

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH ALGONQUIN**

BY-LAW NUMBER: 09-335

Being a By-Law to amend *Section 5 (Issuance of Permits), Schedule C (Permit Fees) and Schedule D (Refunds) of Building By-law #04-214.*

WHEREAS Section 7 of the *Building Code Act 1992, Chapter 23* as amended, empowers Council to pass certain by-laws respecting construction, demolition, change of use permits and inspection of buildings, providing for applications of permits and requiring of plans and information to accompany such applications, requiring the payment of fees on applications and for the issuance of permits and prescribing amounts thereof, providing for refunds of fees under certain circumstances, for the prescribing of notice to be given to the Chief Building Official, and for prescribing forms respecting applications and permits.

WHEREAS it is the desire of the Corporation of the Township of South Algonquin to amend *Section 5 (Issuance of Permits), Schedule C (Permit Fees) and Schedule D (Refunds) of Building By-law #04-214.*

NOW THEREFORE the Municipal Council of The Corporation of the Township of South Algonquin **ENACTS** as follows:

“Amend *Section 5 (Issuance of Permits) of Building By-law #04-214* to include the following:

5.2 No building permit shall be issued by the Chief Building Official for any building, any tower not falling under federal jurisdiction or any structure exceeding one hundred (100) feet in height to be constructed within the geographical boundaries of the municipality without approval by the Council of the Township of South Algonquin by By-Law or Resolution of Council.

amend *Schedule C (Permit Fees) of Building By-law #04-214* to include the following:

- 2. c)** Any tower not falling under federal jurisdiction or structure exceeding one hundred (100) feet in height: \$1,000.00 for the first one hundred (100) feet; and \$6.00 per foot for every foot over one hundred (100) feet.
- d)** Any temporary structure or tower not falling under federal jurisdiction will require a deposit of \$3000.00 of which 90% will be refundable when the tower or structure is dismantled and removed to the satisfaction of Council

amend *Schedule D (Refunds) of Building By-law #04-214* to include the following:

- 4.** Any temporary structure or tower not falling under federal jurisdiction will require a deposit of \$3000.00 of which 90% will be refundable when the tower or structure is dismantled and removed to the satisfaction of Council.

READ A FIRST AND SECOND TIME THIS 2nd DAY OF April, 2009.

READ A THIRD TIME AND PASSED THIS 7th DAY OF May, 2009.

(Percy Bresnahan, Mayor)

(Harold Luckasavitch, Clerk-Treasurer)

Schedule “A”

PRESCRIBED FORMS

1. Application for Construction, Demolition, conditional Permit
2. Application to Permit the Installation of Swimming Pool and Fence Enclosure
3. Application to Permit Change of Use
4. Construction Permits
5. Conditional Permit
6. Demolition Permit
7. Change in Use Permit
8. Transfer of Permit
9. Occupancy Permit/Certificate of Inspection – RE: Readiness for Occupancy
10. Order to comply with Act or Building Code
11. Stop Work Order
12. Order to Remedy Unsafe Building
13. Order Prohibiting Use or Occupancy and/or Occupancy of Unsafe Building

Schedule “B”

Pursuant to Section 5.7 of the Building Code Act and Section 4 of this By-law the following list of plans or working drawings are to accompany an application for permit.

1. The Site Plan
2. Floor Plans
3. Foundation Plans
4. Framing Plans
5. Roof Plans
6. Sections and Details
7. Building Elevations
8. Heating, Ventilation and Air Conditioning Drawings and Calculation Sheet
9. Plumbing Drawings

NOTES &/or REQUIREMENTS

1. The Chief Building Official may specify that not all the above-mentioned plans are required to accompany an application for a permit.
2. Written approvals as required under Section 2.3, Design and General Review of the *Ontario Building Code*, shall accompany all Plans and Applications
3. **Every applicant shall furnish:**
 - a. A complete set of plans, specifications, documents (*or any number of additional complete sets as determined by the Chief Building Official*) and other information to enable the Chief Building Official to determine whether the proposed application conforms to the *Building Code Act* and the *Ontario Building Code*.
 - b. A site plan referenced to a current plan of survey certified by a resitered Ontario Land Surveyor and a copy of such survey shall be filed with the Municipality (unless this requirement is waived) because the Chief Building Official is able, without having a current plan of survey, to determine whether the proposed work conforms to the *Building Code Act*, the *Ontario Building Code* and any other applicable law.
 - c. Site Plan will include:
 - i. Lot size and dimensions of property;
 - ii. Setbacks from existing and proposed buildings to property boundaries and to each other;
 - iii. Existing and finished ground levels or grades
 - iv. Rights-of-ways, easements, septic systems, wells and municipal services existing or proposed;

- v. Plans submit shall be legible and be drawn to scale upon paper or other suitable durable material
 - vi. Copies of the Building Permit, provided by the Chief Building Official to the applicant, shall be posted by the applicant in a location that is visible and conspicuous from the road or right-of-way providing access to the property and from bodies of water, where the work described on the permit is to take place;
- d. On completion of the construction of a building, the Chief Building Official (may require) a set of as constructed plans, including a building location survey.
- e. Plans and Specifications furnished according to this By-Law or otherwise required by the Act will be disposed of or retained in accordance with relevant legislation.

Schedule “C”

PERMIT FEES

1. RESIDENTIAL:

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| a. New Buildings (habitable)
(excluding carport, garage & basement) | \$.30/sq./ft |
| b. Additions, renovations, alterations or repairs | \$.30/sq./ft
(minimum \$100.00) |
| c. Garage, carport or accessory building | \$.30/sq./ft
(minimum \$100.00) |
| d. Installation of a building unit fabricated or moved
from elsewhere (e.g. mobile home-factory built home) | \$.30/sq./ft
(minimum \$100.00) |

2. COMMERCIAL & INDUSTRIAL:

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|---|--|
| a. New buildings or structure | \$.30/sq./ft |
| b. Additions, renovations, alterations or repairs | \$.30/sq./ft
(minimum \$100.00) |
| c. Any tower not falling under federal jurisdiction or structure exceeding one hundred (100) feet in height: \$1,000.00 for the first one hundred (100) feet; and \$6.00 per foot for every foot over one hundred (100) feet. | |
| d. Any temporary structure or tower not falling under federal jurisdiction will require a deposit of \$3000.00 of which 90% will be refundable when the tower or structure is dismantled and removed to the satisfaction of Council | |

3. OTHER:

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|---|-----------------|
| a. Swimming Pool & Fence Enclosure | \$100.00 |
| b. Prefabricated truss arch structures & decks | \$100.00 |
| c. Installation of chimney, fireplace, fireplace insert, stove range, space heater, or appliance using solid fuel
(not required if permit obtained for new construction or additions) | \$100.00 |
| d. (i) Residential Demolition Permit | \$100.00 |
| (ii) Commercial Demolition Permit (under 6000 sq. ft.) | \$100.00 |
| (iii) Commercial Demolition Permit (over 6000 sq. ft.) | \$200.00 |

Note: If landfill site is used for any of these three permits An additional tipping fee will be charged (see Waste Management By-law).

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|-------------------------|----------------|
| e. Change of Use Permit | \$75.00 |
|-------------------------|----------------|

- f. Transfer of Permit **\$75.00**
- g. Occupancy Permit/Completion Permit **NO CHARGE**
(if additional on site visit is required add \$75.00 per visit)
- h. Inspection of lands pertaining to septic, wells, severance purchasing or selling **\$75.00**
- i. Research permit archives and distribute information **\$30.00**
- j. No permits are required for the following: replacing an existing roof material, existing siding with a material of similar type, existing windows or doors, repairs of an emergency nature that are temporary to prevent weather damage until permanent repairs are made and a shed or other free standing structure under (10 square meters) 107 sq. ft. **NO CHARGE**
- k. Any extra costs pertaining to any of the preceding shall be borne by the property owner.

Schedule “D”

REFUNDS

<u>Status of Permit – Application</u>	<u>Percentage of Fee Eligible for Refund</u>
1. Application filed. No process or Review of Plans submitted	80%
2. Application filed Plans reviewed and Permit issued	50%
3. Permit valued at \$100.00 or less (No Refund)	0%
4. Any temporary structure or tower not falling under federal jurisdiction will require a deposit of \$3000.00 of which 90% will be refundable when the tower or structure is dismantled and removed to the satisfaction of Council	