

**The Corporation of the
Township of Guelph/Eramosa**

By-law Number 50/2011

**A By-law to establish fees and charges for the Building
Department of the Township of Guelph/Eramosa and
to repeal By-laws 59/2002 and 35/2008.**

WHEREAS Section 391 of the Municipal Act, 2001, S.O. Chapter 25, as amended, authorizes a municipality to impose fees or charges on persons; and

WHEREAS pursuant to Section 7, Building Code Act, S.O. 1992, c25, as amended, provides that a Council of a municipality may pass a by-law to prescribe a tariff of fees for the processing of applications for permits or the issuance of permits; and

NOW THEREFORE, the Council of the Corporation of the Township of Guelph/Eramosa hereby enacts as follows:

1. THAT this By-law shall be known as the "Building Department Fees and Charges By-law."
2. THAT the attached Schedule may be amended from time to time as deemed expedient by Council.
3. THAT should any part of this By-law, including any part of the schedules attached hereto be determined by a Court of competent jurisdiction to be invalid or of no force and effect, it is the stated intention of Council that such invalid part of the By-law shall be severable and that the remainder of this By-law, including the remainder of the schedules attached hereto, as applicable, shall continue to operate and to be in force and effect.
4. THAT all accounts are due and payable within thirty (30) days upon receipt of invoice, exceptions noted on schedule. All past due accounts will be penalized at 1.25% per month, applied monthly based on outstanding amount at end of previous month.
5. THAT By-laws 59/2002 and 35/2008 that have been passed for establishing charging fees for the Building Department, are hereby repealed.
6. THAT the fees and charges as set forth in the Schedules attached hereto shall come into force and take effect on the the date of passing of this By-law.

READ three times and finally passed
this **6th** day of **September, 2011**.

Chris White, Mayor

Meaghen Reid, Clerk

Schedule “A” to the By-Law Number 50/2011

**Schedule of Fees
- Building Department -**

Building Code Act, S.O. 1992, c.23 S.7(1)

The council of a municipality or of a upper-tier municipality that has entered into an agreement under subsection 3(5) or a board of health prescribed for the purposes of section 3.1 may pass by-laws, a planning board prescribed for the purposes of section 3.1 may pass resolutions and a conservation authority prescribed for the purposes of section 3.1 or the Lieutenant Governor in Council may make regulations, applicable in the area in which the municipality, upper-tier municipality, board of health, planning board, conservation authority or the Province of Ontario, respectively, has jurisdiction for the enforcement of this Act, requiring the payment of fees on application for and issuance of permits and prescribing the amounts thereof;

Item	Fee
Building Permit - Minimum Fee (Solar Collector, Tent)	\$100.00
Building Permit (Shed, Deck, Residential Addition, Tents, Demolition, School Portables, Plumbing, Retaining Walls)	Minimum Fee + 11.46/1000 Value of Construction
Residential – New Building	\$11.46/1000 Value of Construction
Commercial and Industrial – New Building, Additions or Structures incl. Plumbing	
➤ First \$30,000	\$11.46/1000 Value of Construction
➤ Balance greater than \$30,000	\$5.73/1000 Value of Construction
Commercial or Industrial – Interior or Exterior Alterations, Renovations or Conversions	\$11.46/1000 Value of Construction
Institutional Buildings	\$11.46/1000 Value of Construction
Farm Buildings – Additions or New Structures	\$5.73/1000 Value of Construction
Items not listed	\$11.46/1000 Value of Construction
Septic Permits:	
➤ Class 2 & 3	\$213.00
➤ Class 4 & 5	\$516.00
➤ Tank Replacement Only	\$109.00
➤ Between 4,000 L and 10,000 L	\$850.00
➤ Greater than 10,000 L – forward to MOE	
File Search/Work Order	\$90.00

ADDENDUM

1. .02 cents per square foot will be charged for the review of revised plans for Part 3 and Residential Part 9 buildings
2. A \$100.00 charge will apply for inspections on outstanding permits where final inspections have not been scheduled within 60 days following notification from the Building Department
3. L.L.B.O. inspection and letter for occupant load – Minimum fee of \$100.00
4. Refunds:
 - a. 80 % refund if administrative functions only
 - b. 70 % refund administrative + zoning
 - c. 50 % refund administrative + zoning + plans review
 - d. 35 % refund permit issued and no field inspections
 - e. 0% refund permit issued and at least one field inspection

No refund of permit fees after one year from the date permit issued

Note 1: Septic permit fee is not included with Building Permit Fee.

Note 2: Septic Fees and Minimum Fee are subject to adjustment by the rate of inflation on an annual basis.

Note 3: Value of Construction based on RS Means Construction Values minus 20%.