

CORPORATION OF THE COUNTY OF DUFFERIN

BY-LAW NUMBER 2023-64

A BY-LAW TO AMEND BY-LAW 2020-14, BEING A BY-LAW UNDER THE BUILDING CODE ACT RESPECTING PERMITS AND RELATED MATTERS. (Amend Schedule 'A' – Fees Payable for Building Permits)

WHEREAS it is necessary to amend By-law 2020-14, being a by-law under the Building Code Act respecting permits and related matters;

NOW THEREFORE BE IT ENACTED BY THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE COUNTY OF DUFFERIN ENACTS AS FOLLOWS:

1. That section 5 (12) be removed and replaced with the following:

The fee for a request for the use of an Alternative Solution as described in the Building Code as amended shall be as prescribed in Schedule A based on the number of hours spent by the Corporation to review and research the proposed Alternative Solution. When the Alternative Solution warrants review by a third party the applicant shall also be responsible for the cost of the third-party review and a deposit as determined by the Chief Building Official to cover the cost of the third party review and shall be provided to the Corporation by the Applicant prior to the review of the proposal by the third party. The determination of the requirement to involve a third party is solely at the discretion of the Chief Building Official.

2. That Schedule 'A' be removed and replaced with the attached.
3. This by-law shall come into full force and effect on January 1, 2024.

READ a first, second and third time and finally passed this 14th day of December, 2023.

Original signed by:

Darren White, Warden



Michelle Dunne, Clerk

SCHEDULE 'A' TO BY-LAW 2020-14
CLASSES OF PERMITS AND PERMIT FEES

1. Except where a minimum flat fee is indicated for the Occupancy Classification or Type of Construction, the fee per square meter of floor area set out in this Schedule shall be used by the Chief Building Official in determining the permit fee.
2. Permit fee increases are indexed based on the Consumer Price Index, Ontario Series, and are adjusted annually, beginning in 2025.
3. Unless a flat fee is specified this Schedule, a minimum fee of \$200 shall be applied to minor residential permits (sheds, detached garages etc.) and farm buildings. A minimum fee of \$600 shall be applied to dwelling units and non-residential permits.
4. For the purpose of this Schedule the occupancy classification and floor area shall be determined on the following basis;
 - a) The occupancy classification shall be established in accordance with the occupancy definitions of the Ontario Building Code and its appendices.
 - b) The floor area shall be measured to the outer face of exterior walls and to the centre line of party walls or demising walls. No deductions shall be made for openings within the floor area (e.g. stairs and stair openings, ducts, elevators, escalators). Floor area shall include all habitable areas, including attached garages, mezzanines, finished attics and enclosed balconies.
 - c) Calculating floor area for interior finishes, partitioning, corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major occupancy classification for the floor area with which they are associated. Where any of these areas are constructed in a shell only building, fees shall be calculated at the finished rate in this Schedule.
 - d) The occupancy classifications used in this bylaw are based on the Building Code major occupancy classifications. For mixed occupancy floor areas, the fee multiplier for the major occupancy of the floor area applies.

5. No additional fee applies for sprinklers, fire alarms, electromagnetic locks, or other mechanical systems or equipment proposed and installed at the same time as the construction they serve.
6. Where they serve single dwelling units, no additional fee applies fireplaces and unfinished basements proposed and constructed at the same time as the single dwelling they serve.
7. Unfinished basements for single detached dwellings, semi-detached dwellings, duplex dwellings and townhouses are not included in the floor area.
8. The appropriate finished fee for the proposed major occupancy applies to non-residential and multiple unit residential basements.
9. Where a change of occupancy from one classification to another classification is proposed, the fee multiplier for the proposed occupancy applies.
10. For classes of permits not described in this Schedule, the Chief Building Official shall determine the fee to be \$10 per \$1,000 of estimated construction repair cost.
11. Administrative Fees
 - a) To offset additional investigation and administrative costs where any person has commenced construction, demolition, or changes to the use of a building prior to having submitted an application for a permit, or before having received a permit, in addition to any other penalty under the Act, Building Code, or this By-law, the permit fee shall be two times the regular permit fee. Payment of these fees does not relieve any person or corporation from complying with the Act, the Building Code, or any applicable law.
 - b) To offset additional costs associated with the investigation, inspection, administration, and rectification of unsafe buildings pursuant to section 15.9 of the Act, the Chief Building Official may require a fee where any Unsafe Order is issued, and an additional fee where any Order respecting occupancy is issued. Payment of these fees does not relieve any person or corporation from complying with the Act, the Building Code or any applicable law.

- c) With respect to phased permits, the fee shall be the normal fee for the proposed construction plus an additional administration fee as prescribed in this Schedule for each phase of construction applied for.
- d) With respect to conditional permits, the fee shall be the normal fee for the proposed construction plus an additional administration fee as prescribed in this Schedule for each conditional permit applied for.
- e) Where the County has contracted work to remedy any Building Code deficiency on any private property for failing to comply with a directive of the Chief Building Official, or Officers thereunder, the County shall be entitled to recover the full cost of the work, plus a \$250 administration fee.
- f) With respect to transferring a permit from one permit holder to another, the fee shall be as prescribed in this Schedule.
- g) With respect to minor revisions of plans already examined the fee shall be \$110 per hour, with a minimum fee of \$160.

FEES PAYABLE FOR SPECIFIC CLASSES OF PERMITS

Building Permits

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Partial Building Permit	Flat Rate	\$523	\$547	\$572	\$598	\$625	-
Conditional Building Permit	Flat Rate	\$1,046	\$1,093	\$1,143	\$1,195	\$1,250	-

Demolition Permit

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Residential Outbuilding	Flat Rate	\$200	\$200	\$200	\$200	\$200	-
Residential Dwelling Unit	Flat Rate	\$213	\$284	\$378	\$503	\$670	-
Non-Residential	Flat Rate	\$521	\$566	\$615	\$668	\$725	-
Decommission Septic	Flat Rate	\$184	\$211	\$243	\$279	\$320	-

Change of Use

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Change of Use Permit (No Construction)	Flat Rate	\$177	\$196	\$217	\$240	\$265	-
Change of Use Permit (Construction)	\$/m2	Major Occupancy Classification	Major Occupancy Classification	Major Occupancy Classification	Major Occupancy Classification	Major Occupancy Classification	-

Site Servicing

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Residential	Flat Rate	\$200	\$221	\$245	\$271	\$300	-
Non-Residential	Flat Rate	\$272	\$309	\$350	\$397	\$450	-
Site Plan Control Review	Flat Rate	\$544	\$617	\$700	\$794	\$900	-

Assembly Occupancies (Group A) School, Church, Community Hall, Restaurant

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Finished Building	\$/m2, Min	\$14.91	\$15.97	\$17.11	\$18.34	\$19.65	\$600
Interior Renovation and Finishing (not part of original structure)	\$/m2, Min	\$4.07	\$4.82	\$5.71	\$6.76	\$8.00	\$600
Public Pool, Spa	-	\$603	\$757	\$951	\$1,194	\$1,500	-
School Portable	-	\$301	\$379	\$475	\$597	\$750	-

Institutional Occupancies (Groups B1, B2, B3) Hospital, Nursing Home, Police Station

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Finished Building	\$/m2	\$16.85	\$17.51	\$18.19	\$18.91	\$19.65	\$600
Interior Renovation and Finishing (not part of original structure)	\$/m2	\$4.07	\$4.82	\$5.71	\$6.76	\$8.00	\$600

Residential Occupancies (Group C) House, Apartment, Motel

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Multiple Unit Residential – Three (3) separate units or greater	\$/m2	\$15.49	\$16.36	\$17.29	\$18.27	\$19.30	\$600
Detached, Semi-Detached and Townhouse Dwellings – Two (2) separate units or Ipcc	\$/m2	\$14.05	\$15.21	\$16.47	\$17.83	\$19.30	\$600
Interior Renovation and Finishing (not part of original structure)	\$/m2	\$4.42	\$5.67	\$7.28	\$9.35	\$12.00	\$200
Finishing Basement	-	\$4.42	\$5.67	\$7.28	\$9.35	\$12.00	\$200
Additional Residential Unit	-	\$14.05	\$15.21	\$16.47	\$17.83	\$19.30	\$600

Business and Personal Service Occupancies (Group D) Office, Bank, Beauty Parlour

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Shell Building	\$/m2	\$10.02	\$10.02	\$10.02	\$10.02	\$10.02	\$600
Finished Building	\$/m2	\$13.58	\$14.50	\$15.48	\$16.53	\$17.65	\$600
Interior Renovation and Finishing (not part of original structure)	\$/m2	\$4.07	\$4.82	\$5.71	\$6.76	\$8.00	\$600

Mercantile Occupancies (Group E) Store, Shop, Supermarket

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Shell Building	\$/m2	\$9.68	\$9.68	\$9.68	\$9.68	\$9.68	\$600
Finished Building	\$/m2	\$12.94	\$13.98	\$15.11	\$16.33	\$17.65	\$600
Interior Renovation and Finishing (not part of original structure)	\$/m2	\$4.07	\$4.82	\$5.71	\$6.76	\$8.00	\$600

Industrial Occupancies (Groups F1, F2, F3) Warehouse, Repair Garage, Factory

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Shell Building	\$/m2	\$7.61	\$7.61	\$7.61	\$7.61	\$7.61	\$600
Finished Building	\$/m2	\$9.56	\$10.34	\$11.17	\$12.07	\$13.05	\$600
Parking Garage, Service Floors, Mezzanines	\$/m2	\$6.46	\$6.74	\$7.03	\$7.34	\$7.66	\$600
Interior Renovation and Finishing (not part of original structure)	\$/m2	\$7.61	\$7.61	\$7.61	\$7.61	\$7.61	\$600

Agricultural Occupancies Hay Storage, Silo, Riding Arena, Livestock Barn

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Finished Building	\$/m2	\$2.57	\$2.71	\$2.86	\$3.02	\$3.18	\$600
Interior Renovation and Finishing (not part of original structure)	\$/m2	\$1.92	\$2.02	\$2.13	\$2.25	\$2.37	\$200
Silo, Grain Bin	Flat Rate	\$251	\$262	\$274	\$287	\$300	-

On-Site Sewage System

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Residential (New)	Flat Rate	\$551	\$563	\$575	\$587	\$600	-
Residential (Replacement)	Flat Rate	\$551	\$563	\$575	\$587	\$600	-
Non-Residential (New)	Flat Rate	\$952	\$964	\$976	\$988	\$1,000	-
Non-Residential (Replacement)	Flat Rate	\$952	\$964	\$976	\$988	\$1,000	-
Replacement Tank	Flat Rate	\$230	\$235	\$240	\$245	\$250	-
Leaching Bed Repair, Minor Alteration	Flat Rate	\$392	\$394	\$396	\$398	\$400	-
Review or Assessment Lot Serviceability/Severance	Flat Rate	\$230	\$235	\$240	\$245	\$250	-

Miscellaneous

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Deck, Porch	Flat Rate	\$200	\$200	\$200	\$200	\$200	-
Gazebo, Cabana	\$/m2	\$3.60	\$3.76	\$3.93	\$4.11	\$4.30	\$200
Fireplace, Woodstove	Flat Rate	\$200	\$200	\$200	\$200	\$200	-
Detached Garage, Carport	\$/m2	\$4.42	\$5.67	\$7.28	\$9.35	\$12.00	\$400
Storage Shed	\$/m2	\$3.60	\$3.76	\$3.93	\$4.11	\$4.30	\$200
Water and Sewer Connection	Flat Rate	\$251	\$262	\$274	\$287	\$300	-
Temporary Trailer	Flat Rate	\$251	\$262	\$274	\$287	\$300	-
Temporary Tent	Flat Rate	\$200	\$200	\$200	\$200	\$200	-
Sign	Flat Rate	\$200	\$200	\$200	\$200	\$200	-
Swimming Poll Enclosure	Flat Rate	\$200	\$200	\$200	\$200	\$200	-
Roof Mounted Solar Panel	Flat Rate	\$251	\$262	\$274	\$287	\$300	-

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Relocate Building	Flat Rate	\$502	\$525	\$549	\$574	\$600	-
Wind Turbines	Flat Rate	\$3,811	\$3,985	\$4,167	\$4,357	\$4,556	-
Fire Alarm	Flat Rate	\$335	\$350	\$366	\$383	\$400	-
Fire Sprinklers/Standpipe	Flat Rate	\$335	\$350	\$366	\$383	\$400	-
Smoke/Heat Detectors, Emergency Lighting, Magnetic Locking Devices	Flat Rate	\$335	\$350	\$366	\$383	\$400	-
Industrial Commercial Racking System	Flat Rate	\$335	\$350	\$366	\$383	\$400	-
Shelf and Rack Storage System 3.16	\$/m2	\$3.60	\$3.76	\$3.93	\$4.11	\$4.30	\$600
Commercial Cooking Exhaust, Spray Booth, Dust Collector	Flat Rate					\$300	-
Plumbing Fixtures (each) Residential	Per Fixture	\$15.68	\$16.40	\$17.15	\$17.93	\$18.75	\$200
Plumbing Fixtures (each) Non-Residential	Per Fixture	\$15.68	\$16.40	\$17.15	\$17.93	\$18.75	\$400
Plumbing System Multi-Residential	Flat Rate	\$251	\$262	\$274	\$287	\$300	-
Plumbing System Non-Residential	Flat Rate	\$335	\$350	\$366	\$383	\$400	-
Mechanical Unit Residential	Per Unit	\$200	\$200	\$200	\$200	\$200	-
Mechanical Unit Non-Residential	Per Unit	\$335	\$350	\$366	\$383	\$400	-
Mechanical System Residential	Flat Rate	\$200	\$200	\$200	\$200	\$200	-
Mechanical System Non-Residential	Flat Rate	\$335	\$350	\$366	\$383	\$400	-
Oil and Grease Interceptor	Flat Rate	\$251	\$262	\$274	\$287	\$300	-
Designated Structure (not already listed)	Flat Rate	\$334.60	\$349.88	\$365.84	\$382.54	\$400	-
Other Minor Residential Project	\$/m2	\$3.60	\$3.76	\$3.93	\$4.11	\$4.30	\$200
Other Minor Non-Residential Project	\$/m2	\$3.60	\$3.76	\$3.93	\$4.11	\$4.30	\$480

Administrative

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Inspection (Additional)	Per Inspection	\$174	\$188	\$204	\$221	\$240	-
Building Inspection Not Ready (Greater than 2) - Residential	Per Inspection	\$174	\$188	\$204	\$221	\$240	-
Building Inspection Not Ready (Greater than 2) – Non-Residential	Per Inspection	\$335	\$350	\$366	\$383	\$400	-
Plan Review Resubmission (Greater than 3) - Residential	Per Resubmission	\$174	\$188	\$204	\$221	\$240	-
Plan Review Resubmission (Greater than 3) – Non-Residential	Per Resubmission	\$335	\$350	\$366	\$383	\$400	-
Alternative Solution	Per Submission Per Hour	\$110	\$110	\$110	\$110	\$110	\$500
Notice of Change	Per Hour	\$110	\$110	\$110	\$110	\$110	\$160
Third Party Professional Review	-	Consultant Fee (Paid by Applicant)	Consultant Fee (Paid by Applicant)	Consultant Fee (Paid by Applicant)	Consultant Fee (Paid by Applicant)	Consultant Fee (Paid by Applicant)	-
Transfer of Ownership	Flat Rate	\$167.30	\$174.94	\$182.92	\$191.27	\$200	-
Fee for Permit Not Listed in Schedule A	Construction Value	\$10 per \$1,000 of construction /repair costs	\$10 per \$1,000 of construction /repair costs	\$10 per \$1,000 of construction /repair costs	\$10 per \$1,000 of construction /repair costs	\$10 per \$1,000 of construction /repair costs	-

Class of Permit	Unit of Measure/Rate	2024 Fee	2025 Fee	2026 Fee	2027 Fee	2028 Fee	Minimum Fee
Building Without a Permit	-	2x Building Permit Fee	2x Building Permit Fee	2x Building Permit Fee	2x Building Permit Fee	2x Building Permit Fee	-
Unsafe Order	Flat Rate	\$261	\$273	\$286	\$299	\$313	-
Prohibit Occupancy Order	Flat Rate	\$261	\$273	\$286	\$299	\$313	-
Minor Revisions of Plans Already Examined	Per Hour	\$110	\$110	\$110	\$110	\$110	\$160
Maintenance Fee for Files Not Closed Within 24 Months	Per Year	\$0	\$200	\$200	\$200	\$200	-