



**NOTICE TO AMEND THE FEES & CHARGES FOR  
BUILDING PERMITS**

Take notice that pursuant to The Building Code Act Section 7(6) and Div. C Section 1.9.1.2 of Ontario Regulation 332/12, and the Township of Ashfield-Colborne-Wawanosh Notice By-Law, the Township shall give notice of its intent to consider the amendment of the Building Department fees and charges.

The Council of the Township of Ashfield-Colborne-Wawanosh at its meeting to be held on **March 3, 2020 at 10:00 am** in the Council Chambers at the Municipal Office, will consider the amendment of various fees and charges.

Anyone may attend the meeting outlined above. Further information can be obtained by contacting the Building Department at 519-524-4669 or by visiting [www.acwtownship.ca](http://www.acwtownship.ca)

Mark Becker,  
CAO/Clerk-Treasurer  
February 7, 2020



## COUNCIL REPORT

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From: Brett Pollock, Chief Building Official  
Date: January 29, 2020  
Subject: Building Fees Update

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### **RECOMMENDATION:**

Council approve the update to the Building Permit Fees as per the attached and further directs that an amending by-law be brought forward to Council

### **BACKGROUND:**

The Township has always updated building permit fees on a as needed basis with the intention of covering the costs related to the issuance of building permits. The last time the fees were reviewed and increased was in 2013. With the changes made to the operation of the building department it was determined that an increase in fees is required to maintain this service. It is anticipated that the fees proposed will help to ensure that the building department continues to operate as a user pay service and remain revenue neutral.

### **COMMENT:**

Council previously approved an update to the Fee By-law for the addition of plumbing and septic fees. Due to the timelines and quick implementation of the plumbing and septic inspection and permits an update to the building fees was not included. There are no changes proposed to the plumbing and septic fees previously approved.

Respectfully submitted,

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Brett Pollock, Chief Building Official

**Building Department Fee  
Comparison for : 2020**

Classification	A-C-W 2013	Morris Turnberry 2017	South Bruce 2019	North Huron 2017	Huron Kinloss 2018	Central Huron 2019	Staff Recommendation
<b>New Residential, Additions, and Mobile Homes</b>	\$70.00 base fee + \$0.60 / sqft. + \$0.25 / sqft for basement	\$85.00 base fee + \$0.80 / sqft + \$0.45 / sqft for basement	\$70.00 base fee + \$0.65/ sqft	\$200.00 base fee + \$0.75 / sqft \$0.35 / sqft for basement	\$0.70 / sqft + \$0.35 / sqft for attached garage	\$100.00 base fee + \$0.70 / sqft	<b>\$85.00 base fee + \$0.70 / sqft \$0.35/ sqft for basement</b>
<b>Permit Cost Comparison</b>	<b>Example</b> 1500 Sqft Single Family Dwelling with 450 sqft attached garage			<b>Current</b> \$1,615.00		<b>Proposed</b> \$1,970.00	
<b>Detached Garages, Storage Sheds, &gt; 108 sqft &amp; additions to</b>	\$70.00 base fee + \$0.50 / sqft	\$85.00 base fee + \$0.45 / sqft	\$70.00 base fee + \$0.40 / sqft	\$100.00 base fee + \$0.40 / sqft	\$0.35 / sqft	\$100.00 base fee + \$0.50 / sqft	<b>\$85.00 base fee + \$0.50 / sqft</b>
<b>Permit Cost Comparison</b>	<b>Example</b> 500 Sq Ft detached garage			<b>Current</b> \$320.00		<b>Proposed</b> \$335.00	
<b>New Non -Livestock Farm Buildings</b>	\$70.00 base fee + \$0.15 / sqft	\$85.00 base fee + \$0.30 / sqft	\$70.00 base fee + \$0.25/ sqft	\$100.00 base fee + \$0.25 / sqft	\$0.20 / sqft	\$100.00 base fee + \$0.25 / sqft	<b>\$85.00 base fee + \$0.20 /sqft</b>
<b>Permit Cost Comparison</b>	<b>Example</b> 3500 Sq Ft Implement Storage Building			<b>Current</b> \$595.00		<b>Proposed</b> \$785.00	
<b>New Farm Buildings &amp; Additions to (dry manure)</b>	\$70.00 base fee + \$0.25 / sqft	\$85.00 base fee + \$0.30 / sqft	\$70.00 base fee + \$0.25 / sqft	\$100.00 base fee + \$0.25 / sqft	\$0.25 / sqft	\$100.00 base fee + \$0.25 / sqft	<b>\$85.00 base fee + \$0.25 / sqft</b>
<b>Permit Cost Comparison</b>	<b>Example</b> 5500 Sq Ft Livestock Building			<b>Current</b> \$1,445.00		<b>Proposed</b> \$1,460.00	
<b>New Farm Buildings &amp; Additions to (liquid manure)</b>	\$70.00 base fee + \$0.35 / sqft	\$85.00 base fee + \$0.30 / sqft	\$70.00 base fee + \$0.25 / sqft	\$100.00 base fee + \$0.25 / sqft	\$0.25 / sqft	\$100.00 base fee + \$0.25 / sqft	<b>\$85.00 base fee + \$0.35 / sqft</b>
<b>Permit Cost Comparison</b>	<b>Example</b> 5500 Sq Ft Livestock Building			<b>Current</b> \$1,995.00		<b>Proposed</b> \$2,010.00	

**Building Department Fee  
Comparison for : 2020**

Classification	A-C-W 2013	Morris Turnberry 2017	South Bruce 2019	North Huron 2017	Huron Kinloss 2018	Central Huron 2019	Staff Recommendation
<b>New Commercial, Industrial, Institutional, &amp; Additions to</b>	\$70.00 base fee + \$0.60 / sqft	\$85.00 base fee + \$0.50 / sqft	\$70.00 base fee + \$0.65 / sqft	\$200.00 base fee + \$0.70 / sqft	\$0.70 / sqft	\$100.00 base fee + \$0.50 / sqft	<b>\$85.00 base fee + \$0.70 / sqft</b>
<b>Permit Cost Comparison</b>	<b>Example</b> 10,000 Sq Ft Warehouse			<b>Current</b> \$6,070.00		<b>Proposed</b> \$7,085.00	
<b>Liquid Manure Tanks</b>	\$70.00 base fee + \$6.00 / ft of diameter min charge \$350.00 storage under barn, \$350.00 additional	\$85.00 base fee + \$9.60 / ft diameter  solid \$0.20 sqft	\$70 / sqft diameter or \$0.20 / sqft for others	\$100.00 base fee + \$4.70 / linear foot	\$0.20/ sqft min. \$200.00	\$60.00 base fee + \$3.00 /ft diameter  min fee \$400.00	<b>\$85.00 base fee + \$8.60 / ft of diameter min charge \$400 storage under barn, \$400.00 additional</b>
<b>Permit Cost Comparison</b>	<b>Example</b> 110 Ft wide Liquid Manure Tank			<b>Current</b> \$730.00, under barn \$350		<b>Proposed</b> \$745.00, under barn \$400.00	
<b>Silos</b>	\$200.00	\$85.00 base fee + \$12.00 / thousand of constr. value	\$175.00	Tower Silo \$280 Bunker Silo \$350.00	\$200.00	\$300.00	<b>\$250.00</b>
<b>Permit Cost Comparison</b>	<b>Example</b> Silo - any size			<b>Current</b> \$200.00		<b>Proposed</b> \$250.00	
<b>Grain Bins, Chimneys, &amp; Canopies</b>	\$150.00	\$85.00 base fee + \$12.00 / thousand of constr. value	\$70.00 base fee + \$10.00 / thousand of constr. value	\$100.00 base fee + \$10.00 / thousand of constr value	\$100.00 less than 315 sqft \$200.00 > 315 sqft	\$300.00	<b>\$200.00</b>
<b>Permit Cost Comparison</b>	<b>Example</b> Grain Bin - any size			<b>Current</b> \$150.00		<b>Proposed</b> \$200.00	

**Building Department Fee  
Comparison for : 2020**

Classification	A-C-W 2013	Morris Turnberry 2017	South Bruce 2019	North Huron 2017	Huron Kinloss 2018	Central Huron 2019	Staff Recommendation
<b>Change of Use (no renovations)</b>	\$100.00	\$100.00	\$100.00	\$250.00	\$100.00	\$60.00 base fee + \$0.40 / sqft	<b>\$100.00</b>
<b>Permit Cost Comparison</b>	<b>Example</b> 1000 Sq Ft Commercial Space			<b>Current</b> \$100.00		<b>Proposed</b> \$100.00	
<b>Demolition Permit</b>	\$75.00	\$85.00 base fee + \$12.00 / thousand sqft	\$100.00	\$150.00	\$75.00	\$50.00 up to 1,000 sqft \$150.00 for > 1,000 sqft	<b>\$85.00</b>
<b>Permit Cost Comparison</b>	<b>Example</b> Any Building			<b>Current</b> \$75.00		<b>Proposed</b> \$85.00	
<b>Decks, Balconies, &amp; Porches</b>	\$70.00 base fee + \$0.50 / sqft	\$85.00 base fee + \$0.45 / sqft	\$70.00 base fee + \$0.25 / sqft	\$100.00 base fee + \$0.35 / sqft	\$0.25 / sqft	\$100.00 base fee + \$0.50 / sqft	<b>\$85.00 base fee + \$0.50 / sqft</b>
<b>Permit Cost Comparison</b>	<b>Example</b> 225 Sq Ft Deck			<b>Current</b> \$182.50		<b>Proposed</b> \$197.50	
<b>Swimming Pools</b>	\$100.00	N/S	\$150.00	\$100.00	\$100.00	\$150.00	<b>\$125.00</b>
<b>Permit Cost Comparison</b>	<b>Example</b> Above Ground Pool			<b>Current</b> \$100.00		<b>Proposed</b> \$125.00	
<b>Occupancy Permit (all buildings requiring an occupancy permit)</b>	\$100.00	\$100.00	\$100.00	\$50.00	\$75.00	\$0.00 No additional fee	<b>\$100.00</b>
<b>Permit Cost Comparison</b>	<b>Example</b> Single Family Dwelling			<b>Current</b> \$100.00		<b>Proposed</b> \$100.00	

**Building Department Fee  
Comparison for : 2020**

Classification	A-C-W 2013	Morris Turnberry 2017	South Bruce 2019	North Huron 2017	Huron Kinloss 2018	Central Huron 2019	Staff Recommendation
<b>Renovations and repairs to existing buildings</b>	\$70.00 base fee + \$11.00 / thousand of constr. value	\$85.00 base fee + \$12.00 / thousand of constr. value	\$70.00 base fee + \$10.00 / thousand of constr. Value	\$100.00 base fee + \$10.00 / thousand of constr value	\$75.00 base fee + \$10.00 / thousand of constr. value	\$100.00 base fee + \$0.70 / sqft	<b>\$85.00 base fee + \$11.00 / thousand of constr. value</b>
<b>Permit Cost Comparison</b>	<b>Example</b> \$50,000 renovation to SFD			<b>Current</b> \$620.00		<b>Proposed</b> \$635.00	
<b>Any building construction, renovation, or repair not listed</b>	\$70.00 base fee + \$11.00 / thousand of constr. value	N/S	N/S	\$100.00 base fee + \$10.00 / thousand of constr value	N/S	N/S	<b>\$85.00 base fee + \$11.00 / thousand of constr. value</b>
<b>Permit Cost Comparison</b>	<b>Example</b> Estimated Cost of Construction \$50,000			<b>Current</b> \$620.00		<b>Proposed</b> \$635.00	
<b>Wind Turbines</b>	\$60.00 base fee + \$12.00 / thousand of constr. value	\$85.00 base fee + \$15.00 / thousand of constr. value	\$70.00 base fee + \$15.00 / thousand of constr. value	\$100.00 base fee + \$15.00 thousand of constr value	\$20.00 / thousand of constr. value for supporting structure	N/S	<b>\$85.00 base fee + \$20.00 / thousand of constr. value</b>
<b>Construction w/out Building Permit</b>	3 x cost of regular permit fee	4 x cost of regular permit fee	min \$500.00 4 x cost of regular permit fee	\$150.00 plus permit fee	fee doubled	fee doubled	<b>4 x cost of regular permit fee</b>
<b>Zoning Compliance Certificate</b>	\$75.00	\$80.00	\$75.00	\$75.00	\$90.00	\$50.00	<b>\$100.00</b>
<b>Miscellaneous Inspections and Re-Inspections</b>	\$50.00	N/S	N/S	\$75	N/S	\$60.00	<b>\$100.00</b>
<b>Transfer of Building Permit</b>	\$100.00	N/S	\$125.00	N/S	N/S	\$60.00	<b>\$125.00</b>

**Building Department Fee  
Comparison for : 2020**

Classification	A-C-W 2013	Morris Turnberry 2017	South Bruce 2019	North Huron 2017	Huron Kinloss 2018	Central Huron 2019	Staff Recommendation
Review by Consultant/ Engineer/ Solicitor Deposit (the difference to be returned or paid)	Minor \$1,000.00 Major \$5,000.00	N/S	N/S	N/S	Minor \$1,000.00 Major \$5,000.00	costs are added to permit fee	<b>Minor \$1,000.00 Major \$5,000.00</b>

N/S - not specified