

**THE CORPORATION OF THE VILLAGE OF SOUTH RIVER  
 BY-LAW 19-2011; Building By-Law  
 as amended April 23, 2018 by Resolution #89-2018  
 SCHEDULE "B" – PERMIT FEE SCHEDULE  
 EFFECTIVE JANUARY 1, 2019**

Cost Guidelines

\$100.00	+ \$14.50 per Thousand
\$100.00	Change of Use Permit – Inspection fee only with no Building Permit Issued
\$100.00	Transfer Permit
\$100.00	+ \$14.00 per thousand of project value for Conditional Permit
\$100.00	Searching of records (Building and Zoning compliance letters)
\$100.00	Re-inspection
\$100.00	Pre-site inspection fee
\$50.00	per page for review of revised plans or plans submitted with application and no permit issued
\$50.00	Letter of compliance on issued orders
\$200.00	Application fee for Alternative Solution Design
\$200.00	Special Inspection Fee to inspect buildings or structures where a request has been made for a final inspection or occupancy/use where the permit has been inactive for one year and/or the permit is three years or older
\$1,000.00	minimum fee for any major alteration to a dwelling

**BUILDING WITHOUT A PERMIT – CONSTRUCTION STARTED WITHOUT OBTAINING A PERMIT FEES ARE DOUBLED**

**CONSTRUCTION COST GUIDELINES – cost per square foot of floor area**

**Residential Unit:**

Single Storey House	\$135.00 minimum per square foot
Two Storey House (1 <sup>st</sup> floor)	\$135.00 minimum per square foot
Each Additional Storey	\$75.00 minimum per square foot
Attached Garage	\$40.00 minimum per square foot

**Cottage / Recreational Dwelling:**

Dwelling with Basement	\$135.00 minimum per square foot
Dwelling on Piers / Frost Wall	\$125.00 minimum per square foot
Dwellings on Slab	\$125.00 minimum per square foot
Each Additional Storey	\$75.00 minimum per square foot

**Garage / Farm Buildings:**

Garage / Shed on Slab	\$40.00 minimum per square foot
Garage / Shed no floor	\$30.00 minimum per square foot
Barns / Outbuildings located on Assessed Farm Lands	\$25.00 minimum per square foot

**Commercial – Industrial:**

Based on cost price.....or	\$95.00 minimum per square foot
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**Renovations:**

Based on cost price estimates

**Decks / Porches / Additions:**

\$50.00 minimum per square foot or Based on cost price estimates

**Demolition Permits:**

\$15.00 minimum per square foot

**The cost construction guidelines are only a guideline. The Chief Building Official may place a valuation on the cost of the proposed work as per section 5. of this building by-law.**

No permit is required for re-shingling a roof.

No permit is required for a shed less than 107 sq.ft. provided that the principal structure is erected on the property or a permit for such structure has been issued. Lot coverage and setback distances for the Accessory Building must also comply with the zoning by-law.

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To obtain a Building Permit, it is necessary to first apply and receive the following:

1. A septic permit for a class 4 Sewage system from the North Bay Mattawa Conservation Authority in all areas not serviced by Municipal Sewers and for Buildings that require plumbing facilities.
2. An Entrance Permit or Culvert Permit from the Municipality if necessary.
3. An Entrance Permit or Building Permit from the Ministry of Transportation if the property fronts onto a Provincial Highway or Secondary Highway or is within 1000 feet of a highway Intersection or is in the Vicinity of the New 4 Laning of Highway #11.
4. A legal Survey may be required if the survey stakes are not clearly visible to the Chief Building Official.