

**SCHEDULE “A”  
TOWN OF WASAGA BEACH BUILDING BY-LAW 2005-85**

**FEE SCHEDULE**

**Calculation of Permit Fees**

Permit fee calculations are based on the formula below, unless otherwise specified in this Schedule:

**Permit Fee = Service Index (SI) multiplied by Area (A) of work involved**

**Permit Fee = SI X A**

**SI** = service index for classification of the work proposed

**A** = floor area in ft<sup>2</sup> of work involved (not including basement areas)

The Chief Building Official reserves the right to assign a permit fee based on the approved schedule to a category deemed appropriate. In cases where there is dispute over the categorization of permit application fees it shall be the Chief Building Official’s decision that is final.

**Minimum Building Permit Fee**

A minimum permit fee of \$75 shall be charged for all work.

**Plumbing Permit Fee**

The plumbing permit fee is included with the building permit fee unless otherwise noted. Sewer and Water Service Connections are not included in regular permit fees, and will be added separately if required.

**CLASSES OF PERMITS AND PERMIT FEES**

**CLASS: BUILDING PERMIT**

	<b>SERVICE INDEX SI</b>
<b>Group A [Assembly Occupancies]</b>	
All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas/Gymnastics/Pools	\$0.75 /sq. ft.
Open Public Swimming Pools	\$0.58 /sq. ft.
All other Group A Buildings	\$0.70 /sq. ft.
Alteration/Renovation	\$0.45 /sq. ft. Plus \$12.00 per plumbing fixture
Façade Renovation (Building<6460 sq. ft.) not incl. signage	\$200 Flat Fee
Façade Renovation (Building>6460 sq. ft.) not incl. signage	\$400 Flat Fee
Demising Wall – per continuous separation	\$100.00

	<b>SI</b>
<b>Group B [Institutional Occupancies]</b>	
All Group B Buildings	\$0.75 /sq. ft.
Alteration/Renovation	\$0.45 /sq. ft. Plus \$12.00 per plumbing fixture
Façade Renovation (Building<6460 sq. ft.) not incl. signage	\$200 Flat Fee
Façade Renovation (Building>6460 sq. ft.) not incl. signage	\$400 Flat Fee
Demising Wall – per continuous separation	\$100.00

**Group C [Residential Occupancies]****SI**

Single Family Dwellings (SFD), Semi-detached, row Townhouses, duplexes, live/work unit and all other multiple unit buildings	\$0.93 / sq. ft.
<b>Additions to above</b>	
Group C SFD Finished Basement	\$125 Flat Fee (added to base fee)
Motels above 2 storeys and Hotels	\$0.75 /sq. ft.
Attached Garage for Single Family Dwelling	\$0.34 / sq. ft.
Detached garages, shed, accessory building to single family dwelling	\$0.34 / sq. ft.
Alteration/Renovation, including; (new foundation/basement, house raising) (new roof over house, lean-to, garage)	\$0.45 /sq. ft. Plus \$12.00 per plumbing fixture
Deck, residential pool, inground sprinkler	\$75.00 flat fee
Covered Porch, Encl. 3 season rooms	\$100 flat fee
Relocation of an existing Park Model Trailer, modular home, SFD	\$800.00 flat fee
Demising Wall – per continuous separation	\$100.00

**Group D [Business and Personal Service Occupancies]****SI**

Group D buildings (shell)	\$0.45 /sq. ft.
Group D buildings (finished)	\$0.65 /sq. ft.
Alteration/Renovation	\$0.45 /sq. ft. Plus \$12.00 per plumbing fixture
Façade Renovation (Building<6460 sq. ft.) not incl. signage	\$200 Flat Fee
Façade Renovation (Building>6460 sq. ft.) not incl. signage	\$400 Flat Fee
Demising Wall – per continuous separation	\$100.00

**Group E [Mercantile Occupancies]****SI**

Group E buildings (shell)	\$0.45 /sq. ft.
Group E buildings (finished)	\$0.65 /sq. ft.
Alteration/Renovation	\$0.45 /sq. ft. Plus \$12.00 per plumbing fixture
Façade Renovation (Building<6460 sq. ft.) not incl. signage	\$200 Flat Fee
Façade Renovation (Building>6460 sq. ft.) not incl. signage	\$400 Flat Fee
Demising Wall – per continuous separation	\$100.00

**Group F [Industrial Occupancies]****SI**

Gas Stations, Car washes	\$0.60 /sq. ft.
Parking Garages (U/G, Open Air)	\$0.55 /sq. ft.
Group F (shell)	\$0.45 /sq. ft.
Group F (finished)	\$0.65 /sq. ft.
Alteration/Renovation	\$0.30 /sq. ft. Plus \$12.00 per plumbing fixture
Façade Renovation (Building<6460 sq. ft.) not incl. signage	\$200 Flat Fee
Façade Renovation (Building>6460 sq. ft.) not incl. signage	\$400 Flat Fee
<i>Farm Buildings</i>	
Greenhouses	\$100.00 Flat Fee
Barn (low human occupancy)	\$0.10 /sq. ft.
Barn (high human occupancy)	\$0.15 /sq. ft.

**Alterations/Renovations**

Interior alterations (partitions, finishings, etc., plumbing fee extra)

**SI**

Demising Wall – per continuous separation	\$100.00
Illegal use remediation (criminally illegal)	\$2300.00 flat fee

**Tents/Portables**

Regardless of Occupancy

**SI**

Tents under 2420 sq. ft.	\$100.00 Flat Fee
Tents 2420 sq. ft. or greater	\$200.00 Flat Fee
School Portables	\$100.00 Flat Fee

**Designated Structures (O. B. C. Div. A - 1.3.1.1)**

Communication Tower	\$250 Flat Fee
Retaining wall	\$100 Flat Fee
Solar Collector	\$350 Flat Fee
Wind Turbine Support	\$250 Flat Fee

**Stand Alone and Miscellaneous Work**

Various other fees

**SI**

Liquor Licence Inspection	\$110.00 flat fee
Required Re-Inspections	\$75.00 per inspection
Building/Zoning Compliance Letter	\$75.00 flat fee
File Search (see Consolidated Fee Schedule for additional copying costs)	\$50.00 per search

**CLASS: DEMOLITION**

All buildings under 6460 sq. ft.	\$75 Flat Fee
All buildings 6460 sq. ft. and larger	\$200 Flat Fee
Illegal use demolition (criminally illegal)	\$500.00 flat fee

**CLASS: PLUMBING**

Sewer Service Connection	Reference PW By-law (\$100.00 flat fee)
Water Service Connection	Reference PW By-law (\$100.00 flat fee)
Water Meter	Reference PW By-law (\$300.00 flat fee)

**CLASS: SEPTIC SYSTEM**

Septic (new installation) permit	\$400.00 flat fee
Septic Change of Use	\$100.00 flat fee
Septic Repair / Replacement	\$400.00 flat fee
Septic Compliance Letter	\$75.00 flat fee

**CLASS: CHANGE OF USE**

All buildings minimum	\$250.00
All buildings in addition to minimum	\$75.00per hour plan review (over 4 hours)

**CLASS: SIGN**

All signs listed in O.B.C. Div. A – 1.3.1.1	\$250.00 Flat Fee
Signs not listed in Div. A – 1.3.1.1	See signage By-law (\$75 per Façade)

### **Construction Without a Permit**

If construction begins before the issuance of a building permit, there may be an additional administrative fee equal to **100 percent of the full permit fees or \$150, whichever is greater**, to a maximum additional fee of \$20,000.

### **Permit to Revise an Issued Permit**

**\$50** per page, or **\$75 per hour** of examination and inspection time, whichever is greater.

### **Revision to an application during plans review. Prior to permit issuance**

**\$50 per page** where the applicant is requesting changes to the proposed application.

### **Transfer of Permit**

**\$100 per permit** transfer of ownership.

### **Model Home Agreement Permit**

If the project is a Model Home under Agreement, there will be an **additional fee** of **\$250** per permit, and is non refundable. This permit can only be applied for if the Proposed Subdivision has been approved for Model Homes by Council.

### **Conditional Foundation Permit**

If the **project** has a footprint of **more than 6460 sq. ft.** and has received all applicable law approvals, but has not finalized the above grade design a formal request can be made to the Chief Building Official for consideration. An application does not constitute a guarantee of permit. An **additional administration fee equal to 25%** will be added to the total permit application fee but in **no** case shall be **less than \$750.00**, with no maximum. This additional fee is non refundable even if the Chief Building Official decides not to issue a conditional permit.

### **Draft Plan Approved – Pre-Application Review**

If the project has received Draft Plan Approval from the Town, a concurrent review of the Building Permit Application can be done prior to the Site Plan Agreement being executed with no permit being issued until the Site Plan Agreement execution. For the concurrent review, an **additional application fee** equal to **10% of the normal Application Fee** will be added to the total permit application fee but in no case will be less than \$750.00, with no maximum. This fee must be paid prior to review, with proof of Draft Site Plan Approval. This additional fee is non refundable even if the Site Plan Agreement is executed and a full permit is available after the fee has been paid.

### **Lot Grading Review**

Where Lot Grading Review is required (as defined within the Infill Lot Grading Policy) the application fee is **\$375.00**. A **\$1,000.00** refundable deposit is to accompany the application that will be returned upon satisfactory completion of Lot Grading, **minus \$50.00** per additional design review or site visit, required beyond the service prescribed within the Policy.

### **Refunds**

Pursuant to By-Law 2005-85, the refundable fee will be based on the total required fee, using the following factors:

- **75 %** if the application is **cancelled prior to the review** of the application
- **50 %** if the application is **cancelled prior to permit issuance**
- **40 %** if the permit has been issued and project has been cancelled and **minus \$50 per field inspection performed** up to the cancellation date
- Where the amount of the fees retained by the town are **less than the minimum permit fee** applicable to the work, there will be **no refund**.