

**THE CORPORATION OF THE TOWNSHIP OF MCGARRY**

**BY-LAW NO. 2015-11**

**BEING A BY-LAW TO AMEND BY-LAW 2011-19**

**WHEREAS** Council enacted By-Law 2011-19, By-Law 2011-19 being a By-Law Respecting Construction, Demolition and Change of Use Permit and Inspections.

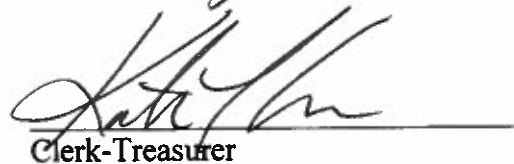
**AND WHEREAS** Council is desirous to establish a new schedule of Building Permit fees.

**NOW THEREFORE** the Council of the Township of McGarry enacts as follows:

1. That schedule "A" to By-Law 2011-19 be and is hereby repealed effective March 31, 2015.
2. That on April 1, 2015, Schedule "A" attached to and forming part of this By-Law shall become the structure for permits issued in the Township of McGarry.
3. That all other provisions of By-Law 2011-19 shall remain in effect.
4. That By-Law 2009-42 is hereby repealed effective April 1, 2015.

**READ a FIRST AND SECOND TIME AND PASSED THIS 10<sup>th</sup> day of March, 2015.**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk-Treasurer

**SCHEDULE "A" TO BY-LAW NO. 2015-11**  
**BUILDING PERMIT FEES**

The fees payable by the applicant or authorized agent for a construction, demolition, change of use of conditional permit or inspection fees shall be as follows:

Permit fees shall be \$6.00 per thousand based on a value of contract price. If there is no contract price in a written agreement, the permit fee will be calculated by Building Department as follows:

Residential (single family dwelling including prefabricated homes	\$1.05 per sq/ft
Residential Retrofit	\$0.52 per sq/ft
Seasonal Building no interior finish (insulation, sheeting, etc..)	\$0.75 per sq/ft
Commercial/Industrial/Assembly/Institutional	\$2.05 per sq/ft
Commercial/Industrial/Assembly/Institutional Retrofit	\$1.05 per sq/ft
Commercial/Industrial/Assembly/Institutional Cold Storage	\$0.75 per sq/ft

**Accessory Building - Residential** **Flat fee**

Woodshed	\$ 50.00
Carport	\$ 75.00
Any other accessory building would be calculated at \$0.45 per sq/ft	
Any deck or balcony will be calculated at \$0.38 per sq/ft for a maximum of \$200.00	

**Residential Alterations** **Flat fee**

Interior Renovations	\$ 75.00
New Foundations	\$200.00
Foundation Repairs	\$ 50.00
New roof (structural changes)	\$150.00
New doors and windows (structural changes)	\$ 50.00
Deck Repairs	\$ 50.00
Plumbing modification (addition or relocations)	\$ 50.00
Fire Alarm System	\$ 50.00
Wood Fire Appliance	\$ 50.00
Rooftop Solar	\$150.00

**Farming** **Rate per sq/ft**

Farming Buildings	\$0.25 sq/ft
Prefabricated Storage Silos	\$125.00
Additions to Farm Building	\$0.25 sq/ft
Pole Barn	\$0.15 sq/ft
Coverall Building	\$0.15 sq/ft
Restoration	\$0.15 sq/ft

**Commercial/Industrial/Assembly/Institutional Alterations** **Flat fee**

New Doors or Windows (structural changes)	\$150.00
Interior Alteration (plumbing, other structural change)	\$150.00
Re-roofing - Metal/Shingle - Flat Roof (structural change)	\$150.00
Re-roofing - Membrane - Flat Roof (structural change)	\$300.00
Fire Alarm System	\$100.00
Bunkhouse / Work Camp / Trailer	\$800.00 + \$1.00 sq/ft
per sq/ft	

**Demolitions** **Flat fee**

Residential Dwelling	\$ 75.00
Accessory Building	\$ 50.00
Farming	\$ 50.00
Commercial / Industrial / Assembly / Institutional	\$100.00

**Other** **Flat fee**

Change of use permit	\$ 50.00
Change of use if construction is required	\$ 50.00 + fee formula
Permit renewal	\$ 50.00
Moving permit	
(relocation of structure over 108 sq/ft to or from a property)	\$150.00
Inspection request by owner	\$ 50.00 each visit
Administration Charge	\$ 50.00

**There shall be an administration charge of \$30.00 applied to all permits in addition to the above calculated fees.**

**There shall be an administration charge equal to one and a half (1 ½ ) times the above calculated fees, applied to all construction that begins prior to the issuance of a permit.**

**No permit shall be less than \$80.00 minimum.**

**To the extent that any individual, corporation or other entity is guilty of an offence under the *Building Code Act* (the "Act"), as amended from time to time, the Corporation shall seek to recover from such a person or other entity, as part of the fine to which such a person or other entity is liable under the Act, all costs, legal and otherwise, that the Corporation may incur or have incurred in relation to the enforcement of the Act in respect of such offence and prosecution of such persons or other entity under the Act.**

### **REFUNDS**

1. No refund shall be given for an application fee, or fees for a conditional, change of use or partial permit.
2. No refund shall be given for permits or inspections valued at \$100.00 or less.
3. Where a permit fee has been paid pursuant to this By-Law, fees may be refunded based on the following formula and to Section 6.1 of this By-Law:

#### **a) Construction or Demolition Permit**

- i) 80% where the application is withdrawn or only administrative functions have been performed;
- ii) 70% if administration and zoning review functions have been performed;
- iii) 45% if administration, applicable law compliance and plans examination functions have been performed;
- iv) 35% if the permit has been issued and the application is withdrawn or construction does not commence, or no field inspections have been carried out;
- v) 5% shall additionally be deducted for each field inspections that has been performed after the permit has been issued.