

By-law Number 23-01

The Corporation of the Township of Clearview

Being a By-law to amend By-law 05-25 being a by-law respecting construction demolition and change of use permits and inspections and to repeal Schedule "I" of By-law 17-110 being a by-law to provide for the imposition of fees and charges for the Township of Clearview

(Amendment to Building By-law 05-25)

Whereas Section 391 (1) of the Municipal Act S.O. 2001, c.25, as amended authorizes a municipality to impose fees or charges on persons for services or activities, for costs payable for services or activities and for the use of property including property under its control;

And Whereas Council of the Corporation of the Township of Clearview passed By-law 05-25 respecting construction, demolition and change of use permits and inspections;

And Whereas Council of the Corporation of the Township of Clearview passed By-law 17-110 establishing a general fees and charges By-law for the Corporation;

And Whereas Building Permit Fee Schedules are contained within By-law 05-25 and By-law 17-110;

And Whereas to reduce redundancy, the Corporation of the Township of Clearview deems it necessary to repeal Schedule "I" of Fees and Charges By-law 17-110;

And Whereas the Building Permit Fees are indexed annually on January 1st of each year based on the construction Index (CI);

And Whereas the annual index for 2023 for Building Permit Fees would be an increase of 15.6% based on the CI;

And Whereas on December 12, 2022, a Public Meeting was held under the Building Code Act regarding proposed changes in Building Permit Fees for 2023, with staff recommending not to move forward with Building Permit Fee increases based on indexing;

And Whereas the Corporation of the Township of Clearview deems it necessary to amend Schedule "B" of By-law 05-25, to provide for a 0% Index for the 2023 permit year;

Now Therefore Council of the Corporation of the Township of Clearview hereby enacts as follows:

1. That Schedule "B" of By-law 05-25 be deleted and replaced with Schedule "B" attached hereto and forming part of this By-law.
2. That Schedule "I" of By-law 17-110 be repealed.

3. That in all other respects By-law 05-25 and By-law 17-110, as amended, shall remain in force and effect.
4. That the Indexing included within Schedule "B" shall be retroactive to January 1, 2023 and shall only be applicable for the 2023 permit year.
5. That the regular index-based increases shall resume January 1, 2024 in accordance with Schedule "B".
6. That this by-law shall come into force and effect immediately upon the final passing thereof.

By-law Number 23-01 read a first, second and third time and finally passed this 9th day of January 2023.



Douglas Measures, Mayor



Barbara Kane, Director of Legislative
Services/Municipal Clerk

Township of Clearview By-law 05-25

Schedule "B"

Building Permit Fee Structure

Building Permit Fee Structure - Township of Clearview		
Category or Type of fee	Base Line Fee	Adjusted Fee
Group "C" - Low Density Residential <ul style="list-style-type: none"> • single detached (per unit) • semi-detached (per unit) • duplex (per unit) • converted dwelling (per unit) • mobile home • apartment-in-a-house 	\$2,718.00 /dwelling unit up to 2,200 ft.2 2,200 ft.2 Area Includes: <ul style="list-style-type: none"> • Covered Porch • Finished Basement space • Attached Garage (Additional Charge for decks wood burning stoves, and fireplaces.)	\$1.24 / ft.2 for buildings with a floor area over 2,200 ft.2 . Floor area applies to finished floor area and attached garage.
Group "C" - Multiple Residential (per unit) <ul style="list-style-type: none"> • townhouse • row dwelling • triplex • quadraplex • apartment • any other multiple unit dwelling • all other Group "C" occupancies (per unit) 	\$2,718.00 /dwelling unit up to 2,200 ft.2 2,200 ft.2 Area Includes: <ul style="list-style-type: none"> • Covered Porch • Finished Basement space • Attached Garage (Additional Charge for decks wood burning stoves, and fireplaces.)	\$1.24 / ft.2 for buildings with a floor area over 2,200 ft.2 . Floor area applies to finished floor area and attached garage.
Group "C" - Residential major alterations, additions, suite (>\$34,000.00 construction value) and demolitions for major residential buildings	\$1,903.00 /dwelling unit up to 2,200ft.2 2,200 ft.2 Area Includes: <ul style="list-style-type: none"> • Covered Porch • Finished Basement space • Attached Garage (Additional Charge for decks wood burning stoves, and fireplaces.)	\$1.24 / ft.2 for buildings with a floor area over 2,200 ft.2 . Floor area applies to finished floor area and attached garage.

Building Permit Fee Structure - Township of Clearview

Category or Type of fee	Base Line Fee	Adjusted Fee
Group "C" - Residential (<\$34,000 construction value) <ul style="list-style-type: none"> • porch ** • minor alterations ** • attached deck *** • fire retrofitting ** • wood stoves/fuel burning * • temporary buildings * • stand alone plumbing * • stand alone heating * • refurbishing heating * • all signs (per sign basis) residential only ** • tank installation/removal (fuel,sewage) **** • replace/remedial work for Class 2,3,5 tank or secondary review of application for any Class septic system **** • other permits - change of use, renewal, moving* • demolition for single detached and two unit dwellings * • L.L.B.O application* • retaining wall* • per connection (water, sanitary/storm sewer)* • occupancy or final inspection (2 yrs or more since permit issued)* • search of Simcoe Health Unit files for copy of permit* • request for copy of permit* • change of ownership* 	<p>\$408.00 / flat fee for minor extension to dwelling up to 300 ft2 ** or</p> <p>\$170.00 / permit flat fee for other types of permits*</p> <p>\$170.00 / permit flat fee up to 300 ft2. ***</p> <p>\$0.58 / ft2 for (deck area) floor area over 300 ft2. ***</p> <p>\$613.00 Refer to Septic Fees repair or replacement****</p> <p>\$170.00 for Water/Sewer Connection fee, single service or both one fee.</p>	<p>\$1.24 / ft2 for minor extension to dwelling with a floor area over 300 ft2.</p> <p>\$0.58 / ft2 for other types of buildings or structures with a floor area over 300 ft2.</p>

Building Permit Fee Structure - Township of Clearview		
Category or Type of fee	Base Line Fee	Adjusted Fee
Group "C" - Residential	\$170.00 / permit flat fee for in-ground pool. \$102.00 / permit flat fee for above ground pool.	
• pools		
Group "C" - Residential	\$436.00 up to 300 ftz.	\$0.58 / ftz for building or structures with a floor area over 300 ftz.
• detached garage • detached carport • accessory building		
Group 'A','B','D','E','F'	\$4,077.00 up to 2,500 ftz.	\$1.62 /ftz for buildings with a floor area over 2,500 ftz.
new construction, complete building or shell only	Applies to the shell where only the shell is constructed or to the complete building where the permit is issued for both.	Applies to the shell where only the shell is constructed or to the complete building where the permit is issued for both.
Group 'A','B','D','E','F'	\$2,718.00 up to 2,500 ftz.	\$1.09 / ftz for buildings with a floor area over 2,500 ftz.
major additions or alterations (> \$14,000.00 construction value)	Area applies to the area being altered or the area of the addition.	Area applies to the area being altered or the area of the addition.
Group 'A','B','D','E','F'	\$952.00 up to 2,500 ftz.	\$0.38 / ftz for buildings with a floor area over 2,500 ftz.
minor additions or alterations (< \$14,000.00 construction value) retrofit, interior finishes, stand alone plumbing, stand alone heating		
Farm Buildings	\$408.00 up to 1,579 ftz.	\$0.28 / ftz for a floor area over 1579 ftz.
new, additions, alterations, accessory buildings		
Polyethylene Film (plastic) Covered Greenhouse	\$408.00 permit fee per greenhouse.	
Designated Structures	\$408.00 minimum permit fee	\$16.31 for each \$1,000.00 of Construction Value
as defined under 1.3.1.1 Division A of the Ontario Building Code	Tower Facility, Wind Turbines, Solar Panels, Signs	

Building Permit Fee Structure - Township of Clearview		
Category or Type of Fee	Base Line Fee	Adjusted Fee
Non-Residential Demolitions	\$1,767.00 flat fee	
Sewage Disposal Systems new systems or replacement of Class 4 system or conversion	\$613.00 flat fee	
Additional Inspection Fee	\$136.00 flat fee for 1st additional inspection \$272.00 flat fee for 2nd additional inspection	
Construction without a Building Permit Administrative Surcharge	An administrative surcharge of the greater of \$170.00 or 100% of the permit fee will apply if construction has commenced prior to the issuance of the building permit	

CLASSIFICATION OF BUILDINGS BY MAJOR OCCUPANCY

For the purpose of this By-Law every building or part of it shall be classified according to its major occupancy as belonging to one of the groups as described in Division B Part 3, Table 3.1.2.1 of the Ontario Building Code.

GROUP A - ASSEMBLY OCCUPANCIES

GROUP B - DETENTION, CARE AND TREATMENT, AND CARE OCCUPANCIES

GROUP C - RESIDENTIAL OCCUPANCIES

GROUP D - BUSINESS AND PERSONAL SERVICE OCCUPANCIES

GROUP E - MERCANTILE OCCUPANCIES

GROUP F - INDUSTRIAL OCCUPANCY

INDEXING

Building Permit Fees imposed pursuant to this By-Law shall be adjusted annually, without amendment to this By-Law, on January 1st of each year, commencing January 1st, 2017, in accordance with the prescribed index in the Act, based on the twelve-month period ending September 30th.

Notwithstanding, Indexing may be altered by By-law for a one-year period based on the annual financial reporting of the Building Department.

Effective January 1, 2023 to December 31, 2023	Indexing	0.0%
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