

Town of Wasaga Beach By-law 2025-66  
Consolidated Schedule of Fees and Charges Effective January 1, 2026

**SCHEDULE I  
PLANNING DEPARTMENT**

<b><u>PLANNING MATTERS (SEE NOTES AT END OF SCHEDULE)</u></b>	<b><u>FEE</u></b>
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**1. PRECONSULTATION**

Pre-Consultation for Site Plan and Minor Zoning Relief	\$750.00
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Pre-Consultation for OPA, Subdivision and Major Zoning Relief	\$1,500.00
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**2. OFFICIAL PLAN AMENDMENT**

Official Plan Amendment

Major (substantive matters such as changes to land use designations, boundaries, use permissions & new policy guidance) \$12,750.00\*  
\*plus the prescribed fee as noted below in Section 7

Minor (less substantive matters such as policy changes within existing designations & exceptions for use permissions/standards) \$6,750.00\*  
\* plus the prescribed fee as noted below in Section 7

**3. ZONING BY-LAW AMENDMENT**

Zoning Bylaw Amendment

Major (changes to zone classifications, boundaries and/or use permissions)	\$6,750.00
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Minor (changes to general provisions, and/or lot characteristics and performance standards)	\$3,000.00
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Temporary Use Bylaw	\$2,400.00
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Removal of Holding Provision	\$1,500.00
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**4. PLAN OF SUBDIVISION**

Draft Plan of Subdivision

Major (more than 20 lots) *plus the prescribed fee per as noted below in Section 7	\$21,000.00
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Minor (up to 20 lots) *plus the prescribed fee per as noted below in Section 7	\$12,000.00
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Draft Plan Approval to Plan Registration	\$6,000.00
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Taxes, where applicable, will be applied in addition to the fee listed.  
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**SCHEDULE “H”  
BUILDING DEPARTMENT**

**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 \$165.00 whichever is greater, to a maximum additional fee of \$20,000.00.

**Permit to Revise an Issued Permit**

Greater of \$56.00 per page, or \$84.00 per hour of examination and inspection time.

**Revision to an application during plans review prior to permit issuance**

\$56.00 per page where the applicant is requesting changes to the proposed application.

**Transfer of Permit**

\$155.00 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 \$280.00 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 \$840.00, with no maximum. This additional fee is non-refundable even if the Chief Building Official decides not to issue a Conditional Permit.

**Certification of Models Prior to Draft Plan Approval**

If the project is in the Draft Plan Approval Process, a concurrent review of the building permit application can be commenced. The fee per model is \$480.00. Upon issuance of the first building permit for a specific model, 75% of the \$840.00 will be refunded. Refund applies to the first permit issued for a specific model, subsequent permits are subject to full permit fees.

**Lot Grading Review**

Where Lot Grading Review is required (as defined within the Infill Lot Grading Policy) the application fee is \$500.00. A \$1,000.00 refundable deposit is to accompany the application that will be returned upon satisfactory completion of Lot Grading and Notice of Completed Construction being filed with the building department, minus \$50.00 per additional design review or site visit, required beyond the service prescribed within the Policy.

**Refunds**

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

minus \$56 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.

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**BUILDING DEPARTMENT**

**FEE**

**Designated Structures (OBC Div. A - 1.3.1.1)**

Communication Tower	\$280.00 flat fee
Retaining wall	\$155.00 flat fee
Solar Collector	\$392.00 flat fee
Wind Turbine Support	\$280.00 flat fee

**Stand Alone and Miscellaneous Work**

Liquor Licence Inspection	\$155.00 flat fee
Required Re-Inspections	\$84.00 per inspection
File Search	\$56.00 per search
Plus applicable copy fees	As per Schedule "A"

**CLASS: DEMOLITION**

All buildings under 6460 sq. ft.	\$155.00 flat fee
All buildings 6460 sq. ft. and larger	\$224.00 flat fee
Illegal use demolition (criminally illegal)	\$560.00 flat fee

**CLASS: PLUMBING**

Sewer Service Connection Inspection	\$155.00 flat fee
Water Service Connection Inspection	\$155.00 flat fee
Water Meters & Parts	As per Schedule "M"
Water Meter Activation fee	As per Schedule "M"

**CLASS: SEPTIC SYSTEM**

Septic (new installation) permit	\$504.00 flat fee
Septic Change of Use	\$155.00 flat fee
Septic Repair / Replacement	\$504.00 flat fee
Septic Compliance Letter	\$155.00 flat fee

**CLASS: CHANGE OF USE**

All buildings minimum	\$280.00
All buildings in addition to minimum	\$84.00/hour plan review (over 4 hrs)

**CLASS: SIGN**

All signs listed in O.B.C. Div. A – 1.3.1.1	\$280.00 flat fee
Signs not listed in Div. A – 1.3.1.1	\$155.00 per façade

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**SCHEDULE “H”  
BUILDING DEPARTMENT**

	<b><u>FEE</u></b>
<b>Group E      Mercantile Occupancies</b>	<b>SI</b>
Group E buildings (shell)	\$0.56 /sq. ft.
Group E buildings (finished)	\$0.84 /sq. ft.
Alteration/Renovation	\$0.56 /sq. ft.
	Plus \$13.45 per plumbing fixture
 Façade Renovation (Building<6460 sq. ft.) not incl. signage	 \$224.00 flat fee
Façade Renovation (Building>6460 sq. ft.) not incl. signage	\$448.00 flat fee
Demising Wall – per continuous separation	\$155.00
 <b>Group F      Industrial Occupancies</b>	<b>SI</b>
Gas Stations, Car washes	\$0.67 /sq. ft.
Parking Garages (U/G, Open Air)	\$0.62 /sq. ft.
Group F (shell)	\$0.50 /sq. ft.
Group F (finished)	\$0.84 /sq. ft.
Alteration/Renovation	\$0.40 /sq. ft.
	Plus \$13.45 per plumbing fixture
 Façade Renovation (Building<6460 sq. ft.) not incl. signage	 \$224.00 flat fee
Façade Renovation (Building>6460 sq. ft.) not incl. signage	\$448.00 flat fee
 <b>Farm Buildings</b>	
Greenhouses	\$155.00 flat fee
Barn (low human occupancy)	\$0.11 /sq. ft.
Barn (high human occupancy)	\$0.17 /sq. ft.
 <b>Alterations/Renovations</b>	
Interior alterations (partitions, finishings, etc., plumbing fee extra)	
Demising Wall – per continuous separation	\$155.00
Illegal use remediation (criminally illegal)	\$2,575.00 flat fee
 <b>Tents/Portables</b>	
Regardless of Occupancy	
Tents under 2420 sq. ft.	\$155.00 flat fee
Tents 2420 sq. ft. or greater	\$224.00 flat fee
School Portables (per unit)	\$155.00 flat fee

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**SCHEDULE “H”  
BUILDING DEPARTMENT**

	<b><u>FEE</u></b>
<b>Group B Institutional Occupancies</b>	<b>SI</b>
All Group B Buildings	\$0.90 /sq. ft.
Alteration/Renovation	\$0.56 /sq. ft.
	Plus \$13.45 per plumbing fixture
Façade Renovation (Building<6460 sq. ft.) not incl. signage	\$224.00 flat fee
Façade Renovation (Building>6460 sq. ft.) not incl. signage	\$448.00 flat fee
Demising Wall – per continuous separation	\$155.00
<b>Group C Residential Occupancies</b>	<b>SI</b>
Single Family Dwellings (SFD), Semi-detached, Row Townhouses, Duplexes, Live/work units and all other multiple unit buildings	\$1.12 /sq. ft.
<b><u>Additions to Above</u></b>	
Group C SFD Finished Basement	\$155.00 flat fee (added to base fee)
Motels above 2 storeys and Hotels	\$0.84 /sq. ft.
Attached Garage for Single Family Dwelling	\$0.45 /sq. ft.
Detached garages, shed, accessory building to single family dwelling	\$0.45 /sq. ft.
Alteration/Renovation, including: (new foundation/basement, house raising) (new roof over house, lean-to, garage)	\$0.56 /sq. ft.
	Plus \$13.45 per plumbing fixture
Deck, residential pool, in ground sprinkler	\$155.00 flat fee
Covered Porch, Encl. 3 season rooms, Roof over Deck	\$155.00 flat fee
Relocation of an existing Park Model Trailer, modular home, SFD	\$896.00 flat fee
Demising Wall – per continuous separation	\$155.00
<b>Group D Business and Personal Service Occupancies</b>	<b>SI</b>
Group D buildings (shell)	\$0.50 /sq. ft.
Group D buildings (finished)	\$0.84 /sq. ft.
Alteration/Renovation	\$0.56 /sq. ft.
	Plus \$13.45 per plumbing fixture
Façade Renovation (Building<6460 sq. ft.) not incl. signage	\$224.00 flat fee
Façade Renovation (Building>6460 sq. ft.) not incl. signage	\$448.00 flat fee
Demising Wall – per continuous separation	\$155.00

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