

BY-LAW 2024-08 TO AMEND BY-LAW 2023-60 A BY-LAW UNDER THE BUILDING CODE ACT, 1992, RESPECTING PERMITS AND RELATED MATTERS

Corporation of the Township of Alfred and Plantagenet

WHEREAS Section 7 of the *Building Code Act, 1992, S.O. 1992, Chapter 23*, (the Act) as amended, authorizes a municipal Council to enact certain by-laws respecting construction, demolition, and change of use permits and inspections and the setting and refunding of fees;


AND WHEREAS Council has deemed it necessary to amend By-law 2023-60 to reflect an amendment to Schedule "A" – Permit Fees;

NOW THEREFORE, the Council of the Township of Alfred and Plantagenet enacts as follows:

1. **THAT** Schedule "A" PERMIT FEES of By-law Number 2023-60 be replaced by Schedule "A" PERMIT FEES attached to and forming part of this By-law;

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 5TH DAY OF MARCH 2024.



Yves Laviolette, Mayor

Annie Rochefort, Clerk

SCHEDULE A OF BUILDING BY-LAW NO. 2023-60 - PERMIT FEES

Column1 Class of permit	Column2 Permit Fee (2024)	Column3 Permit Fee (2025)
Residential - Group C		
New-Residential dwelling, cottage or mobile home (per unit, up to 8 units)	\$1,100 + \$0.50/ft ²	\$1,500 + \$0.60/ft ²
Finished basement section	\$0.50/ft ²	\$0.60/ft ²
New - Residential apartment building (4 or more units)		
First unit	\$1,100 + \$0.50/ft ²	\$1,500 + \$0.60/ft ²
Additional units (per unit)	\$900 + \$0.50/ft ²	\$1,200 + \$0.60/ft ²
Addition -House addition, basement apartment	\$200 + 0.50/ft ²	\$300 + 0.60/ft ²
3 or 4 season sunroom		
Garage, carport, utility shed (over 160 sq.ft.), deck, balcony or gazebo (roofed)	\$100 + \$0.30/ft ²	\$150 + \$0.40/ft ²
Deck, balcony & veranda (no roof)	\$75 + \$0.30/ft ²	\$75 + \$0.30/ft ²
Renovation		
Residential	\$75 + \$0.40/ft ²	\$75 + \$0.50/ft ²
Commercial - Groups A, B, D, E & F		
New	\$1,900 + \$0.60/ft ²	\$2,500 + \$0.70/ft ²
For separate permit - Shell only	\$1,100 + \$0.40/ft ²	\$1,500 + \$0.50/ft ²
- Fit-up	\$950 + \$0.40/ft ²	\$1,300 + \$0.50/ft ²
Addition	\$750 + \$0.50/ft ²	\$1,000 + \$0.70/ft ²
For separate permit - Shell only	\$550 + \$0.40/ft ²	\$750 + \$0.50/ft ²
- Fit-up	\$350 + \$0.40/ft ²	\$500 + \$0.50/ft ²
Minor -floor increase	\$300 + \$0.30/ft ²	\$400 + \$0.30/ft ²
Renovation	\$100 + \$0.50/ft ²	\$150 + \$0.65/ft ²
Agricultural use (barn)		
New - Barn	\$350 + \$0.30/ft ²	\$500 + \$0.30/ft ²
Addition - Barn	\$100 + \$0.30/ft ²	\$150 + \$0.30/ft ²
Agricultural use (accessory building)		
New - machinery shed-storage shed including tarp shelter on post or foundation, greenhouse	\$350 + \$0.30/ft ²	\$500 + \$0.30/ft ²
Addition - machinery shed-storage shed including tarp shelter on post or foundation, greenhouse	\$100 + \$0.30/ft ²	\$150 + \$0.30/ft ²
Silo (horizontal or vertical)	\$400	\$400
Manure Lagoons	\$400	\$400
All other types of permits		
Demolition permits		
Residential - house	\$200	\$200
Residential - others (shed, house addition)	\$100	\$100
Groups A, B, D, E & F	\$350	\$350
Retaining wall		
Residential	\$250	\$250
Groups A, B, D, E & F	\$550	\$550
Renewal - Revision of permit & Water and Service Connection		
Residential - house	\$250	\$250
Residential - others (shed, house addition)	\$125	\$125
Groups A, B, D, E & F	\$325	\$325
Wind turbine, solar panel, communication tower		
Residential	\$500	\$500
Commercial	\$2,000	\$2,000
Change of use - Conditional & Foundation permit		
Residential - House	\$250	\$250
Groups A, B, D, E & F	\$500	\$500
Solid fuel burning appliances		
Wood stove, fireplace, exterior wood stove	\$250	\$250
Transfer permit & Temporary structure (Ex: tents, site office)		
Residential - Non profit organization	\$200	\$200
Groups A, B, D, E & F	\$500	\$500
Plumbing fixtures		
For all types of buildings (per fixtures)	\$15	\$15
the permit fee based on the proposed value of works, at the following rates: For classes of permits not described or included in the Schedule and for projects not reflecting realistic value, a reasonable market value permit fee shall be determined by the CBO.		
Residential - Group C	\$75 + \$15.10 per \$1,000 of project value	\$75 + \$15.10 per \$1,000 of project value
Groups A, B, D, E and F	\$225 + \$15.10 per \$1,000 project value	\$225 + \$15.10 per \$1,000 project value
Any person or contractor who commences construction, demolition or changes the used of a permit is issued by the Corporation shall in addition to any other penalty under the Act, Building Code, or this by-law pay an additional fee equal to 100% of the amount calculated as the regular permit fee, but in no case shall the additional exceed \$10,000.00 Building without a permit. Construction started without a proper issued permit	Double permit fees - maximum of \$10,000	Double permit fees - maximum of \$10,000

Additional notes:

Single Family Dwelling (house) does not include attached storage garagew or decks. The storage garage and decks fees will be charged as per their respective class as Indicated In Schedule A of this by-law.

For the purpose of this Schedule, the square footage is defined as the gross building area as defined by this by-law.

Except for interconnected floor spaces, no deduction shall be made for openings within the floor area (i.e. stairs, elevators, mezzanines, lofts, habitable attics and interior balconies

Corridors, lobbies, washroom, lounges, and sillar areas shall be included and classified to the major classification of the floor on which they are located. When these areas are totally separated from the remainder of the floor area, they shall be assessed based on the rate for the occupancy they serve.