers exceeding 16.6m above ground level, exterior storage and its supporting structure, which is not regulated by the Gasoline Handling Act or the Energy Act	\$200.00

Other Related Fees	
Type of Permit or Other Service	Fee
Demolition Permit Administration Fee (Class 11)	\$50.00
Change Use of Occupancy Administration fee (Class 12)	\$125.00
Emergency Identification Sign	\$120.00
Entrance Permit	\$100.00
Additional Inspections – Residential	\$75.00
Additional Inspections – Commercial	\$100.00
Occupancy Permit (applicable only in circumstances where issuance of Occupancy Permit requires re-attendance of Chief Building Official to check deficiency corrections)	\$100.00
Swimming Pool Permit	\$75.00
Letters of Compliance	\$50.00
Renewal Fee (yearly after 2 nd year)	\$75.00 x the number of permits requiring renewal

Refunds	
Status of Permit Application	% of Paid Permit Fee To Be Refunded
Note: No fees are refunded where a permit is suspended or revoked by the Chief Building Official or where the original permit fee was less than \$50.00. Renewal fees are not refundable.	0%
Application is withdrawn prior to plan review	95%
Application is withdrawn after plan review, but prior to permit issuance	75%
Application is withdrawn after permit issuance, but prior to start of construction	60%
Application is withdrawn after start of construction	0%

CLASSES OF PERMIT FEES

Class 1: Residential New Construction and Additions – Human Occupancy

Class 2: Residential New Construction and Additions – Non Human Occupancy

Permit for Construction or addition of a building or structure within the meaning of the Act and the Code and which use is intended for human habitation, and may contain plumbing, heating, ventilation and air conditioning systems. Without limiting the generality of the foregoing, includes detached single dwelling and residential additions over 23 square metres [250 square feet] such as sunroom, attached garage.

Class 3: Commercial, Industrial, Institutional New Construction and Additions

Permit for Construction or addition of a building or structure within the meaning of the Act and the Code and which use is intended for use by the general public and may contain plumbing, heating, ventilation and air conditioning services. Without limiting the generality of the foregoing, includes buildings over 23 square metres [250 sq. ft.] such as schools, restaurants, churches, recreation centres.

Class 4: Relocation

Permit for the placement of, moving or relocating a building. Without limiting the foregoing, includes permanent cover-all buildings over 37 square metres [400 sq. ft.], mobile homes, site assembled and factory-built building, may include basement.

Class 5: Attached Structures

Permit for Construction or addition of structures attached to a single dwelling or accessory building within the meaning of the Act and Code. Without limiting the foregoing, includes decks, covered porches, lean toos, in-ground pools with a depth of 3.5 m at any point and other similar structures.

Class 6: Major Repairs, Alterations and Renovations

Permit for repair, alteration or renovations that involve major material structural changes. Without limiting the generality of the foregoing, includes interior wall relocation, basement finishing, additions under 23 square metres [250 sq. ft].

Class 7: Minor Repairs, Alterations, and Renovations

Permit for minor repair, alteration or renovations that involve minor material structural changes. Without limiting the generality of the foregoing, includes new roof or replacement of roof with a different material (except replacement of shingles), new window or door installations, or replacement of windows and doors that are larger.

Class 8: Roof Top Solar Panel Installation

Permit for installation of roof mounted solar panels, same fee as alterations and repairs.

Class 9: Towers

Permit for installation of free standing towers over 16.6 metres [54.5 ft.] above ground level, including solar, wind and communication towers; includes all towers for wind turbines having a rated output of more than 3kw.

Class 10: Plumbing or Heating, Ventilation and Air Conditioning

Permit for changes in plumbing and or heating, ventilation and air conditioning systems, where not included in another class of permit, within the meaning of the Act and Code. Without limiting the foregoing, includes fireplaces, furnaces, geothermal systems and other similar structures.

Class 11: Demolition

Permit for demolition of a building or structure within the meaning of the Act and Code (farm buildings exempt).

Class 12: Change use of occupancy

Permit for change of use and/or occupancy of a building or structure within the meaning of the Act and Code for paperwork only. See applicable Class Permit Fee if compensatory work is required.