

**THE CORPORATION OF THE TOWN OF THESSALON**

**BY-LAW NUMBER 2068**

Being a by-law to set the payment of fees for Building Permits issued in the Town of Thessalon.

**WHEREAS** the R.S.O., Chapter B.13, Section 5, Subsection (c) requires the payment of fees on applications for and issuance of permits and prescribing the amounts thereof;

**NOW THEREFORE** the Council of the Corporation of the Town of Thessalon hereby enacts as follows:

1. The Building Permit fees for the Corporation of the Town of Thessalon shall be in accordance with Schedule "A" attached.
2. The Building Permit Fee Dispute Mechanism for the Town of Thessalon shall be in accordance with Schedule "B" attached.
3. By-law Number 1978 is hereby rescinded.
4. This by-law shall come into force and take effect immediately upon the final passing thereof.

**PASSED** in open Council this 17<sup>th</sup> day of August, 2015.

---

Mayor

Seal

---

Clerk

**CORPORATION OF THE TOWN OF THESSALON**

**BY-LAW NUMBER 2068**

**SCHEDULE "A"**

**Building Valuation, Permit Fees & Plans to Accompany Applications for Permits**

<u>Building Valuation</u>	<u>Value</u>
1. Commercial Building	\$120.00/sq.ft.
2. Houses, main floor area	\$140.00/sq.ft.
3. Houses, second floor area	\$110.00/sq.ft.
4. Accessory Buildings including sheds, garages, enclosed porches, and farm buildings	\$ 50.00/sq.ft.
5. Decks, open porches, landings	\$ 30.00/sq.ft.
6. Industrial Construction	Variable

Permit Fees

The determination of whether a permit is required and what class of permit is required is at the discretion of the Building Official.

<u>Class</u>	<u>Description</u>	<u>Fee</u>
1.	Residential Dwelling (new)	\$7.50/\$1,000 building valuation (minimum \$600.00 fee)
2.	Commercial, Institutional Construction (new)	\$9.50/\$1,000 building valuation (minimum \$600.00 fee)
3.	Commercial, Institutional Renovation	on a case by case basis
4.	Building Addition (residential or commercial)	\$9.50/\$1,000 building valuation (minimum \$400.00 fee)
5.	Industrial Construction	on a case by case basis
6.	Accessory Building (100 sq.ft. or less)	No Charge
7.	Accessory Building (>100 sq.ft.)	\$7.50/\$1,000 building valuation (minimum \$30.00 fee)
8.	Building Renovations	\$7.50/\$1,000 renovation cost (minimum \$30.00 fee)
9.	Decks, etc.	\$12.00/\$1,000 building valuation (minimum \$30.00 fee)
10.	Application fee for Building Permit Fee Dispute Mechanism Application	\$31.25
11.	Penalty for Failure to Obtain a Building Permit Prior to Construction	Cost of Permit Fee will be Permit Doubled

List of Plans or Working Drawings to Accompany applications for Permits

1. The Site Plan.
2. Floor Plans.
3. Foundation Plans.
4. Framing Plans (architectural Designed Homes).
5. Roof Plans (Pre-Engineered Trusses).
6. Reflected Ceiling Plans (Architect, Designed Homes).
7. Sections and Details.
8. Building Elevations.
9. Electrical Drawings (if asked for).
10. Heating, Ventilation and Air Conditioning Drawings (if asked for).
11. Plumbing Drawings (if asked for).

Note: The Building Official may specify that not all the above-mentioned plans are required to accompany an application for a permit.

**CORPORATION OF THE TOWN OF THESSALON**

**BY-LAW NUMBER 2068**

**SCHEDULE "B"**

**BUILDING PERMIT FEE DISPUTE MECHANISM**

Upon completed construction and assessment thereof, if a taxpayer feels that the estimated construction value used to calculate the permit fee is too high, then if within eighteen (18) months from the permit issue date, a current assessment issued by the Regional Assessment Office showing a lower assessed value is produced, then upon application by the taxpayer a refund of the difference will be considered by Council.

**APPLICATION (TO BE COMPLETED BY TAXPAYER):**

- |                   |   |           |
|-------------------|---|-----------|
| 1.                | The value of construction determined on the building permit<br>(copy attached)    | \$ _____  |
| 2.                | The current assessed value from the Regional Assessment Office<br>(copy attached) | \$ _____  |
| <u>DIFFERENCE</u> |   | <u>\$</u> |
| <hr/>             |   |           |
| 3.                | Commercial property     A/\$1,000 X _____ =                                       | \$ _____  |
|                   | Difference  | =====     |
|                   | Residential & other     A/\$1,000 X _____ =                                       | \$ _____  |
|                   | Difference  | =====     |

A = the Class fee amount at the time the building permit was issued.

I, \_\_\_\_\_ hereby affirm that all construction for the building permit that was issued for this project is complete and that all documents provided are true.

\_\_\_\_\_  
Taxpayer Signature

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Council Approval Date

\_\_\_\_\_  
Mayor