

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

Cost Guidelines

\$100.00	+ \$15.00 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
\$50.00	per page for review of revised plans or plans submitted with application and no permit issued
\$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
\$1000.00	minimum fee for any major alteration to a dwelling

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 st 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.

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.

THE CORPORATION OF THE VILLAGE OF SOUTH RIVER

By-law #42-2015

Being a By-law to Amend Schedule 'B' (Permit Fee Schedule) to By-law #15-2009

WHEREAS the Central Almaguin Joint Building Committee shares one Chief Building Official as well as additional Building Inspectors; and

WHEREAS the Central Almaguin Joint Building Committee has reviewed the Permit Fee Schedule for all member municipalities; and

WHEREAS the Central Almaguin Joint Building Committee wishes to make standard the cost of building for all municipalities who are members of the Central Almaguin Joint Building Committee;

NOW THEREFORE the Council of the Village of South River does hereby enacts as follows:

1. Schedule 'B' (Permit Fee Schedule) to By-law #15-2009
2. This by-law comes into force upon final passing thereof.

READ A FIRST, SECOND, THIRD TIME AND FINALLY PASSED THIS 9th DAY OF NOVEMBER, 2015.

Mayor, Jim Coleman

Treasurer, Sherri Hawthorne