



BY-LAW NO: 12-12

Being a by-law to regulate the issuing of building permits

WHEREAS the *Ontario Building Code Act*, R.S.O. 1990, empowers Municipal Councils to pass By-laws respecting building permits;

NOW THEREFORE, the Corporation of the Township of The North Shore (hereinafter called the Corporation) enacts as follows:

1. PERMITS:

- a) Classes of permits with respect to the construction and demolition of buildings shall be as set out in Schedule "A" to this By-law;
- b) An application for a permit may be deemed to have been abandoned and cancelled six (6) months after the date of filing, unless such application is being seriously proceeded with.

2. FEES:

- a) Fee for a required permit shall be in accordance with Schedule "A" to this By-law;
- b) Where the fees are based on the cost or valuation of the proposed work, such valuation shall mean the total cost of all work regulated by the permit including cost of professional and related services;
- c) The Chief Official shall place a valuation on the cost of work. Upon completion of the work, if the actual cost of the work was less than the valuation placed by the Chief Official, an audited statement may be submitted detailing the cost of all component parts of the work. The Chief Official shall, if the statement contains the cost of all component parts of the work in accordance with this statement, issue the appropriate refund;
- d) In the case of the non-commencement of any project and upon written request, the Chief Official shall determine the amount of refund of permit fees, if any, that may be returned to the permit holder, in accordance with Schedule "B" of this By-law.

3. NOTIFICATIONS:

- a) The owner or the owner's authorized agent shall notify the Chief Official at least two (2) business days in advance of the stages of construction specified in Section 2.10 of the Regulations.

4. PENALTY:

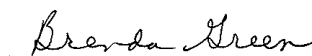
- a) Any person contravening this By-law or any part thereof may be liable for a fine recoverable under the Provincial Offences Act, to a maximum of \$300.00 for any one offence.

5. RESCINDS:

- a) This By-law rescinds By-law No. 07-45 & 07-50

Read a first, second and third time, enacted and passed this 21st day of March, 2012.


Randi Condie, Mayor


Brenda Green, Clerk-Treasurer

Schedule "A" of By-law 12-12

CLASS OF PERMIT	APPLICATION FEE
New constructions, including additions & renovations	\$50.00 administration fee Plus \$10.00 for each \$1,000.00 or part thereof extra
Pool (above-ground / in-ground)	\$100.00
Demolitions	\$ 50.00
Moving Permits	\$100.00
Renewal Permits	25% of original amount
<i>Note:</i> All accessory buildings or structures over 100 sq ft of floor space require a building permit.	

REFUND OF PERMIT FEES

- a) The fee that may be refunded shall be a percentage of the fees payable under this By-law as follows:
 - i. 80%, if administrative functions only have been performed.
 - ii. 70%, if administrative and zoning functions only have been performed.
 - iii. 45%, if administrative, zoning and plan examination functions have been performed.
 - iv. 35%, if the permit has been issued and no field inspections have been performed subsequent to permit issuance.
 - v. 5% shall additionally be deducted for each field inspection that has been performed after the permit has been issued.

- b) Notwithstanding paragraph a) above, no refund shall be made of an amount less than \$10.00.