

TOWNSHIP OF WOOLWICH

BY-LAW XX-2023

A BY-LAW TO AMEND BY-LAW 27-2017 BEING A BY-LAW TO PROVIDE FOR THE CONSTRUCTION, DEMOLITION, CHANGE OF USE AND TRANSFER OF PERMIT AND INSPECTIONS, AND THE SETTING AND REFUNDING OF FEES

WHEREAS section 391 of the Municipal Act 2001, S.O. 2001, c.25, as amended, authorizes a municipality by By-law to impose fees or charges on any class of persons for services or activities provided or done by or on behalf of the municipality and for the use of the municipality's property, including property under its control;

AND WHEREAS Section 7 of the Building Code Act, S.O.1992, c.23. as amended, empowers Council to pass certain by-laws respecting construction, demolition, change of use, transfer of permits, inspections, and the setting and refunding of fees;

NOW THEREFORE the Council of the Corporation of the Township of Woolwich amends Schedule 'A' of By-law 27-2017 as attached effective January 1, 2024, and to repeal By-law 64-2022.

Passed this 12th day of December, 2023

Mayor

Clerk

SCHEDULE "A"
By-law 27-2017

DEVELOPMENT SERVICES

Fees & Charges
2023 **2024**

BUILDING SERVICES

<u>Building by Classification</u>		
Group A – Assembly Occupancies	\$2.33	\$2.45
Group B – Institutional Occupancies	\$2.55	\$2.68
Group C – Residential Occupancies	\$1.31	\$1.38
Group C – Residential Occupancies (Apartment, Triplex)	\$1.40	\$1.47
Group C – Residential Occupancies (Hotel/Motel)	\$2.14	\$2.25
Group C - Accessory Dwelling Units	N/A	\$350 + applicable square foot charge
Group D – Business and Personal Service Occupancies (shell)	\$1.69	\$1.77
Group D Business and Personal Service Occupancies (finished)	\$1.76	\$1.85
Group E – Mercantile Occupancies (shell)	\$1.22	\$1.28
Group E – Mercantile Occupancies (finished)	\$1.76	\$1.85
Group F – Industrial Occupancies (shell)	\$0.70	\$0.74
Group F – industrial Occupancies (finished)	\$0.93	\$0.98
<u>Agricultural Permits</u>		
Farm Building	\$0.49	\$0.51
Grain Bins, Corn Cribs (flat fee)	\$98.00	\$103.00
Manure Tank, Manure Yard (flat fee)	\$300.00	\$315.00
Tower Silo, Trench Silo (flat fee)	\$200.00	\$210.00
Greenhouse/Hoop House	\$0.06	\$0.06

SCHEDULE "A"
By-law 27-2017

<u>Interior Finishing</u>		
Interior Finishing to previously unfinished areas including of residential basements, accessory dwelling units and major renovations	\$0.48	\$0.50
<u>Alteration/Renovations (All Classifications)</u>		
Alterations and renovations to existing finished areas	\$0.33	\$1.25
<u>Manufactured Structures</u>		
Air Supported Structure	\$0.30	\$0.32
Designated Structures as per Ontario Building Code (flat fee)	\$229.00	\$241.00
Mobile Home	\$0.51	\$0.54
Portable Classroom/Temporary Buildings (flat fee)	\$390.00	\$410.00
Retaining Wall (per linear foot)	\$2.29	\$2.40
Signs – Ground, Roof or Wall Mounted (flat fee)	\$98.00	\$103.00
Signs – Temporary (flat fee)	\$87.00	\$92.00
Solar Collector – Agricultural/Residential (flat fee)	\$287.00	\$302.00
Solar Collector – Commercial, Industrial, Institutional (flat fee)	\$459.00	\$482.00
Temporary Tents (flat fee)	\$186.00	\$196.00

SCHEDULE "A"
By-law 27-2017

<u>Other Structures</u>		
Accessory Buildings (detached garage, shed, etc.)	\$0.46	\$0.48
Attached Garage – Addition Permits Only	\$0.66	\$0.69
Decks, Porch, Gazebo (flat fee)	\$98.00	\$125.00
Decks and porches with roof (flat fee)	\$229.00	\$241.00
New roof structure	\$0.45	\$0.47
Demolition (per square foot)	\$0.01	N/A
Demolition (flat fee)	N/A	\$150.00
Elevator, Lift (flat fee)	\$370.00	\$389.00
Barrier free Ramp (flat fee)	\$98.00	\$103.00
Fireplace, Wood Stove, Chimney (flat fee)	\$98.00	\$103.00
Swimming Pool, Hot Tub (Residential) (flat fee)	\$98.00	\$103.00
Underground Fire Reservoir (flat fee)	\$341.00	\$359.00
Ceiling (new or replace)	\$0.13	\$0.14
Reclad wall	\$0.10	\$0.11
Exterior Basement Walkout (with stairs and a retaining wall)	N/A	\$200.00
<u>On-site Sewage System</u>		
Installation of a new Septic System (flat fee)	\$516.00	\$541.80
Septic System major repair (flat fee)	\$344.00	\$361.20
Septic System minor repair/new tank (flat fee)	\$172.00	\$180.60
<u>Change of Use</u>		
Change of Use Permit – no construction required (flat fee)	\$255.00	\$267.75

SCHEDULE "A"
By-law 27-2017

<u>Plumbing, Mechanical and Electrical</u>		
Plumbing fixture – all buildings (per fixture)	\$8.00	\$8.40
Backflow prevention device (per device)	\$68.00	\$72.00
Connect to municipal water and/or sewer (flat fee)	\$137.00	\$144.00
Building/site services (minimum \$130.00)	\$0.78 (per linear foot)	\$10 per \$1,000.00 construction value
Sprinkler System (minimum \$130.00)	\$0.04 (per linear foot)	\$10 per \$1,000.00 construction value
Standpipe and hose systems (minimum \$129.00)	\$0.06	\$0.06
Commercial Kitchen, spray booth, dust collector (flat fee)	\$260.00	\$273.00
Grease Interceptor (flat fee)	\$98 (minimum fee)	\$103.00
Commerical Kitchen, Spray Booth, Dust Collector (flat fee)	\$260.00	\$273.00
HVAC permit (residential per suite)	\$120.00	\$126.00
HVAC (non-residential)	\$0.08 per linear foot	\$10 per \$1,000.00 construction value
Fire Alarm System (minimum \$129.00)	\$0.06 per linear foot	\$10 per \$1,000.00 construction value
Electromagnetic locks and Hold Open Devices (per device)	\$92.00	\$96.60

SCHEDULE "A"
By-law 27-2017

<u>Miscellaneous</u>		
Footing, foundation	100% of the total building permit fee including development charges to be collected at time of municipality issuing the footing, foundation permit.	100% of the total building permit fee including development charges to be collected at time of municipality issuing the footing, foundation permit.
Final Inspection Fee (Single Family, Duplex, Semi-Detached, Townhouse and Triplex dwelling units)	\$500.00	\$1,500.00
Additional Inspection Fee	\$98.00 final inspection fee collected for each new inspection performed after 12 months of the municipality issuing occupancy.	\$103.00 final inspection fee collected for each new inspection performed after 12 months of the municipality issuing occupancy.

SCHEDULE "A"
By-law 27-2017

Re-Inspection Fee (At the discretion of the Chief Building Official)	\$98.00 per each re-inspect of failed inspection	\$125.00 per each re-inspect of failed inspection
Commencing construction without a permit	N/A	2 x permit fee to a max of \$5,000.00
Examine revised plans (minimum \$108.00)	\$0.03	\$0.04
Infill Grading Deposit fee – (Per Residential Dwelling Unit)	\$3,000.00	\$3,000.00
Liquor License Fee Inspection	\$58.00	\$65.00
Minimum Fee	\$98.00 (for building permits based on square footage)	\$125.00 (for building permits based on square footage)
Minimum fee for any permit not listed (minimum \$130.00)	N/A	\$10 per \$1,000.00 construction value
Fee for transfer of permit	\$98.00	\$103.00
Fee for deferral of revocation	\$98.00	\$103.00

Interpretation

Final Inspection Deposit:

SCHEDULE "A"

By-law 27-2017

A refundable deposit of \$500.00 shall be collected for the following buildings; Single Family dwelling, Duplex, Semi-Detached, Townhouse and Triplex dwelling units, and shall be refunded upon completion of the final inspection clearing off any outstanding items, within 12 months of the Municipality issuing occupancy. Final inspection fee is in regards to the structure only.

Revision to Permit Fee:

A fee of \$0.03 per square foot of the revised floor area shall be paid for examination of revised plans. A minimum fee of \$108.00 shall be paid.

Infill Grading Deposit:

An Infill Grading Deposit shall be collected in the amount of \$3,000.00 for each building permit application for a Single Family dwelling, Duplex, Semi-Detached, Townhouse and Triplex dwelling units except when said permit application is subject to a Grading Deposit as required in a Subdivision Agreement under the Planning Act.

SCHEDULE "A"
By-law 27-2017

Refund of Infill Grading Deposit:

Upon the completion of a final inspection including final inspection of the individual lot grading by the inspector and confirmation of final grading approval in writing by the Professional Engineer (P.Eng), Certified Engineering Technologist (CET) or Ontario Land Surveyor (OLS), the construction deposit without interest (or such portion as remains unused) for that lot shall be returned by the Municipality to the

The following guidelines are to be applied in the calculation o

1. Floor area of the proposed work is to be measured to the outer face of exterior walls and to the center line of party walls or demising walls.
2. In the case of interior alterations or renovations, area of proposed work is the actual space receiving the work, e.g. tenant suite.
3. Mechanical penthouses and floors, mezzanines, lofts, habitable attics and interior balconies are to be included in all floor area calculations.
4. Except for interconnected floor spaces, no deduction is made for openings within the floor area (e.g. stairs, elevators, escalators, shafts, ducts, etc).
5. Unfinished basements for single detached dwellings (including semis, duplexes and townhouses, etc.) are not included in the floor area.
6. Finished basements for single detached dwellings (including semis, duplexes and townhouses, etc.) are to be charged the interior finishing fee in Schedule 'A'.
7. Fireplaces, HVAC, electrical, woodstoves, site services are included in the permit fee for single family dwellings.
8. Where interior alterations and renovations require relocation of sprinkler heads or fire alarm components, no additional charge is applicable.

SCHEDULE "A"

By-law 27-2017

9. Ceilings are included in both new and finished (partitioned) buildings. The permit fees for ceilings apply only when alterations occur in existing buildings. Minor alterations to existing ceilings to accommodate lighting of HVAC improvements are not chargeable fees.

10. Where demolitions or partitions or alterations to existing ceilings are part of an alteration or renovation permit, no additional fee is applicable.

11. Corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major classification for the floor area on which they are located.

12. The classes of building permits and occupancy categories in the schedule correspond with the definitions of major occupancy classifications in the Ontario Building Code. For mixed occupancies, the permit fees for each of the applicable occupancy categories may be used.

13. The Chief Building Official shall determine fees for classifications of permits not described or included in the schedule.