

**THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS**

**USER FEE BY-LAW # 2016-145**

**SCHEDULE "D" – BUILDING DEPARTMENT**

<b>PERMIT FEES</b>		
Construction (new, addition, renovations, plumbing, heating, etc.)		
Minimum Charge Building Permit		\$135.00
The greater of \$12/\$1,000 of estimated construction value or per sq. ft.		Per Sq. Ft.
Group C Occupancies (single family dwellings)	New or addition(s) less than 3000 sq ft in gross area as defined in OBC.	\$1.50
	New or addition(s) larger than 3000 sq ft. or log structure floor area as defined in OBC.	\$1.85
	Internal renovations	\$0.65
	Decks	\$0.50
	Garages	\$0.75
	Muskoka Screen Room	\$0.75
	Bunkie	\$1.10
	Car port and storage buildings	\$0.50
	Replacement or repair of foundation and roofs	\$500.00 flat rate
	Replacement of drainage tile around existing foundation	\$200.00 flat rate
Shoreline Structures	Floating or post dock	\$0.50
	Crib Dock	\$0.50
	Steel Dock	\$0.75
	Boat port	\$0.60
	Boathouse	\$0.85
Group C Occupancies (other than single family dwellings)		\$1.60
All other Occupancies, New or Addition (i.e. commercial, industrial and institutional)		\$1.60
Renovation for non-residential buildings (i.e. commercial, industrial and institutional)		\$1.00
		<b>Flat fee</b>
An additional fee for each required inspection for water access properties at the discretion of the Chief Building Official.		\$25.00
Foundation Permit		\$300.00 above the normal fees
Inspection Fee for a re-inspection		\$75.00 to \$150.00
Special inspection: fee to inspect buildings or structures where a request has been made for a final inspection or for an Occupancy/Use where the permit has been inactive for one year and/or the permit is three years or older.		\$150.00
Demolition of building or structure		
	Part 3 Buildings	\$250.00
	Part 9 Buildings	\$100.00
Outdoor swimming pools together with the required fencing		\$125.00
Tents (over 645 square feet) and temporary structures such as greenhouses or other temporary special event structures		\$125.00
Solar Panels on building		
	Part 9 of OBC	\$250.00
	Part 3 of OBC	\$500.00
Change of Use Permits (Non-Refundable)		
	Part 9 of OBC	\$100.00
	Part 3 of OBC	\$150.00
Transfer of Active Permit		\$100.00
Completion permit		Double the above fees Min. \$270.00

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**SCHEDULE "D" – BUILDING DEPARTMENT (cont'd)**

Conditional permit	Double the above fees Min. \$270.00
Demolition Permit for a dwelling or cottage which will remain until the replacement new structure is habitable.	Signed agreement, letter of credit and a fee of \$270.00
Remedy Unsafe permit	Double the above fees Min. \$270.00
Review fee for permits which are denied or submitted incomplete	50% of permit fee max of \$1,000.00
<b>ADMINISTRATION FEES</b>	
Refundable Deposit for Dwellings and/or Construction Value between:	
\$50,000 to \$149,999	\$500.00
\$150,000 to \$299,999	\$2,000.00
\$300,000 to \$499,999	\$2,500.00
Over \$500,000	\$3,500.00
<ul style="list-style-type: none"> <li>• As long as the Township receives a request for and grants a final or occupancy within three years of issuing the permit the deposit will be returned.</li> <li>• If the building is used or occupied before the three years and a final or occupancy has not been granted only 50% of the deposit will be returned.</li> </ul>	<i>(approved by Resolution #5(d)(i)/11/15/16 on Nov. 15/16)</i>
Application for alternative design	\$500.00
Review revised plans or application	\$50.00 per page or \$100.00 per page if required after an inspection
Liquor licence (2 inspections) and completion of form	\$200.00
Building, septic and zoning information reports (for non property owners)	\$100.00
Faxed reply requested	\$5.00
General inquiry letter	\$50.00
Non compliance with the Building Code Act administration fee, plus any funds spent by the municipality for it's investigation	\$360.00
If other administrative action is required exceeding the initial fee, an additional hourly fee will be applied (per hour).	\$100.00
Abatement for septic systems (per hour)	\$100.00
<b>SEPTIC SYSTEM PERMIT FEES</b>	
New or Replacement – Class 1 System (Privy) Div B Section 8.3 OBC (no permit required)	NO CHARGE
New or Replacement – Class 2 System (Greywater System) Code Section 8.4 (2 inspections)	\$250.00
New System – Class 4 System (3 inspections)	\$450.00
Existing System Repairs – Class 4 System	
Tank Replacement (min. tank size 3600 L) 800 Gal (2 inspections)	\$250.00
Bed Replacement (3 inspections)	\$400.00
Extension of Bed (2 inspections)	\$350.00
Lot Suitability	\$200.00
New or Replacement – Class 5 System	
Pre-Inspection per lot	\$50.00
Water and sewage connections	\$175.00

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<b>CIVIC ADDRESSING SIGNAGE(subject to HST)</b>	
New	\$60.00
Replacement	\$50.00
Replacement posts	\$20.00
<b>Note: all fees are at the discretion of the Chief Building Official.</b>	