

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 1-21

A By-Law to Amend a Schedule of Departmental Fees & Charges of By-law 102-15 for the Municipality of North Grenville

WHEREAS the *Municipal Act 2001*, as amended authorizes the council of a local municipality to pass by-laws imposing fees or charges for services or activities provided or done by or on behalf of any other municipality or local board;

AND WHEREAS the Council of the Municipality of North Grenville deems it expedient to amend By-law 102-15;

NOW THEREFORE the Council of the Corporation of the Municipality of North Grenville enacts as follows:

1. Schedule “B” – Planning and Development Fees to By-law 102-15, as amended, is hereby replaced by the attached Schedule “A”.
2. The Clerk of the Municipality of North Grenville is hereby authorized to make any minor modifications or corrections of an administrative, numerical, grammatical, semantically or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.
3. This by-law shall come into full force and effect on February 1st, 2021.

PASSED AND ENACTED
THIS 12TH DAY OF JANUARY, 2021

NANCY PECKFORD
Mayor

HEATHER BABCOCK-CORMIER
Clerk

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE
Schedule “A” 2024 to By-Law 1-21

Service	Fee
Outdoor Solid Fuel Combustion Appliance	\$306.00 flat fee
Planning Service Fees	
Condominium*	\$2500 +\$30/unit
Condominium conversion*	\$2,500
Consent Review	\$350
Copy of Official Plan	\$50 + \$9/map
Copy of Zoning By-law	\$75 + \$9/map
Drain Split Agreements	\$100
Drainage Agreements	\$600
Lift Part Lot Control	\$600
Lift 0.3 m Reserve Blocks and Transfer of all Other Subdivision Blocks/Lots	\$300
LLBO,MVDL & Other Compliance Letters	\$50
Application for Variance to the Fence By-law	\$100
Minor Variance/Permission*	\$650
Official Plan Amendment*	\$2,500
Removal of Holding	\$1,000
Renewal of Part Lot Control	\$600
Site Plan (Major-greenfield)*	\$2,000
Site Plan (Minor)*	\$900
Site Plan – Schedule Amendment only	\$100
Subdivision*	\$3,500 +\$50 per lot/unit
Subdivision/Condo Amendments	\$1,500
Zoning By-law Amendment (Major)*	\$2,000
Zoning By-law Amendment (Minor)*	\$1,000
Zoning Compliance Report	\$100
Notes	
1. * indicates that separate engineering review fees shall also be charged.	
2. All legal fees associated with processing any application shall be charged in addition to the application fee. It may be necessary to require a deposit to be filed with each application form which legal fees will be paid. This may require a separate administration fee (i.e. 10%) for managing the deposits.	
3. The current subdivision administration fee (i.e. 3.5% for the estimated cost of the subdivision works) will still be assessed after the registration of the subdivision plan and agreement.	
Construction, Renovation, Reconstruction & Additions	
Note: Private garages and/or carports built at the time of the original construction are included in the foregoing fees. Buildings moved in whole, in part or dismantled and reassembled on a new location shall be charged for the permit fees in accordance with new construction. Nothing in this section shall or be construed to override the provisions of the <i>Building Code Act</i> in allowing the construction or reassemblance of old buildings.	
A. New Construction (including Additions)	<i>Finished Space</i>
1. Assembly Occupancies – Group A	\$5,436 + \$0.58/ft ² > 6,459 ft ²
2. Institutional Occupancies – Group B	\$5,436 + \$0.58/ft ² > 6,459 ft ²

3. Residential Occupancies – Group C	\$2,600 + \$0.75/ft ² >1,500 ft ²
a. Single-Family, Semi-detached, duplex	
b. Multiple	\$2,600 + \$0.75/ft ² >1,500 ft ²
c. Mobile Home	\$1,197 + \$0.75/ft ² >1,500 ft ²
d. Residential Additions and Major Alterations	\$1,197 + \$0.75/ft ² >1,500 ft ²
4. Business/Personal Services Occupancies – Group D	\$5,544 + \$0.75/ft ² > 6,459 ft ²
5. Mercantile Occupancies – Group E	\$5,544+ \$0.75/ft ² >6,459 ft ²
6. Industrial Occupancies – Group F	\$5,090 + \$0.75/ft ² >6,459 ft ²
7. Special Occupancy Categories	
a. Churches, Community Halls	No Charge
b. Agricultural Buildings	\$285 + \$0.45/ft ² >6,459 ft ²
c. Tents	\$310 + \$0.65/ft ² >2,922 ft ²
8. Accessory Buildings/Structures	
a. Detached garage, shed, boat house, other accessory buildings	\$325 + \$0.75/ft ² > 300 ft ²
b. Swimming Pool	
i. Above Ground	\$100 flat fee
ii. In-ground (grading plan required)	\$310 flat fee
iii. On-Ground Pool	\$100 flat fee
c. Deck (without roof)	\$322 flat fee
B. Alterations and Repairs	
1. Interior Alterations, repairs, tenant improvements	
a. Occupancies – Groups A, B, D, E, F (Above \$25,000)	\$3,665 + \$0.58/ft ² > 6,459 ft ²
b. Residential Occupancies – Group C (Under \$25,000)	
i. Structural (minor alterations, repairs, renovations)	\$880 flat fee
ii. Retrofitting (minor alterations, repairs, renovations)	\$318 flat fee
c. Minor Alterations – Group A, B, D, E, F	\$1,701 + \$0.65/ft ² > 6,459 ft ²
d. Alterations and repairs to existing buildings or building systems not provided above.	\$12 for each \$1,000 of reported construction value or part there of as determined by the

	Chief Building Official – Minimum \$100
2. Fireplace, woodstove, inserts, chimney, solid fuel appliance, standalone plumbing, HVAC or Mechanical	\$312 flat fee
3. Construction to provide barrier free	\$85 flat fee
4. Sewage Disposal System	Permits RVCA
5. Basic Plumbing Fee	\$85 flat fee
6. Plumbing Fixtures	\$17/fixture
C. Demolition	
1. Part 9 – Residential	\$310 flat fee
2. Other – Non-Residential	\$1,000 flat fee
3. Demolition Permit Deposit	\$300 flat fee
D. Miscellaneous	
1. Partial Occupancy (Commercial or multi-dwellings – unless all units included)	\$312 flat fee
2. Change of Use	\$312 flat fee
3. Other Permits	
a. Transfer Permits	\$312 flat fee
4. Conditional Permit – Temporary Permit (site trailers)	\$312 flat fee
5. Conditional Permit – Full Build Agreement	\$312 flat fee
6. Alternate Solution Review	\$500 flat fee (plus peer review if required)
7. Major Revisions to Building Drawings	10% of original building permit fee
E. Administrative	
1. Occupant load inspection and change of use report	\$156 flat fee
2. Re-inspect, defective and incomplete work, 3 rd + additional response	\$205 paid prior to scheduling inspection
3. Inspection for unit removal and/or unit verification requirements	\$78/unit
4. Compliance and other reports (fire, occupant load, LCBO, zoning, reports to other agencies, solicitors and real estate firms, file retrieval or research related to archive files)	\$104 base fee + \$45/hr for reports or actions exceeding 3 hours in preparation
5. Scheduled inspection not ready for inspection upon inspector attendance at site.	\$104 paid prior to scheduling inspection
6. Inspections required beyond 2 years from date of permit issuance	\$255 flat fee
7. File Fee Search	\$104 flat fee
8. Hard Copies	
a. Regular 8.5x11” (first 5 copies are free)	\$0.25/copy
b. Large Copies (sizes larger than 8.5x11”)	\$9/copy
Heritage Designated Properties	
1. The fees and required forms shall apply to all heritage designated buildings.	
2. The provisions of the <i>Ontario Heritage Act</i> and regulations shall apply to the issuance of any permit issued to or for a heritage designated building.	

3. Heritage buildings are those designated by by-law under the provisions of the <i>Ontario Heritage Act</i>. Non-Payment of Fees As per Section 7(8.1) of the <i>Building Code Act 1992</i>, as amended, and as per Section 398 of the <i>Municipal Act, 2001</i>, unpaid fees required by this by-law may be added to the tax roll of the property for which a permit is issued. Refunds A refund of fees for a permit is authorized under the following circumstances at the discretion of the Chief Building Official: as per Section B of the Municipal Building By-law, as amended the refund of a permit fee shall be void and rescind the permit for which the refund fee is applied. Waiving Fees 1. Building Permit fees shall not apply to the following: a. Building to be owned by the Municipality of North Grenville or the United Counties of Leeds & Grenville b. Projects which are located on property owned by the Municipality of North Grenville or the United Counties of Leeds & Grenville. 2. The proponent is required to cover all outside consultant costs associated with plans examination or building inspection. 3. The value of the building permit fees waived is acknowledged as a Municipal financial contribution towards the building or project. 4. In instances where a building permit fee was included in funding applications, it will be determined by staff and the proponent, on a case-by-case basis, how best to deal with the waived fee. Cost of Living Adjustment A Cost of Living Adjustment will apply on January 1st of each calendar year for all Construction, Renovation, Reconstruction & Additions fees (Items A-E).	
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