



STAFF REPORT

DEPARTMENT: Planning and Building Services

CHAIR: Councilor Jack Contin

DATE: March 16, 2018

REPORT NO.: **PL-2018-28**
Building Permit Fee Harmonization

RECOMMENDATION:

That Staff Report PL-2018-28 dated March 16, 2018 with respect to Building Permit Fee Harmonization with the Town of Penetanguishene be received for information.

That Town Administration be directed to undertake the public notice and consultation process as required pursuant to Section 7.6 of the *Building Code Act* as set out in Staff Report PL-2018-28 dated March 16, 2018.

That Town Administration be directed to prepare the required draft Amendments to Building By-law 2005-51 (as amended) in accordance with the recommended fee structure as set out in Staff Report PL-2018-28 dated March 16, 2018 in support of the public notice and consultation process.

BACKGROUND:

The Towns of Midland and Penetanguishene recently approved the extension of the Building Services Agreement to December 31, 2021. This Agreement is based on the principals of cost efficient and effective service delivery of shared service and a level of cooperation between the two municipalities in the joint service delivery of Building Code administration and enforcement services provided through the uniform application of the Ontario Building Code to our residents and broader building community. Staff have been in discussions on changes to the application fees in both municipalities to reflect the broader harmonization of OBC service delivery on a consistent level in the two municipalities. Proposed building permit fee changes will assist both municipalities in providing cost effective services to residents and the broader building community on a fair cost-for-service basis.

The joint provision of Building Code Services and a consistent approach to Code interpretation and enforcement can be further complimented via the harmonization of building permit application fees. Although the proposed building permit fee changes are relatively minor in terms of new fees and increased/decreased fees, the ability to provide for an identical fee structure in both Towns would provide greater consistency in the application of the current by-laws charged for building permits.

The purpose of this Report is to seek Council direction with respect to the harmonization of building permit fees with Penetanguishene and to set out the process for achieving same.

ANALYSIS:

As a result of internal discussions regarding the broader harmonization of OBC service delivery on a consistent level in the two municipalities and a detailed review of current rates, a comparison of Building Permit Fees for both Towns and proposed new or changes in Permit Fees has been prepared (Attachment #1). The following describes the regulations pursuant to the *Building Code Act* and the proposed new or amended Building Permit fees as proposed by Staff.

The authority to collect permit fees is contained within Section 7.1 of the *Building Code Act*, which states that municipalities may pass by-laws with respect to the enforcement of the *Act*, including:

Article (c) the requirement for “the payment of fees on applications for an on the issuance of permits, requirement the payment of fees for maintenance inspections and prescribing the amount of fees

Article (c)1 requiring the payment of interest and other penalties, including the collection of costs, when fees are unpaid or are paid after the due date

Article (d) providing for refunds under such circumstances as prescribed.

Section 7(2) of the *Act* further states that the “total amount of the fees authorized under clause 1) c must not exceed the anticipated reasonable costs of the principal authority to administer and enforce this Act in its area of jurisdiction”. The legislation imposes this high level test without setting out the scope of the costs or what is “reasonable”. Municipalities are further expected to calculate both the direct and indirect costs of the administration and enforcement of the *Act* and ensure these are reflected in an appropriate fee structure.

The *Act* goes further in Section 7.6 stating that should a municipality propose any change to the fees under Section (1)(c) (either up or down) than the authority shall:

(a) give notice of the proposed changes in fees to such persons as may be prescribed; and,

(b) hold a public meeting concerning the proposed changes.

The *Act* sets out a minimum of 21 days advance notice to the public regarding and proposed changes to fees. The Notice must contain information regarding the intention of the municipality to pass a by-law or resolution that would change any fee that was in force on the day the notice is given as well as make information available to the public regarding: “an estimate of the costs of administering and enforcing the *Act*, the amount of the fee or the change to the existing fee, and the rationale for imposing or changing the fee”.

Division C, Part 1, article 1.9.1 of the *Act* sets out the more detailed requirements for the Town's in respect of proposing changes in a fee structure.

Building Department Staff have prepared the attached Table outlining the current building permit fees in the two communities and a proposal for the harmonization of those fees. The purpose of the harmonization of building permit fees is to charge consistent fees within the two municipalities where the same level of service is provided by the same staff.

The bulk of the proposed changes to the Building Permit fees are within the Town of Midland fee structure. Midland has not changed its fee structure since the By-law was passed in 2005 and as such our rates are significantly lower than Penetanguishene and most other municipalities in Simcoe County. The majority of permit fee changes are increases to the current fee structure, which will more closely align with the current fees charged in the Town of Penetanguishene. The following is a summary of the proposed main changes for Midland (a change in the permit fee of \$100 or above):

- Increase to public pool permit fees over 3.5 metres in depth (\$115 to \$500);
- Addition of a new minimum fee for new residential dwellings (no minimum fee to \$1,500);
- Increase in the fee to portable classrooms (\$345 per unit to \$500 per unit);
- New fee for construction of hoarding or tunnels/walkways (\$0 to \$130);
- New fee for the construction of a Sales Office/Trailer (\$0 to \$260);
- Increase to the fee for demolition of a structure under 60 square metres (\$115 to \$300);
- Increase to the fee for demolition of a structure over 60 square metres (\$172.50 to \$1,000)
- New fee for clandestine lab remediation (\$0 to \$10,000);
- New fee for marijuana grow-op minor remediation (\$0 to \$500);
- New fee for marijuana grow-op major remediation (\$0 to \$8,000);
- Decrease to the fee for finishing a basement in an individual dwelling (\$115 to \$3.12 per square metre of finished floor area);
- Increase to the fee for a repair to an existing on-site septic system (\$160 to \$345);
- New fee for a Private fire hydrant system (\$0 to \$200);
- Increase to the fee for Commercial Cooking Hoods (\$160 to \$260);
- New fee for Fire Department Plans examination for new construction and major renovations (\$0 to \$100);
- Increase to the fee for Rooftop Signs (\$115 to \$260);
- Increase to the fee for all other signs (\$115 to \$260);
- Increase to the fee for Spray booths/dust collectors (\$80 to \$500);
- Increase to the fee for Solid Fuel Fireplace (\$80 to \$260);
- Increase to the fee for Greywater recycling systems (\$80 to \$500);
- Increase to the fee for Geothermal Systems other than individual dwellings (\$80 to \$500);
- Increase to the fee for solar domestic Hot Water Systems other than individual dwellings (\$80 to \$500);
- Increase to the fee for solar photovoltaic systems other than mounted to individual dwellings (\$160 to \$500);
- Increase to the fee for Wind Turbines (\$80 to \$500);

- New fee for a Simple Agreement for Condition Building Permits (\$0 to \$200);
- New fee for Lot Grading Approvals from Town Engineer (\$0 to \$140);
- New fee for Administrative Assistance for all other buildings (\$0 to \$120);
- New fee for the Processing and collection of applicable law approvals for structures other than individual dwelling (\$0 to \$120);
- New fee for a Request to use alternative solution (\$0 to \$1,000);
- New fee for a Request to use alternative materials (\$0 to \$1,000);
- New Fee for the Issuance of a Summons for construction or demolition without a permit (\$0 to \$500);
- New Fee for the Unsafe Order upon non-compliance with Order, additional site inspections (\$0 to \$200);
- New fee for a Non-emergency call (\$0 to \$160);
- New fee for an Emergency call (\$0 to \$320);
- Increase to the fee for Deposits Large Projects (\$500 to \$1,500);
- Increase to the fee for Lot Grading Deposit (\$1,000 to \$3,000);

The majority of permit fee changes are decreases to the current fee structure for the Town of Penetanguishene. The following is a summary of the proposed main changes (a change in the permit fee of \$100 or above):

- Proposed decrease to the permit fees for Public Pools greater than 3.5 metres in depth (from \$780 to \$500);
- Proposed decrease to the permit fees for a Portable Classroom (\$780 to \$500);
- Proposed removal of fee for Construction Trailers from (\$260 to \$0);
- Proposed removal of fee for a Crane Jib base (\$520 to \$0);
- Proposed decrease of fee for designated structures attached to a structure (not listed elsewhere) (\$780 to \$500);
- Proposed decrease for irrigation system serving all other buildings (\$260 to \$96);
- Proposed decrease for a private fire hydrant system (\$520 to \$200);
- Proposed decrease for fee for Below Grade Exterior Stair (\$260 to \$96);
- Proposed decrease to fee for Chutes (\$260 to \$96);
- Proposed decrease to fee for Emergency Power Systems (\$780 to \$0);
- Proposed increase to fee for Pool Enclosure Fence (\$0 to \$200);
- Proposed decrease to fee for Greywater recycling systems (\$780 to \$500);
- Proposed decrease to fee for Geothermal Systems other than individual dwellings (\$780 to \$500);
- Proposed decrease to fee for solar photovoltaic systems other than mounted to individual dwellings (\$780 to \$500);
- Proposed removal of fee for Agreement for Condition Building Permits (\$2,000 to \$200);
- Proposed decrease to fee for registration of an Order on Title (\$500 to \$300)
- Proposed decrease to fee for preparation of a compliance letter unrelated to an active permit or application (\$200 to \$75)
- Proposed new fee for Lot Grading Deposit (\$0 to \$3,000)

The proposed building permit fee changes will assist both municipalities in providing cost effective services to residents and the broader building community. The joint provision of Building Code administration and enforcement services and a consistent approach to Code

interpretation can only be enhanced through the harmonization of building permit application fees. The proposed building permit fee changes are relatively insignificant in terms of new fees and increased/decreased fees, yet would provide identical fees in what each Town charge for building permits. For these reasons Staff are recommending the approval, in principle, of the proposed changes to the Building Permit fees.

The proposed implementation schedule for the consideration of the recommended harmonized fees in accordance with the requirements of the *Building Code Act* is as follows:

- TRC – March 20th (completed)
- PDCC – April 4th
- Council – April 23rd
- Public Meeting – May 28th (Council)
- Adoption – May 28th or June 25th
- Effective date – July 1st.

SUSTAINABILITY:

This report is not specifically addressed by the Sustainability Plan goals.

COUNCIL'S STRATEGIC PLAN:

Council adopted its STRATEGIC PLANNING PRIORITIES on April 27, 2015. Council re-affirmed its STRATEGIC PLANNING PRIORITIES on April 24, 2017. The subject of this report would fall under the **Fiscal Responsibility & Cost Containment** and **Develop Partnerships, Promoted Collaboration & Alignment** strategic priorities.

CONCLUSIONS:

The purpose of the harmonization of building permit fees is to charge consistent fees within the two municipalities where the same level of service is provided by the same staff. The joint provision of Building Code Services and a consistent approach to Code interpretation and enforcement can be assisted through the harmonization of building permit application fees.

FINANCIAL IMPACT:

As noted above, the OBC requires that the fees charged reasonably relate to the cost of providing the service. The Town generally does not have full cost recovery on the provision of OBC services and historically the service has been required to receive tax rate support, particularly in slower activity years. In 2016 and 2017, with significant construction and investment activity in the Town, small surplus were generated in the provision of OBC administration and enforcement services, with portions of the surplus direct to the Building Reserve Fund as required by the Act.

Neither Town has conducted a full Fee Study. Staff are in discussions with Penetanguishene staff to explore a joint Building Permit Fee Study in 2019 to provide a comprehensive analysis of the costs of providing OBC administration and enforcement services and

providing recommendations to both Town's on a rate structure for building permits fees. This will be presented to Council for consideration as a one-time cost as part of the 2019 Budget process.

Prepared by: Wesley Crown – Director of Planning and Building Services
Reviewed by: John Skorobohacz - CAO

Attachment

1. Comparison Chart & Recommended Harmonized Fees

File: S:\Planning\P10 Building Permits\Building Permit Fees\2018 Fee Harmonization\Staff Report PL-2018-28.docx

Permit Fee Comparison

PL-2018-28

1A New Structures		Current Fee Town of Penetanguishene	Current Fee Town of Midland	New Harmonized Fee	Change for Penetanguishene	Change for Midland
Designated structures - free standing (not listed elsewhere)		\$580.00 each	\$500.00 each	\$500.00	-\$80.00	\$0.00
Dock		\$90.00 per 12m	\$0.00	\$96.00	\$6.00	\$96.00
Farm Buildings of low human occupancy (architect or engineer)		\$3.34 m ²	\$3.09 m ²	\$3.09	-\$0.25	\$0.00
Farm building (No Architect or engineer)		\$0.00 m ²	\$2.48 m ²	\$2.48	\$2.48	\$0.00
Public Pools or outdoor pools > 3.5m deep		\$780.00 per pool	\$115.00	\$500.00	-\$280.00	\$385.00
Minimum Fee		\$96.00 each	\$80.00 each	\$96.00	\$0.00	\$16.00
Minimum Fee Residential new occupancies		\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00
1B - New Buildings by Occupancies						
Group A - Assembly Uses						
Gaming Premises	- finished	\$19.21 m ²	\$8.66 m ²	\$19.21	\$0.00	\$10.55
	-shell only	\$14.69 m ²	\$0.00	\$14.69	\$0.00	\$14.69
Portable Classrooms		\$780.00 per unit	\$345.00 per unit	\$450.00	-\$330.00	\$105.00
All other buildings	- finished	\$14.00 m ²	\$8.66 m ²	\$14.00	\$0.00	\$5.34
	-shell only	\$10.71 m ²	\$0.00	\$10.71	\$0.00	\$10.71
Group B - Institutional Uses						
All buildings	- finished	\$18.21 m ²	\$8.66 m ²	\$14.00	-\$4.21	\$5.34
	-shell only	\$13.93 m ²	\$0.00	\$9.88	-\$4.05	\$9.88
Group C - High Density Residential						
All buildings	- finished	\$12.92 m ²	\$0.00	\$12.92	\$0.00	\$0.00
	-shell only	\$9.88 m ²	\$0.00	\$9.88	\$0.00	\$0.00
Group C - Low Density Residential						
Individual Dwelling	- Floor Area not listed below	\$10.89 m ²	\$10.64 m ²	\$10.89	\$0.00	\$0.25
	- Finished basement	\$80.00 per project	\$115.00 per project	\$96.00	\$16.00	-\$19.00
	- Attached garage	\$150.00 per 26 m ²	\$3.34 m ²	\$6.50	\$2.42	\$3.16
	- Attached carport	\$75.00 per 26 m ²	\$80.00 per project	\$96.00	N/A	\$16.00
	- Covered deck/porch	\$6.57 m ²	\$2.47 m ²	\$6.57	\$0.00	\$4.10
	- Deck/Porch with no roof	\$5.49 m ²	\$1.23 m ²	\$5.00	-\$0.49	\$3.77
	- Accessory Building (over 200 sf)	\$8.88 m ²	\$4.95 m ²	\$6.50	-\$2.38	\$1.55
	- Accessory Building (under 200 sf)	\$0.00	\$80.00 per project	\$96.00	\$96.00	\$16.00
	- Boathouse	\$9.95 m ²	\$0.00	\$6.50	-\$3.45	\$6.50
- Dock	\$90.00 per 12m	\$0.00	\$96.00	\$6.00	\$96.00	
Group D & E - Business and Personal Services and Mercantile						
Restaurants	-finished	\$14.00 m ²	\$7.18 m ²	\$14.00	\$0.00	\$6.82
	-shell only	\$4.63 m ²	\$0.00	\$4.63	\$0.00	\$4.63
All other buildings	-finished	\$10.89 m ²	\$6.19 m ²	10.89	\$0.00	\$4.70
	-shell only	\$8.33 m ²	\$0.00	\$8.33	\$0.00	\$8.33
Group F Industrial Uses						
Gas Bar Canopy/Car Washes	-finished	\$6.05 m ²	\$0.00	\$6.05	\$0.00	\$6.05

1A New Structures		Current Fee Town of Penetanguishene	Current Fee Town of Midland	New Harmonized Fee	Change for Penetanguishene	Change for Midland
	-shell only	\$4.63 m ²	\$0.00	\$4.63	\$0.00	\$4.63
Parking Garage/Warehouse Storage						
	-finished	\$4.58 m ²	\$4.20 m ²	\$4.58	\$0.00	\$0.38
	-shell only	\$3.51 m ²	\$0.00	\$3.51	\$0.00	\$3.51
All other buildings	-finished	\$6.95 m ²	\$6.19 m ²	\$6.95	\$0.00	\$0.76
	-shell only	\$5.32 m ²	\$0.00	\$5.32	\$0.00	\$5.32
1C - Temporary Structures						
Bleachers/Stages		\$5.39 m ²	\$0.00	\$5.39	\$0.00	\$5.39
Construction Trailers		\$260.00 per site	\$0.00	0	-\$260.00	\$0.00
Crane Jib - base		\$520.00 each	\$0.00	0	-\$520.00	\$0.00
Protective Hoarding (partially enclosed)		\$130.00 per 10m	\$0.00	\$130	\$0.00	\$130.00
Protective Tunnels/Walkways (fully enclosed)		\$16.47 m ²	\$0.00	\$130	N/A	\$130.00
Sales Office/Trailers		\$260.00 each	\$0.00	\$260	\$0.00	\$260.00
Temporary Tent up to 225m2		\$130.00 each	\$80.00 each	\$130	\$0.00	\$50.00
Temporary Tent greater than 225m2		\$170.00 each	\$115.00 each	\$170	\$0.00	\$55.00
- for each temporary tent thereafter on same permit		\$65.00 each	\$0.00	0	-\$65.00	\$0.00
Permanent tent/air supported structure		\$4.68 m ²	\$0.00	\$4.68	\$0.00	\$4.68
1D - Demolitions						
Whole Structure						
-1 storey, no basement/crawlspace, 60m2 or less		\$90.00 each structure	\$0.00	\$96	\$6.00	\$96.00
- any structure not exceeding 60m2		\$300.00 each	\$115.00 each	\$300	\$0.00	\$185.00
- any structure over 60m2		\$300 + \$1.19 for each m ²	\$172.50 each	\$1,000	N/A	\$827.50
Partial (where remaining structure will remain occupied)						
- To all uses other than an individual residential unit		\$6.46 m ²	\$80.00 each	\$6.46	\$0.00	N/A
1E - Structures Remediation & Additions						
Designated Structures attached to structure (not listed elsewhere)		\$780.00 per unit	\$500.00	\$500	-\$280.00	\$0.00
Farm buildings of low human occupancy - additions		\$3.34 m ²	\$3.09	\$3.34	\$0.00	\$0.25
Clandestine Labs remediation		\$10,000.00 per unit	\$0.00	\$10,000	\$0.00	\$10,000.00
- plus , Third party review		out of pocket recovery	out of pocket plus 10%			
Marijuana Grow-op minor remediation		\$500.00 per unit	\$0.00	\$500	\$0.00	\$500.00
- plus , Third party review		out of pocket recovery	out of pocket plus 10%			
Marijuana Grow-op major remediation		\$8,000.00 per unit	\$0.00	\$8,000	\$0.00	\$8,000.00
- plus , Third party review		out of pocket recovery	out of pocket plus 10%			
1F - Additions & Renovations to Buildings						
Group A - Assembly Uses						
Gaming Premises - Additions		\$22.60 m ²	\$8.04	\$22.60	\$0.00	\$14.56
	- Interior alterations / repairs	\$16.95 m ²	\$8.04	\$16.95	\$0.00	\$8.91
	- Interior finishing of a new shell	\$10.17 m ²	\$8.04	\$10.17	\$0.00	\$2.13

1A New Structures		Current Fee Town of Penetanguishene	Current Fee Town of Midland	New Harmonized Fee	Change for Penetanguishene	Change for Midland
All Other Uses	- Additions	\$16.47 m ²	\$8.04	\$16.47	\$0.00	\$8.43
	- Interior alterations / repairs	\$12.35 m ²	\$3.11	\$12.35	\$0.00	\$9.24
	- Interior finishing of a new shell	\$7.42 m ²	\$3.11	\$7.42	\$0.00	\$4.31
Group B - Intuitional Uses						
All Uses	- Additions	\$21.42 m ²	\$8.04	\$21.42	\$0.00	\$13.38
	- Interior alterations / repairs	\$16.07 m ²	\$3.11	\$16.07	\$0.00	\$12.96
	- Interior finishing of a new shell	\$9.64 m ²	\$3.11	\$9.64	\$0.00	\$6.53
Group C - High Density Residential						
All Uses	- Additions	\$15.20 m ²	\$10.64	\$15.20	\$0.00	\$4.56
	- Interior alterations / repairs	\$11.40 m ²	\$3.34	\$11.40	\$0.00	\$8.06
	- Interior finishing of a new shell	\$6.84 m ²	\$3.34	\$6.84	\$0.00	\$3.50
Group C - Low Density Residential						
All Uses	- Accessory building additions	\$8.88 m ²	\$4.95	\$6.50	-\$2.38	\$1.55
	- Boathouse additions	\$9.95 m ²	\$0.00	\$6.50	-\$3.45	\$6.50
	- Dock Additions	\$90.00 per 12m	\$0.00	\$96.00	\$6.00	\$96.00
Individual dwelling	- Additions not listed below	\$12.81 m ²	\$10.64	\$12.81	\$0.00	\$2.17
	- Attached garage	\$8.88 m ²	\$6.19	\$6.50	-\$2.38	\$0.31
	- Carport	\$8.18 m ²	\$0.00	\$96.00	N/A	\$96.00
	- Covered Deck/Porch additions	\$7.73 m ²	\$2.47	\$6.50	-\$1.23	\$4.03
	- Deck / Porch (no roof) additions	\$6.46 m ²	\$1.23	\$5.00	-\$1.46	\$3.77
	- Interior alterations/ repairs	\$9.61 m ²	\$3.34	\$9.61	\$0.00	\$6.27
	- interior finishing	\$5.77 m ²	\$3.34	\$5.77	\$0.00	\$2.43
	- Finish of basement	\$3.12 m ²	\$115.00 each	\$3.12	\$0.00	-\$111.88
Group D & E - Business Services and Mercantile Uses						
Restaurants	- Additions	\$16.47 m ²	\$7.18	\$16.47	\$0.00	\$9.29
	- Interior alterations / repairs	\$12.35 m ²	\$3.62	\$12.35	\$0.00	\$8.73
	- Interior finishing of a new shell	\$7.42 m ²	\$3.62	\$7.42	\$0.00	\$3.80
All Other Uses	- Additions	\$12.81 m ²	\$6.19	\$12.81	\$0.00	\$6.62
	- Interior alterations / repairs	\$9.61 m ²	\$3.62	\$9.61	\$0.00	\$5.99
	- Interior finishing of a new shell	\$5.77 m ²	\$3.62	\$5.77	\$0.00	\$2.15
Group F - Industrial Uses						
Gas Bar Canopy/Car Wash	- Additions	\$7.12 m ²	\$3.62	\$7.12	\$0.00	\$3.50
	- Repairs	\$5.34 m ²	\$3.62	\$5.34	\$0.00	\$1.72
	- Interior finishing of a new shell	\$3.21 m ²	\$3.62	\$3.21	\$0.00	-\$0.41
Parking Garages/Warehouse Storage						
	- Additions	\$5.39 m ²	\$3.62	\$5.39	\$0.00	\$1.77
	- Interior alterations / repairs	\$4.04 m ²	\$2.48	\$1.25	-\$2.79	-\$1.23
	- Interior finishing of a new shell	\$2.43 m ²	\$2.48	\$1.25	-\$1.18	-\$1.23
All other uses	- Additions	\$8.18 m ²	\$6.19	\$5.39	-\$2.79	-\$0.80
	- Interior alterations / repairs	\$6.14 m ²	\$3.62	\$2.48	-\$3.66	-\$1.14
	- Interior finishing of a new shell	\$3.68 m ²	\$3.62	\$2.48	-\$1.20	-\$1.14
2A - Site Servicing						

1A New Structures		Current Fee Town of Penetanguishene	Current Fee Town of Midland	New Harmonized Fee	Change for Penetanguishene	Change for Midland
- Fees for stand alone projects or where such features are proposed in additions, renovations or new construction projects.						
Irrigation system	- serving individual dwelling	\$130.00 each	\$80.00	\$96	-\$34.00	\$16.00
	- serving all other buildings	\$260.00 each	\$80.00	\$96	-\$164.00	\$16.00
On-Site Sewage systems	- New - Class 4 or 5 system	\$520.00 each	\$460.00 each	\$460.00	-\$60.00	\$0.00
	- New - Class 1,2 or 3 system	\$300.00 each	\$345.00 each	\$300.00	\$0.00	-\$45.00
	- Alteration to existing on-site sewage system	\$300.00 each	\$345.00 each	\$300.00	\$0.00	-\$45.00
	- Repair to existing on-site sewage system	\$160.00 per project	\$345.00 per project	\$160	\$0.00	-\$185.00
	- Plan review of existing for compliance	\$40.00 per project	\$40.25 per project	\$40	\$0.00	-\$0.25
	- Site review of existing for compliance	\$88.00 per site visit	\$80.00	\$96	\$8.00	\$16.00
	- where no alteration required	N/A	\$115.00 per site visit	\$96	N/A	-\$19.00
	- alteration required	N/A	\$345.00 per site visit	\$300.00	N/A	-\$45.00
	- new sewage system required	N/A	\$460.00 per site visit	\$460.00	N/A	\$0.00
	- Re-inspection program					
	- initial site inspection	\$130.00	\$60.00 per hour	\$100.00	-\$30.00	\$40.00
- additional site inspections	\$88.00	\$60.00 per hour	\$96.00	\$8.00	\$36.00	
Private Fire Hydrant system (wet or dry)		\$520.00 per project	\$0.00	\$200.00	-\$320.00	\$200.00
Sewer Connection from existing septic system		\$90.00 per 15m	\$80.00	\$96.00	\$6.00	\$16.00
New site servicing - to all projects except Low Density Residential (Installation of sanitary, storm sewers, and water distribution service)		\$130.00 per 30m	\$80.00	\$130.00	\$0.00	\$50.00
2B - Building Mechanical & Fire Safety						
- Fees for stand alone projects or where such features are proposed in additions and renovation projects.						
H.V.A.C.	- Non-residential	\$1.83 m ²	\$115.00 per appliance	\$150.00	N/A	\$35.00
	- Residential	\$130.00 project	\$80.00 project	\$130.00	\$0.00	\$50.00
Plumbing	- Fixture not listed below	\$12.00 each	\$11.50 each	\$20.00	\$8.00	\$8.50
	- Backwater device					
	- Installed in conjunction with other construction	\$20.00 each	\$11.50 each	\$20.00	\$0.00	\$8.50
	- Stand alone installation of one unit	\$90.00	\$80.00	\$96.00	\$6.00	\$16.00
	- Stand alone installation of multiple units	\$90.00 project plus \$20.00 per unit	\$80.00 \$11.50	\$96.00 \$20.00	\$6.00 \$0.00	\$16.00 \$8.50
	- Testable Backflow devices					
	- Installed in conjunction with other construction	\$20.00 each	\$11.50	\$20.00	\$0.00	\$8.50
	- Stand alone installation of one unit	\$90.00	\$80.00	\$96.00	\$6.00	\$16.00
	- Stand alone installation of multiple units	\$90.00 project plus \$20.00 per unit	\$80.00 \$11.50	\$96.00 \$20.00	\$6.00 \$0.00	\$16.00 \$8.50
	Fire/Life Safety Systems Installation or upgrade					
- Electromagnetic Lock/Hold-open		\$8.25 each device	\$0.00	\$8.25	\$0.00	\$8.25
- Emergency Lighting		\$0.50 m ²	\$80.00	\$96.00	N/A	\$16.00
- Fire Alarm System		\$0.50 m ²	\$80.00	\$96.00	N/A	\$16.00
- Sprinkler System		\$0.50 m ²	\$80.00	\$96.00	N/A	\$16.00

1A New Structures		Current Fee Town of Penetanguishene	Current Fee Town of Midland	New Harmonized Fee	Change for Penetanguishene	Change for Midland
	- Standpipes (retrofit)	\$54.00 per cabinet	\$80.00	\$96.00	N/A	\$16.00
	- Fire Doors (retrofit)	\$25.00 per door	\$80.00	\$96.00	N/A	\$16.00
2C - Miscellaneous Elements						
- Fees for stand alone projects or where such features are proposed in additions, renovations or new construction projects.						
Barrier Free walks/ramps (exterior)		\$130.00 each	\$80.00	\$96.00	-\$34.00	\$16.00
Below Grade Exterior Stair		\$260.00 each	\$80.00	\$96.00	-\$164.00	\$16.00
Chutes (Linen / Refuse)		\$260.00 each	\$80.00	\$96.00	-\$164.00	\$16.00
Commercial Cooking Hood		\$260.00 each	\$160.00	\$260.00	\$0.00	\$100.00
Emergency power system		\$780.00 per project	\$0.00	\$0	-\$780.00	\$0.00
Fire Department plans examination New construction and major renos		\$0.87 m ²	\$0.00	\$100	N/A	\$100.00
Floor Area change		\$2.05 m ²	\$0.00	\$2.05	\$0.00	\$2.05
Loft Storage - a floor area in residential accessory buildings & boathouses, no stair access, over 1.2 headroom		\$8.94 m ²	\$0.00	\$0	-\$8.94	\$0.00
Mechanical Rooms		\$5.39 m ²	\$80.00	\$96	N/A	\$16.00
Underpinning/Tie Backs/Shoring		\$130.00 per 10 m	\$60.00 per 100ft	\$130	\$0.00	\$70.00
Rack Storage systems		\$6.56 m ²	\$80.00	\$96.00	N/A	\$16.00
Retaining Walls		\$130.00 per 15 m	\$60.00 per 100 ft	\$130	\$0.00	\$70.00
Signs	- rooftop signs	\$260.00 each	\$115.00 each	\$260	\$0.00	\$145.00
	-minor wall signs	\$90.00 each	\$80.00 each	\$96	\$6.00	\$16.00
	each wall sign after	\$45.00 each	\$40.00 each	\$45.00	\$0.00	\$5.00
	- All other signs	\$260.00 each	\$115.00 each	\$260.00	\$0.00	\$145.00
	- Temporary Signs (30 Days)	N/A	\$30.00 each	\$30.00	\$30.00	\$0.00
Spray Booths / Dust Collectors		\$520.00 each	\$80.00	\$500	-\$20.00	\$420.00
Solid Fuel Fireplace		\$260.00 each	\$80.00	\$260.00	\$0.00	\$180.00
Solid Fuel Stove		\$130.00 each	\$80.00	\$160.00	\$30.00	\$80.00
Solid Fuel pre-fabricated Chimney System		\$130.00 each	\$80.00	\$160	\$30.00	\$80.00
Pool Enclosure Fence	- above ground	N/A	\$80.00 each	\$96.00	\$96.00	\$16.00
	- In-ground	N/A	\$115.00 each	\$200.00	\$200.00	\$85.00
2D - Green Systems						
- Fees for stand alone projects or where such features are proposed in additions, renovations or new construction projects.						
Green Roofs		\$6.41 m ²	\$80.00	\$6.41	\$0.00	N/A
Greywater recycling systems	- serving individual dwelling	\$170.00 each	\$80.00	\$170.00	\$0.00	\$90.00
	- all others	\$780.00 each	\$80.00	\$500.00	-\$280.00	\$420.00
Geo-thermal systems	- serving individual dwelling	\$170.00 each	\$80.00	\$170.00	\$0.00	\$90.00
	- all others	\$780.00 each	\$80.00	\$500.00	-\$280.00	\$420.00
Solar Domestic Hot Water Systems						
	- serving individual dwelling	\$170.00 each	\$80.00	\$170	\$0.00	\$90.00
	- all others	\$520.00 each	\$80.00	\$500.00	-\$20.00	\$420.00
Solar photovoltaic systems	- roof mounted to individual dwelling units	\$170.00 each roof side	\$160.00	\$170.00	\$0.00	\$10.00

1A New Structures		Current Fee Town of Penetanguishene	Current Fee Town of Midland	New Harmonized Fee	Change for Penetanguishene	Change for Midland
	- all others	\$780.00 per 140 m ² of panel	\$160.00	\$500.00	-\$280.00	\$340.00
Wind turbines		\$520.00 each turbine	\$80.00	\$500	-\$20.00	\$420.00
2E - Building systems						
Fees for stand alone projects						
Cladding replacement of exterior walls		\$2.37 m ²	\$80.00	\$2.37	\$0.00	N/A
Ceiling replacement		\$0.57 m ²	\$80.00	\$96.00	\$95.43	\$16.00
Door / Windows, new or enlargement of openings		\$44.00 each	\$80.00	\$96	\$52.00	\$16.00
Guard/Handrail (replacement)		\$90.00 per 5 m	\$80.00	\$96	\$6.00	\$16.00
Stairs		\$130.00 per stair	\$80.00	\$96.00	-\$34.00	\$16.00
3A - Permit Applications & Active Permits						
Additional inspections		\$80.00 per inspection	\$50.00 per inspection	\$80	\$30	\$30
Change of use Application						
- no construction proposed or required		\$80.00 per application	\$155.25 per application	80	\$0.00	-\$75.25
- Compensating construction is required		Use appropriate fees listed elsewhere in this schedule	Use appropriate fees listed elsewhere in this schedule			
- building permit not required		N/A	\$86.25 refund	No refund of deposit		
Conditional Building Permit Agreements						
- Simple Agreement		\$200.00 per agreement	\$0.00	200	\$0.00	\$200.00
- Other		\$2,000.00 per agreement	\$0.00	0	-\$2,000.00	\$0.00
- plus, Third Party review			\$0.00	cost recovery +10%		
Deferral of revocation of building permit		\$120.00 per permit	\$80.00	\$96.00	-\$24.00	\$16.00
Lot Grading Approvals from Town Engineer						
- Administrative assistance for individual dwelling		\$60.00 per project	\$0.00	\$60	\$0.00	\$60.00
- plus, town engineer review		\$140.00 per project	\$0.00	\$140	\$0.00	\$140.00
- Administrative assistance for all other buildings		\$120.00 per project	\$0.00	\$120.00	\$0.00	\$120.00
- plus, town engineer review		\$100.00 per hour	\$0.00	\$100	\$0.00	\$100.00
Processing and collection of applicable law approvals						
- per individual dwelling		\$60.00 per project	\$0.00	\$60	\$0.00	\$60.00
- for all other structures		\$120.00 per project	\$0.00	\$120	\$0.00	\$120.00
- plus third party review				cost recovery + 10%		
Request to use alternative solution		\$1,000.00 per request	\$0.00	\$1,000	\$0.00	\$1,000.00
- plus third party review				cost recovery + 10%		
Request for CBO to accept alternative material		\$1,000.00 per request	\$0.00	\$1,000	\$0.00	\$1,000.00
- plus third party review of design submission				cost recovery + 10%		
Review of revised permit documents		\$77.00 per hour	\$60.00 per hour	\$80	\$3.00	\$20.00
Site Visits - prior to permit issuance		\$80.00 per site visit	\$60.00 per site visit	\$80	\$0.00	\$20.00
Third Party Review						
Transfer of permit to new property owner		\$120.00 per permit	\$80.00 per permit	\$120.00	\$0.00	\$40.00
3B - Archived Permit						
- Notwithstanding the fees described below, the fee applied to reactivate						

1A New Structures	Current Fee Town of Penetanguishene	Current Fee Town of Midland	New Harmonized Fee	Change for Penetanguishene	Change for Midland
a permit shall not exceed the original permit fee value					
Review of permit file documents	\$77.00 per hour	\$60.00 per hour	\$80.00	\$3.00	\$20.00
Site Visits	\$80.00 per site visit	\$60.00 per hour	\$80.00	\$0.00	\$20.00
Third party review	Out of pocket cost recovery		Cost recovery + 10%		
Reactivation of permit	N/A	10% of permit fee (Max \$200, min \$80)	\$96	N/A	N/A
Maintenance fee of Archived file	\$80.00 per year	\$80.00	\$96	\$80.00	\$16.00
3C - Investigations					
- to offset additional investigative and administrative costs, the following fees apply;					
Construct or Demolish without permit issued					
- Prior to the issuance of an Order pursuant to the Building Code Act	Double normal fee - \$15000 max	Double normal fee to max \$15000	0	\$0.00	\$0.00
- Order pursuant to the Building Code Act	\$150.00 per order	\$150.00	\$200	\$50.00	\$50.00
- Order not complied with, additional site inspections to review status of non compliance	\$100.00 per inspection	\$60.00	\$100	\$0.00	\$40.00
- Order registered on title	\$500.00 per order	\$150.00	\$200	-\$300.00	\$50.00
- issuance of summons	\$500.00 a summons	\$0.00	\$500	\$0.00	\$500.00
Other Non-compliance Building Code Act & Code Matters					
- Order to comply pursuant to the Building Code Act	\$100.00 per order	\$150.00	\$200	\$100.00	\$50.00
- Stop Work Order pursuant to the Building Code Act	\$200.00 per order	\$150.00	\$200	\$0.00	\$50.00
- Unsafe order pursuant to the Building Code Act	N/C				
- Order not complied with, additional site inspections to review status of non-compliance	\$100.00 per inspection	\$0.00	\$200	\$100.00	\$200.00
- Order registered on title	\$500.00 per order	\$0.00	cost recover + 10%	N/A	N/A
- Issuance of Summons	\$500.00 a summons	\$0.00	Cost recover +10%	N/A	N/A
3D - After hours Inspections					
Non-Emergency Call	\$160.00 per hour	\$0.00	\$160.00	\$0.00	\$160.00
Emergency Call	\$320.00 per hour	\$0.00	\$320	\$0.00	\$320.00
3E - Miscellaneous Clerical Functions					
Compliance letter to other Government Authorities					
- Unrelated to a active permit or permit application	\$200.00 per letter	\$75.00	\$75.00	-\$125.00	\$0.00
- Where there is a active permit or permit application	\$80.00 per letter	\$75.00	\$75.00	-\$5.00	\$0.00
Consent Application Review	\$110.00 per application	\$0.00	\$100	-\$10.00	\$100.00
Special Request for File Research	\$66.00 per hour	\$60.00	\$60.00	-\$6.00	\$0.00
3F - Extra Services Deposit					
- Collected at permit issuance to offset any additional inspection and administrative costs not anticipated but incurred by the municipality during a project - Any fees deducted from the deposit shall be calculated in accordance with table 3A to 3E of this schedule - Unused portion of deposit is fully refundable, see Part 4 of this schedule for details					
Group A, B, C - High Density Residential, D, E & F					

1A New Structures		Current Fee Town of Penetanguishene	Current Fee Town of Midland	New Harmonized Fee	Change for Penetanguishene	Change for Midland
	- New, Additions & Renovations	\$150.00 per 100 m ²	\$60.00 per hour	\$60.00	-\$90.00	\$0.00
	- Stand alone projects not applicable to above	\$500.00 per project	\$60.00 per hour	\$60.00	-\$440.00	\$0.00
Group C - Low Density Residential						
	- New Dwelling	\$500.00 per project	\$60.00 per hour	\$60.00	-\$440.00	\$0.00
	- All other projects	\$250.00 per project	\$60.00 per hour	\$60.00	-\$190.00	\$0.00
	exemptions - tents, signs, residential decks & sheds					
Other fees						
Deposit	- large projects	\$1,500.00 per application	\$500.00 per application	\$1,500	\$0.00	\$1,000.00
	- small projects	N/A	\$80.00 per application	\$96.00	\$96.00	\$16.00
Lot Grading Deposit		N/A	\$1,000.00 each	\$3,000	\$3,000.00	\$2,000.00