THE CORPORATION OF THE
TOWNSHIP OF LARDER LAKE

BY-LAW NO. 2035-25

BEING A BY-LAW RESPECTING CONSTRUCTION, DEMOLITION AND CHANGE OF USE PERMITS AND INSPECTIONS.

WHEREAS Section 391 (1) of the Municipal Act, 2001, as amended, authorizes a municipality to impose fees or charges on persons for services or activities provided or done by or on behalf of it.

AND WHEREAS under the Building Code Act Section 7(1) allows the Council of a municipality to pass require the payment of fees for the issuance of permits;

AND WHEREAS under the Building Code Act Section 7(2) the total amount of the fees authorized under clause (1) must not exceed the anticipated reasonable costs of the principal authority to administer and enforce this Act in its Area of jurisdiction.

NOW THEREFORE BE IT RESOLVED THAT the Council for the Township of Larder Lake enacts as follows:

1. **THAT** the Building Permit Fees charged be outlined as Schedule A.

2. **THAT** the Clerk is hereby authorized to make minor modifications or corrections of a grammatical or typographical nature to the by-law and schedule after passage of this by-law where such modifications or corrections do not alter the intent of the by-law.

3. **THAT** this By-law comes into force and effect on January 1, 2026.

4. **THAT** all other By-laws and resolutions, or parts thereto, contrary hereto or inconsistent herewith, be and the same are hereby repealed.

READ A FIRST, SECOND AND THIRD TIME in open Council this 18th day of November, 2025.

Patricia Quinn / MAYOR

Crystal Labbe / CAO CLERK TREASURER

SCHEDULE 'A' TO BY-LAW NO.

BUILDING PERMIT FEES

The fees payable by the applicant for a construction, demolition, change of use of conditional permit or inspection fees shall be as follows:

Permit fees shall be $9.25 per thousand based on a value of contract price. If there is no contract price in a written agreement, the permit fee will be calculated by Building Department as follows:

Deposit: $90 per application

Fee Code	Residential	2026 Municipal Fee	
RA	Residential (single family dwelling including prefabricated homes)	$ 1.30	per sq ft
RB	Seasonal Building no interior finish (insulation, sheeting, etc.)	$ 0.80	per sq ft
RC	Garage / Cold Storage	$ 0.65	per sq ft
RD	Deck / Balcony	$ 0.50	per sq ft
RE	Interior Renovations (plumbing, other structural change)	$ 160.00	fixed
RF	New foundations	$ 260.00	fixed
RG	Foundation repairs	$ 105.00	fixed
RH	New roof Entire Roof (structural changes)	$ 235.00	fixed
RI	Minor Structural Repair/Change	$ 105.00	fixed
RJ	New door / window (structural changes)	$ 90.00	fixed
RK	Fire alarm system	$ 105.00	fixed
RL	Wood Fired Appliance	$ 90.00	fixed
RM	Rooftop Solar	$ 210.00	fixed
RN	Demolition	$ 90.00	fixed

Fee Code	Commercial/Industrial/Assembly/Institutional	2026 Municipal Fee	
CA	Commercial/Industrial/Assembly/Institutional	$ 2.35	per sq ft
CB	Commercial/Industrial/Assembly/Institutional-Cold Storage	$ 0.80	per sq ft
CC	New Doors or Windows (structural changes)	$ 160.00	fixed
CD	Interior Alteration (plumbing, other structural change)	$ 260.00	fixed
CE	New Roof (Structural Change)	$ 390.00	fixed
CF	Minor Structural Repair/Change	$ 160.00	fixed
CG	Fire Alarm System	$ 210.00	fixed
CH	Rooftop Solar	$ 365.00	fixed
CI	Bunkhouse/work camp/trailer (minimum of $1000)	$ 1.60	per sq ft
CJ	Demolition (Building over 600 m2 or over 3 storeys (Div. 1.2.2.3(1)))	$ 160.00	fixed
CK	Demolition other than above	$ 90.00	fixed

Fee Code	Farm	2026 Municipal Fee	
FA	Farm Building / addition	$ 0.80	per sq ft
FB	Prefabricated Storage Silos	$ 190.00	fixed
FC	Bunkhouse/work camp/trailer (minimum of $1000)	$ 1.60	per sq ft
FD	Demolition	$ 90.00	fixed

Fee Code	Other Building Fees	2026 Municipal Fee	
OA	Change of use permit	$ 90.00	fixed
OB	Change of use if construction is required	$ 90.00	+ fee
OC	Moving permit (Relocation of structure over 108 ft2 to or from a property)	$ 160.00	fixed
OD	Signs	$ 90.00	each

Fee Code	General Fees (HST Applies)	2026 Municipal Fee	
GA	Permit - File maintenance fee (Dormant 12mths +)	$ 90.00	fixed
GB	Inspection request by owner	$ 90.00	each
GC	Revisions to permit already issued	$ 90.00	fixed
GD	Other Services	$ 90.00	per hour
GE	Orders	$ 210.00	fixed

FEE NOTES:

- There shall be an administration charge equal to *one and a half* times the above calculated fees, applied to all construction that begins prior to the issuance of a permit.
- Fees will be rounded to the nearest dollar.
- Conditional and partial permits will be calculated at the regular rate for the complete project.
- No permit shall be less than $90.00 minimum.

Refunds

1. No refund shall be given for an application fee, or fees for a conditional, change of use or partial permit.

2. No refund shall be given for permits or inspections valued at $100 or less.

3. Where a permit fee has been paid pursuant to this By-law, fees may be refunded based on the following formula and to Section 6.1 of this By-law:

   Construction or Demolition Permit

   i) 80% where the application is withdrawn or only administrative functions have been performed;

   ii) 50% if administrative, applicable law compliance and plans examination functions have been performed;

   iii) 25% if the permit has been issued and the application is withdrawn or construction does not commence, or no field inspections have been carried out

   iv) No refunds if field inspections have been carried out.

Dormant Building Permit

1. The dormant fee is designed to encourage timely completion of construction projects and offset the administrative costs of managing prolonged open permits.

2. No additional fees will be applied during the first two years following the issuance of a building permit.

3. Annual fees will apply to permits open beyond two years, starting in year three:
   a. Year 3: $100 fee

b. Year 4: $200 fee
c. Year 5: $300 fee
d. Year 6 and beyond: $500 fee per year.

4. Fee collection begins at the end of 2025, providing homeowners and contractors additional time to complete ongoing projects.