THE CORPORATION OF THE MUNICIPALITY OF TWEED

BY-LAW NO. 2026-28

Being a By-law to Provide for the Issuance of Building Permits, Demolition Permits, Plumbing Permits, Change of Use Permits, Sewage System Permits and Swimming Pool Permits and to Set Fees for Same and to repeal By-law 2021-34 and By-law 2025-66.

WHEREAS Section 7 of the *Building Code Act, S.O. 1992, Chapter 23,* as amended, authorizes the Council of a municipality to pass by-laws prescribing classes of permits, applications for permits, requiring the payment of fees for the issuance of permits, and requiring information to be filed in support of applications for permits;

AND WHEREAS Section 391 of the *Municipal Act, 2001 S.O. 2001, C.25*, as amended, provides authority for a Council of a municipality to pass by-laws imposing fees or charges on any class of persons, for services or activities provided or done on behalf of them;

AND WHEREAS Section 398 of the *Municipal Act, 2001 S.O. 2001, C.25,* as amended provides that any municipality may add fees and charges imposed by the municipality to the tax roll; and

AND WHEREAS on May 12, 2021 the Council of the Municipality of Tweed passed By-Law No. 2021-34 to provide for the issuance of Building Permits, Demolition Permits, Plumbing Permits, Change of Use Permits, Sewage System Permits and Swimming Pool Permits and to set fees for same;

AND WHEREAS the Council of the Municipality of Tweed now deems it expedient and necessary to repeal By-law 2021-34 and amending By-law 2025-66;

NOW THEREFORE the Council of the Corporation of the Municipality of Tweed enacts as follows:

PART I

1. This by-law shall be known and may be cited as the "Building, Plumbing and Sewage System By-law of the Corporation of the Municipality of Tweed" and is hereinafter referred to as "this By-law".

2. In this By-law:

   (a) "Act" shall mean the *Building Code Act, S.O. 1992, Chapter 23* as amended and any successor thereto.

   (b) "Applicant" shall mean the Owner of a property for which a Building, Plumbing and/or Sewage System Permit is being applied for or the Owner's agent duly authorized in writing by the Owner.

   (c) "Building" shall mean a structure occupying an area greater than 10 square metres and consisting of a wall, roof, and floor or any one or more of them or a structural system serving the function thereof including all the works, fixtures, and service systems appurtenant thereto and including such other structures as are designated in the Building Code but does not include a structure used directly in the extraction of ore from a mine.

   (d) "Building Area" shall mean the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls.

(e) "Building Code" shall mean the regulations made pursuant to the provisions of Section 34 of the Act.

(f) "Building Permit" shall mean a permit issued by the Chief Building Official pursuant to the provisions of the Act, Building Code, and this By-law whereby the Chief Building Official certifies their approval of the plans and specification for the construction of a building.

(g) "Chief Building Official" (hereinafter referred to as the CBO) shall mean the Chief Building Official appointed as such by the Corporation of the Township of Stirling-Rawdon on behalf of the Building Inspection Services Board members, including the Corporation of the Municipality of Tweed, pursuant to the provisions of Section 3 (2) of the Act.

(h) "Construct" shall mean to do anything in the erection, installation or extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere, and construction has a corresponding meaning.

(i) "Demolition" shall mean the doing of anything in the removal of a building or any material part thereof.

(j) "Demolition Permit" shall mean a Permit issued by the Chief Building Official pursuant to the provisions of the Act, the Building Code and the By-law whereby the Chief Building Official authorizes the removal of a building or any material part thereof.

(k) "Gross Area" shall mean the total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls except that, in any other occupancy than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.

(l) "Inspector" shall mean an inspector appointed by the Municipality pursuant to the provisions of Section 3 (2) of the Act.

(m) "Municipality" shall mean the Corporation of the Municipality of Tweed.

(n) "Nuisance Inspections" shall means calling when not ready; multiple re-inspections.

(o) "Occupancy" shall mean the use or intended use of a building or part thereof for the shelter or support of persons, animals or property.

(p) "Plumbing Permit" shall mean a permit issued by the Chief Building Official pursuant to the provisions of the Act, and the By-law whereby the Chief Building Official certifies their approval of the plans and specifications for the installation of plumbing.

(q) "Residential Housing" shall mean all single family detached dwellings, seasonal residential dwellings and all multi-residential buildings.

(r) "Unsafe" when used in respect of a building shall mean:

i) structurally inadequate or faulty for the purposes for which it is used; or
ii) in a condition that could be hazardous to persons in the normal use of the building.

(s) "Sewage System Permit" shall mean a Permit issued by the Chief Building Official pursuant to the provisions of the Act, Building Code, and this By-law whereby the Chief Building Official certifies their approval of the plans and specifications for the installation of a sewage system.

PART II

3. This By-law shall apply to all lands lying within the corporate limits of the Corporation of the Municipality of Tweed.

4. The Municipality may by By-law appoint a Chief Building Official and such inspectors as are necessary to administer and enforce the provisions of the Act, the Building Code and the provisions of this By-law and the CBO's duties shall include but not be limited to the following:

(a) Receiving and processing applications for permits pursuant to the provisions of this by-law;

(b) Issuing such permits, orders or notices as may be required by the provisions of this By-law or the provisions of the Act;

(c) Inspecting all buildings erected, altered or repaired or demolished within the corporate limits of the Municipality of Tweed to ensure that all buildings are erected, altered, repaired or demolished pursuant to the provisions of this By-law, the Act and the Building Code as they may exist from time to time;

(d) Inspecting all sewage systems installed, altered or repaired within the corporate limits of the Municipality of Tweed to ensure that all sewage systems are installed, altered or repaired pursuant to the provisions of this By-law, the Act, and the Building Code as they may exist from time to time;

(e) Enforcement of the provisions and requirements of this By-law, the Zoning By-law for the Corporation of the Municipality of Tweed, the Act, the Building Code and other applicable laws as they may see fit from time to time; and

(f) To present such reports as may be required by the Municipality at such times as are required by the Municipality relating to the provisions of the By-law, the Act, and the Building Code.

4.1 The CBO or designate shall, on an application and on all final drawings, plans, or sketches submitted with an application for a Permit pursuant to this By-law stamp or otherwise signify their approval, together with the date of that approval, on a copy of the application, plan, sketch or drawing which shall be kept with the application.

4.2 The CBO shall hold office during the pleasure of the Council of the Municipality.

5. No person shall construct or demolish or cause to be constructed or demolished a building within the corporate limits of the Municipality of Tweed unless a Building Permit has been issued for the construction or demolition by the CBO.

6. No person shall install, alter or repair or cause to be installed, altered or repaired a sewage system within the corporate limits of the Municipality of Tweed unless a Sewage System Permit has been issued for the installation, alteration or repair by the CBO.

7. Classes of permits with respect to the construction, demolition and change of use of buildings and the issuance of septic system permits

and permit fees shall be set out in Schedule 'A' to this By-law.

8. The CBO shall issue a Building Permit and/or Septic System Permit pursuant to the provisions of this By-law except where:

(a) The proposed building and/or sewage system or the proposed installation, construction or demolition will not comply with the Act or the Building Code or this By-law or will contravene any other applicable law including the By-laws of the Municipality; or

(b) The Applicant is a builder as defined in the Ontario New Home Warranty's Plan Act and has not been registered pursuant to the Act; or

(c) The application as prescribed by this By-law is incomplete or any fees have not been paid.

9. Any Applicant may apply to the CBO for a Building Permit pursuant to the provisions of this By-law and such Application shall include the following:

(a) The completed application on a form as prescribed by the CBO which shall include, but not be limited to, the following information:

i) The name and address of the Owner of the property for which the Permit is being applied for and the name and address of the agent duly authorized in writing actually making the application, if applicable;
ii) The municipal address and legal description of the property in question;
iii) A plan, sketch or drawing describing in detail satisfactory to the CBO the construction or demolition or work to be done; and
iv) A statement signed by the Owner or their agent duly authorized in writing as to the value in monetary terms of the proposed construction;
v) Confirmation, in writing, that the driveway entrance has been approved by the Public Works Department.

(b) Any deposit that is required by the provisions of this By-law; and

(c) The Building Permit fees, including inspection fees, and Occupancy Permit fee as calculated pursuant to the provisions of this By-law.

9.1 The CBO or building inspector, in addition to the information provided in Section 9. above, may require that the applicant supply the following information where the CBO or building inspector consider it desirable to do so:

(a) Where the building to be constructed is a new building or is an addition onto an existing building, a survey certified by a registered Ontario Land Surveyor showing the proposed location of the building as opposed to the lot lines;

(b) Where the building to be constructed is a new building, a lot grading and drainage plan prepared by a duly qualified engineer satisfactory to the CBO which is sufficient to indicate that the proposed lot grading and drainage for the subject property complies with the provisions of the Building Code.

9.2 Where the Building is a hospital, school, college, church, theatre, hall or other building used as a place of worship or public resort or amusement or for public meetings, a set of plans of the building as constructed shall be filed with the CBO on completion of the construction of the building.

9.3 Where the CBO requires a lot grading and drainage plan pursuant to the provisions of Section 9.1 (b) of this By-law, the applicant shall, prior to the final inspection of the premises required by this By-law and before the premises are occupied, provide to the CBO a lot grading and drainage plan as constructed which shall be filed with the CBO and which shall be signed by a qualified engineer who shall certify that drainage of surface water from the lot will not adversely affect adjacent property.

10. Any applicant may apply to the CBO for a Plumbing Permit pursuant to the provisions of this By-law and such Application may include the following:

(a) such plans, drawings and sketches of the plumbing as may be required by the CBO which shall show to the satisfaction of the CBO:

i) the plumbing that is to be constructed, repaired, renewed or altered; and

ii) the location of drains, pipes, traps and other works or appliances that are or are to be part of or connected with the plumbing.

11. Any Applicant may apply to the CBO for a Sewage System Permit pursuant to the provisions of the By-law and such Application may include the following:

(a) such plans, drawings and sketches of the sewage system as may be required by the CBO which shall show to the satisfaction of the CBO:

i) the sewage system that is to be constructed, repaired, renewed or altered as set out in the 'Application for a Building Permit for a Sewage System'.

12. Every service that is connected to a water main owned and operated by the Municipality of Tweed shall have a back flow prevention device installed on the inside of the building beside the water meter to prevent the flow of water out of the building;

12.1 Every service that is connected to a sewer main owned and operated by the Corporation of the Municipality of Tweed shall have a back flow prevention device installed on the outside of the building to prevent the back flow of sewage into the building.

13. The water supply for any building for which a Permit has been issued pursuant to the provisions of this By-law shall not be turned on so as to supply that building with water until the CBO has completed a final inspection pursuant to the provisions of Section 17.1 (i) of this By-law and is satisfied that the Building has been completed and is in conformity with the Building Code.

14. The fee to be charged by the CBO for the issuing of a Building, Plumbing and /or Sewage System Permit pursuant to the provisions of this By-law shall be as set out on Schedule 'A' to this by-law which schedule shall form part of this By-law.

15. Any Permit issued pursuant to this By-law shall be displayed in a prominent place on the property for which the Permit has been issued.

16. The applicant for a building permit may request a permit transfer and the CBO may authorize such transfer in accordance with the fees set out on Schedule 'A'.

17. Each building and/or sewage system being constructed pursuant to the Permit issued under Sections 9, 10, and/or 11 of this By-law shall be

inspected by the CBO or an inspector duly appointed pursuant to this By-law upon receiving notice within two (2) business days prior to each stage of construction from the holder of the Permit that the premises are ready for inspection.

17.1 The holder of a Building Permit issued pursuant to Section 7 of this By-law shall notify the CBO that the premises are ready for inspection at the following stages of construction, if applicable:

(a) Prior to the commencement of any excavation or grading that may be required to commence the construction of the building;

(b) when the holder of the permit is ready to construct the footings;

(c) Upon substantial completion of the footings and foundation prior to commencement of backfilling;

(d) Upon substantial completion of:

i) The structural framing and ductwork and piping for heating and air conditioning systems, if the building is within the scope of Part 9;
ii) The installation of insulation, vapour barriers and air barriers.

(e) At the commencement of the construction of:

i) Masonry fireplaces and masonry chimneys;
ii) Factory built fireplaces and chimneys; and

(f) Upon the substantial completion of all required fire separation and closures and all fire protection systems including stand pipe, sprinkler, fire alarm and emergency lighting systems;

(g) Upon substantial completion of interior finishes and heating, ventilating, air conditioning and air contaminant extraction equipment;

(h) Upon substantial completion of the exterior cladding, fire access routes and site grading; and

(i) Upon completion of the building and availability of the drawings of the building as constructed.

17.2 The holder of a plumbing permit issued pursuant to Section 8 of the Building Code Act shall notify the CBO that the premises are ready for inspection at the following stages of construction:

(a) Upon completion of under basement floor drains and vents;

(b) Upon roughing in of all above floor drains and vents and when all waterlines to be covered;

(c) Upon completion of traps and fixtures.

17.3 The holder of a sewage system permit issued pursuant to Section 8 of the Building code Act shall notify the CBO that the system is ready for inspection at the following stages of construction:

(a) Site inspection immediately following testing hole placement;

(b) Upon substantial completion of sewage system prior to backfill;

(c) Final grading prior to use of system.

17.4 The applicant or their contractor shall contact the CBO and indicate when each stage of construction has been completed and when the building will be available to be inspected.

17.5 Upon being notified that a stage of construction has been completed and that the building is available for inspection, the CBO shall, as soon as is practicable, inspect the building, and if that stage of construction has been satisfactorily completed pursuant to the provisions of the Building Code, the CBO shall issue written authorization for the construction of the next stage of construction.

17.6 No person shall do any work on any stage of construction for any building for which a Building Permit has been issued pursuant to the provisions of this By-law unless the CBO has indicated in writing that the stage of construction in question may be commenced.

17.7 The CBO may, at any stage of construction, require that the applicant or their contractor provide the CBO a survey prepared by an Ontario Land Surveyor confirming that the location of the building on the lot complies with all applicable provisions of the Municipality's zoning by-law regarding setbacks and side yard requirements.

17.8 If the CBO is not satisfied that construction has been done or completed pursuant to the provisions of the Act or the Building Code, the CBO may give such notices and make such orders regarding the deficiencies as may be provided for by the Act.

(a) The CBO upon final inspection as provided for under Section 17.1 (i) of this By-law may either:

i) Issue a final inspection notice if satisfied that all construction on the building and all site grading and drainage has been completed to their satisfaction according to the provisions of the Act, the Building Code, all applicable municipal by-laws all other applicable law, and the drawings, plans and specification forming part of the application for the Building Permit, or
ii) Make such Order requiring that any deficiency be corrected if they are not satisfied that the building and the lot grading and drainage have been satisfactorily completed.

18. Where any person does any work on any stage of construction for a Building which has not been authorized in writing pursuant to the provisions of Section 16 above, the CBO may, in addition to any other remedy provided for in the Act, the Building Code or this by-law, require that person to uncover or dismantle any unauthorized work for the purposes of inspection.

19. In addition to the Building Permit Fees calculated pursuant to Schedule 'A' of this By-law, deposits shall be paid by the applicant, where applicable, pursuant to Schedule 'B' of the by-law, prior to the issuance of any building permit.

20. The CBO may revoke any Permit issued pursuant to this By-law on any grounds provided for in the Act.

21. Notwithstanding any provision of this By-law, the issuing of a Permit or the approval of drawings and specifications for a Permit or the making of inspections by the CBO during the construction of the building shall not in any way relieve the Owner of such building or their agent or successor or assign from full responsibility for carrying out the work in accordance with the requirements of this By-law, the Act, Building code and all other applicable law.

22. Request for Alternative Solution Approval:

(a) Where a request is made for approval of an Alternative Solution under Section 9 of the Act and the Building Code where applicable, the Applicant shall:

i) Use the application for an alternative solution form prescribed by the CBO, and;
ii) Include supporting documentation and test methods demonstrating that the proposed alternative solution will provide the level of safety and performance required by the Building Code;

(b) Equivalents which are accepted under this subsection shall be applicable only to the location to which the approval is given and are not transferable to any other Permit(s) to Construct;

(c) In addition to the minimum non-refundable fee, the Owner or Permit Holder shall pay any additional costs that may be incurred by the Municipality in relation to the evaluation process as determined by the CBO.

PART III

23. No person shall excavate for or erect an outdoor swimming pool within the Corporation of the Municipality of Tweed unless that person has been issued a Swimming Pool Permit pursuant to the provision of this By-law.

24. The Applicant for an outdoor swimming pool shall submit information to the CBO which shall include but not be limited to:

(a) An Application in a form as prescribed by the CBO which shall include:

i) The name and address of the Owner of the land upon which the outdoor swimming pool will be placed.
ii) The name and address of the person who will construct the outdoor swimming pool if different from the Owner.
iii) Plans and specifications satisfactory to the CBO indicating the depth, length and width of the outdoor swimming pool and its location on the land in question.
iv) The type and height of fencing to be installed around the outdoor swimming pool.
v) An application fee in an amount calculated pursuant to the provisions of Schedule 'A' attached to this By-law.

25. No swimming pool may be filled with water until the CBO or building inspector has verified that a fence that completely surrounds the swimming pool and has a height of at least 1.5 meters and has been completed.

26. A gate or opening that provides access to an outdoor swimming pool from a yard shall be equipped with a self-closing latching mechanism and shall be of the same height and construction as the fence surrounding the outdoor swimming pool.

PART IV

REVISIONS TO PERMIT

27. After the issuance of a permit under the Act, notice of any material change to a plan, specification, document, or other information on the basis of which the permit was issued, must be given in writing to the

CBO together with the details of such change which is not to be made without their written authorization.

PART V

REFUNDS

28. In the case of withdrawal of an application or the abandonment of all or a portion of the work or the non-commencement of any project, the CBO shall determine the amount of paid permit fees that may be refunded to t he applicant, if any, in accordance with Schedule 'A' attached to and forming part of this By-law.

PART VI

ENFORCEMENT

29. Any person who contravenes any provision of this By-law shall be deemed to have committed an offence and shall be subject to a fine as determined by the provisions of the *Provincial Offences Act, R.S.O. 1990, Chapter P.33*, as amended.

30. If any section, clause or provision of this By-law including anything contained in Schedules 'A' and/or 'B' attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses or provisions of this by-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall be declared to be invalid.

31. This By-law shall come into force and take effect on the date of passing.

32. That By-law No. 2021-34 and By-Law No. 2025-66 and all previous By-laws providing for the issuance of building and plumbing permits are hereby repealed.

Read a first, second, and third and final time, passed, signed, and sealed in open Council this 28th day of April, 2026.

DEPUTY MAYOR

Kari Cullen

CLERK

SCHEDULE 'A' to BY-LAW NO. 2026-28

Table to be used to determine estimated costs and Building Permit Fees

CLASS OF PERMIT	Value of the improvement is to be determined on the following costs.

ALL PERMITS ARE SUBJECT TO A $150.00 ADMINISTRATION FEE

A) **NEW RESIDENTIAL HOUSING AND ADDITIONS:**

$155.00 per square foot	To obtain estimated cost apply $155.00 per square foot of living space above grade. Permit cost is $10.50 per $1,000.00 or part thereof of estimated cost.

RESIDENTIAL BASEMENTS

$110.00 per square foot	To obtain estimated cost apply $110.00 per square foot of basement space. Permit cost is $10.50 per $1,000.00 or part thereof of estimated cost

GARAGES, SHED, UTILITY BUILDINGS, CARPORTS

$75.00 per square foot	To obtain estimated cost apply $75.00 per square foot of building area. Permit cost is $10.50 per $1,000.00 or part thereof of estimated cost.

B) **COMMERCIAL AND INDUSTRIAL: (Includes Renovation)**

(a) First class masonry, veneer or frame and siding construction with interior **finished** suitable for occupation as business, school, church, office, etc., $185.00 per square foot	To obtain estimated cost, apply $185.00 per square foot of floor area (use 75% of rate for 2nd and 3rd floors and 50% of rate for each floor thereafter). Permit cost is $10.50 per $1,000.00 or part thereof of estimated cost.
(b) All buildings of masonry, veneer, frame, or metal construction with interior **unfinished** to be used for storage, warehousing, or factory, etc. $125.00 per square foot	To obtain estimated cost, apply $125.00 per square foot of floor area (use 75% of rate for 2nd and 3rd floors and 50% of rate for each floor thereafter). Permit cost is $10.50 per $1,000.00 or part thereof of estimated cost.
(c) All mechanical (i.e., Fire System, HVAC)	Construction Value provided but must be confirmed to reflect current value of the service. Permit cost is $10.50 per $1,000.00 or part thereof of estimated cost.
d) Renovations	To obtain estimated cost, apply $75.00 per square foot; or the value on the permit, whichever is greater.

C) **INSTITUTIONAL:**

$620.00 per square foot	To obtain estimated cost, apply $620.00 per square foot of floor area. Permit cost is $10.50 per $1,000.00 or part thereof of estimated cost.

D) **DECKS, PORCHES, STEEL ROOFS**

Flat fee = $155.00

E) **RESIDENTIAL RENOVATIONS / SECONDARY RESIDENCE**

a) Secondary Residence	To obtain estimated cost, apply $110.00 per square foot of area. Permit cost is $10.50 per $1000.00 or part thereof of estimated cost.
b) Residential Renovations	To obtain estimated cost, apply $50.00 per square foot of area, or the value on the permit, whichever is greater.

F) **FARM BUILDINGS AND/OR FABRIC COVERED STRUCTURES**

Open – $60.00 per sq. ft. Closed –$75.00 per sq. ft.	To obtain cost, apply $60.00 or $75.00 per square foot of building area. Permit fee is $10.50 per $1,000.00 or part thereof of estimated cost.

G) **SWIMMING POOLS and all necessary fencing (Also include WOODSTOVE/BOILER**	$150.00 fee
H) **DEMOLITION PERMIT FEE** (Active Farm buildings are exempt within the meaning of the Act and the Regulations)	$200.00 fee
I) **OCCUPANCY PERMIT / PERMIT RENEWAL**	$150.00 fee

J) **CHANGE OF USE PERMIT**

Every application for a change of use permit issued under the Act shall contain sufficient information to enable the Chief Building Official to determine if it will conform with the Act, the Building Code, and any other applicable law.	$250.00 fee plus fire inspection fees as per each municipality fee schedule plus building/plumbing permit fees if applicable. SECOND UNITS REVIEW

K) **PLUMBING PERMITS**

a) Residential	$150.00 per unit or suite plus $10.50 per new/additional/relocated fixture or trap

	b) All other buildings	$150.00 per stack plus $10.50 per new/additional/relocated fixture or trap
L)	**SEWAGE SYSTEM PERMITS (NEW SYSTEM)**	$750.00
	SEWAGE SYSTEM PERMITS (PARTIAL RENOVATION)	$300.00
	For each inspection requested after the third inspection of a sewage system permit	$150.00
M)	**REQUESTED INSPECTIONS** (Re-inspection clean water/nuisance inspections i.e. calling when not ready or multiple re-inspections.)	$200.00 (Nuisance inspection fee may be charged upon direction from the CBO.)
N)	**PERMIT TRANSFER** Communication Towers/Wind/Solar Power/Generators /Walls/Temporary Tents	$150.00 (plus 2% of value)
O)	**PERMIT REVISIONS**	$150.00 plus $10.50 per thousand of additional value.
P)	**CONSTRUCTION STARTED BEFORE PERMIT ISSUED**	A fee is equivalent to 100% of the permit fee
Q)	**BUILDING DEPARTMENT LETTERS**	$125.00
R)	**REFUNDS**	
	Status of Permit Application	**Percentage of Fee Eligible for Refund**
	1. Application filed. No processing or review of plans submitted	75%
	2. Application filed. Plans reviewed, initial inspection conducted, and permit issued	50% less $100.00 per any additional required inspections
	3. Permits valued at less than $100.00	0%
S)	**ORDERS – LAND REGISTRY OFFICE** Register and Discharge a Building Code Act Order with the Land Registry Office	One-time fee - $1200.00
T)	**REQUEST FOR ALTERNATIVE SOLUTION APPROVAL** Flat fee plus third-party review at full cost recovery	$700.00, plus any costs associated with required third-party reviews

SCHEDULE 'B' to BY-LAW NO. 2026-28
INSPECTION FEES AND DEPOSITS

1. In addition to the Building Permit Fees calculated pursuant to Schedule 'A' of this by-law, there shall be a refundable deposit of not less than $700.00, as security, where construction costs are $50,000.00 (decks excluded) or more, against:

a)

i) The Municipality having to repair damage to any public roads, ditches, curbs or sidewalks or other public works and services caused by the Owner or its contractor or their authorized employees, agents or workmen; or

ii) The Municipality having to remove building materials, waste and soil that is spilled tracked or blown onto public highways from the construction site.

iii) The final inspection, if not completed within 3-year time period from payment, without cancellation or approval of extension, then right to refund is waived.

b) The Applicant shall be responsible:

i) For any damage caused during construction to any public highway, ditch or other public work and shall forthwith reimburse the Municipality for all costs incurred by the Municipality in repairing any such damage; and

ii) Take all necessary steps to prevent building material, waste or soil from the construction site being spilled or tracked on the public highways and in the event of such spilling or tracking on public highways shall be responsible for ensuring that the building material, waste or soil is removed forthwith.

iii) In the event that it is necessary for the Municipality to perform any work or repair any damage to any public highway, ditch or other public work, the Municipality may use all or part of the deposit of $700.00 required by this section to complete the necessary work or repairs.

iv) The curb/road damage deposit of $700.00 shall be refunded upon completion of the building as determined by the Chief Building Official.

v) The curb/road damage deposit of $700.00 shall not be refunded if more than three years on deposit or the property sells. The deposit will be kept by the Municipality.