

BY-LAW NUMBER 16-93
OF
THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

Being a By-Law to amend Schedule "B" of By-law 05-25 (Building By-law)

WHEREAS Section 7 of the *Building Code Act, 1992*, S.O. 1992, Chapter 23 as amended authorizes Council to pass by-laws respecting construction, demolition and change of use permits, inspections, and related matters;

AND WHEREAS the *Building Code Act, 1992 c.23* as amended empowers Municipalities to pass by-laws to set fees for Building Permits, etc.;

AND WHEREAS Schedule "B" to By-law 05-25 sets out the Building Permit Fee Structure;

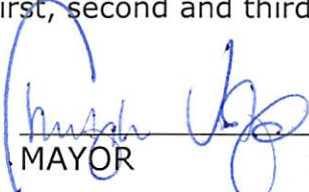
AND WHEREAS Schedule "B" (Building Permit Fee Structure) to By-law 05-25 was amended by By-law 13-71;

AND WHEREAS Council deems it expedient and necessary to repeal Schedule "B" (Building Permit Fee Structure) to By-law 13-71;

NOW THEREFORE the Council of the Corporation of the Township of Clearview enacts as follows:

1. That Schedule "B" to By-law Number 13-71 (Building Permit Fee Structure) is hereby repealed,
2. That Schedule "B" to By-law 16-93 (Building Permit Fee Structure) forms part of this by-law and replaces Schedule "B" to By-law 05-25.
3. That this By-law shall come into force and effect on the date of final passing thereof.

By-Law Number 16-93 read a first, second and third time and finally passed this the 14th day of November 2016.



MAYOR



DIRECTOR OF LEGISLATIVE SERVICES/CLERK

SCHEDULE "B" TO BY-LAW 16-93

Building Permit Fee Structure - Township of Clearview		
Category or Type of Fee	Base Line Fee	Adjusted Fee
<p>Group 'C' - Low Density Residential</p> <ul style="list-style-type: none"> • single detached • semi-detached (per unit) • duplex (per unit) • converted dwelling (per unit) • mobile home • apartment-in-a-house 	\$2,374/dwelling unit up to 2,200 ft. ²	\$1.08/ft. ² for buildings with a floor area over 2,200 ft. ² . Floor area applies to finished floor area and attached garage.
<p>Group 'C' - Multiple Residential (per unit)</p> <ul style="list-style-type: none"> • townhouse • row dwelling • triplex • quadraplex • apartment • any other multiple unit dwelling • all other Group 'C' occupancies (per unit) 	\$2,374/dwelling unit up to 2,200 ft. ²	\$1.08/ft. ² for buildings with a floor area over 2,200 ft. ² . Floor area applies to finished floor area and attached garage.
<p>Group 'C' - Residential - Major alterations, additions, suite) (≥\$25,000 construction value) and demolitions for major residential buildings</p>	\$1,662/dwelling unit up to 2,200 ft. ²	\$1.08/ft. ² for buildings with a floor area over 2,200 ft. ² . Floor area applies to finished floor area and attached garage.

Building Permit Fee Structure - Township of Clearview

<p>Group 'C' Residential (<\$25,000 construction value)</p> <ul style="list-style-type: none"> • porch • minor alterations • minor additions • attached deck • fire retrofitting • wood stoves/fuel burning appliances • temporary buildings • stand alone plumbing • stand alone heating • refurbishing heating • all signs (per sign basis) • tank installation/removal (fuel, sewage) • replace/remedial work for Class 2, 3, or 5 tank or 2ndary review of application for any Class septic system. • other permits i.e. change of use, renewal, moving • demolition for single detached and two-unit dwellings • L.L.B.O application • retaining wall • per sanitary sewer connection • per water connection • per storm sewer connection 	<p>\$356.00 flat fee for minor extension to dwelling up to 300 ft.² or \$149/permit flat fee for other types of permits.</p>	<p>\$1.08/ft.² for minor extension to dwelling with a floor area over 300 ft.² \$0.50/ft.² for other types of buildings or structures with a floor area over 300 ft.².</p>
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Building Permit Fee Structure - Township of Clearview

- occupancy or final inspection when more than 2 years has passed since the building permit was issued
- search of Simcoe Health Unit files for copy of permit
- request for copy of permit
- change of ownership

Building Permit Fee Structure - Township of Clearview		
Group C - Residential • pools	\$149.00/permit flat fee for in-ground pool. \$89.00/permit flat fee for above ground pool	
Group C - Residential • Detached garage • Detached carport • accessory building	\$297.00 up to 300 ft. ²	\$0.50/ft. ² for buildings or structures with a floor area over 300 ft. ² .
Group 'A', 'B', 'D', 'E' 'F' - new construction, complete building or shell only	\$3,560 up to 2,500 ft. ² . Applies to the shell where only the shell is constructed or to the complete building where the permit is issued for both.	\$1.42/ft. ² for buildings with a floor area over 2,500 ft. ² . Applies to the shell where only the shell is constructed or to the complete building where the permit is issued for both.
Group 'A', 'B', 'D', 'E' 'F' - major additions or alterations (≥\$10,000 construction value)	\$2,374 up to 2,500 ft. ² . Area applies to the area being altered or the area of the addition.	\$0.95/ft. ² for buildings with a floor area over 2,500 ft. ² . Area applies to the area being altered or the area of the addition.
Group 'A', 'B', 'D', 'E' 'F' - minor additions, alterations, (<\$10,000 construction value) retrofit, interior finishes, stand alone plumbing, stand alone heating	\$831 up to 2,500 ft. ²	\$0.33/ft. ² for buildings with a floor area over 2,500 ft. ² .
Farm Buildings – new, additions, alterations, accessory buildings	\$0.24/ft. ² , Minimum permit fee \$356.00	
Polyethylene Film (plastic) Covered Greenhouse	Permit Fee \$356.00 per greenhouse.	
Designated Structure as defined under 1.3.1.1 Division A of the Ontario Building Code	\$14.24 for each \$1,000.00 of Construction Value. Minimum Permit Fee \$356.00	

Building Permit Fee Structure - Township of Clearview		
Non-Residential demolitions	\$1,543 flat fee	\$1,543.00 flat fee
Sewage Disposal Systems - new systems or replacement of Class 4 system or conversions	\$535.00 flat fee	\$535.00 flat fee
Conditional Permit or Partial Permit	25% surcharge over the regular fee.	
Additional Inspection Fee	\$119.00 flat fee 1 st additional inspection, \$237.00 flat fee 2 nd additional inspection	
Construction without a Building Permit Administrative Surcharge	An Administrative Surcharge of the greater of \$149.00 or 100% of the permit fee will apply if construction has commenced prior to the issuance of the building permit	

CLASSIFICATION OF BUILDINGS BY MAJOR OCCUPANCY

For the purpose of this By-Law every building or part of it shall be classified according to its major occupancy as belonging to one of the groups as described in Division B Part 3, Table 3.1.2.1 of the Ontario Building Code.

- Group A - Assembly Occupancies**
- Group B- Detention, Care and Treatment and Care Occupancies**
- Group C- Residential Occupancies**
- Group D- Business and Personal Service Occupancies**
- Group E- Mercantile Occupancies**
- Group F- Industrial Occupancy**

INDEXING

Building permit fees imposed pursuant to this By-Law shall be adjusted annually, without amendment to this By-Law, on January 1st of each year, Commencing January 1st 2017, in accordance with the prescribed index in the Act, based on the twelve-month period ending September 30th