

The Corporation of the Town of Tecumseh

By-Law Number 2024-096

Being a by-law to amend by-Law 2023-037, being a by-law respecting the issuance of various permits and performing of inspections for construction, demolition, change of use permits and related matters

Whereas Section 7 of the Building Code Act, R.S.O. 1992, authorizes a Municipal Council to pass By-Laws, respecting the issuance of construction, demolition and change of use permits, and perform various inspections and related matters;

And Whereas Section 7.1 of the Building Code Act, R.S.O. 1992, requires a principal authority to establish and enforce a code of conduct for the Chief Building Official and inspectors;

And Whereas Section 446 of the Municipal Act S.O., 2001, c.25 provides that if a Municipality has authority under this or any other Act or under a By-Law under this or any other Act to direct or require a person to do a matter or thing, the Municipality may also provide that, in default of it being done by the person directed or required to do it, the matter or thing shall be done at the person's expense, and the municipality may recover the costs of doing a matter or thing under from the person directed or required to do it by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes;

Whereas Council adopted By-Law 2023-03 on March 13, 2023 to authorize the issuance of various permits and performing of inspections for construction, demolition, change of use permits and related matters with prescribed provisions, forms and fees associated to permits and inspections;

Now Therefore the Council of The Corporation of The Town of Tecumseh enacts as follows:

1. **That** By-Law 2023-037 be amended by deleting its Schedule 3 in its entirety and replacing same with the amended Schedule 3 entitled Permits Fee Rates attached hereto and forming part of this by-law and to do such further and other act which may be necessary to implement the Schedule 3
2. **That** upon resolution of Council, Schedule 3 of By-law 2023-037 may be further amended from time to time as recommended by the Chief Building Officer or designate to reflect current administrative or costs.

Read a first, second, third time and finally passed this 10th day of December, 2024.



Gary McNamara

Signed with ConsignO Cloud (2024/12/11)
Verify with verifio.com or Adobe Reader.



Gary McNamara, Mayor

Robert Auger

Signed with ConsignO Cloud (2024/12/16)
Verify with verifio.com or Adobe Reader.



Robert Auger, Clerk

Schedule 3 - Permit Fee Rates of Building By-law, Building Services

By-Law 2024-096			
TYPE OF FEE	2025 Fees	2024 Fees	HST
Permit Fees			
Minimum Permit Fee	\$ 265.00	\$ 260.00	N
Permit Holdback Fee (per permit)	\$ 1,000.00	\$ 1,000.00	N
Permit Deposit (per dwelling unit)	\$ 500.00	\$ 500.00	N
*Residential (Includes Additional Residential Unit (ARU))			
\$ / Sq. Ft unless otherwise noted (house)	\$ 1.30	\$ 1.25	N
Plus for applicable extras: attached deck/porch without a roof, unfinished basement, attached garage, etc.	\$ 0.95	\$ 0.90	N
\$ / Sq. Ft unless otherwise noted (other residential)	\$ 1.30	\$ 1.25	N
Plus for applicable extras: attached deck/porch w/o a roof	\$ 0.95	\$ 0.90	N
Industrial			
\$ / Sq. Ft unless otherwise noted	\$ 1.10	\$ 1.05	N
Commercial/Institutional			
\$ / Sq. Ft unless otherwise noted	\$ 1.30	\$ 1.25	N
Post Disaster Buildings			
\$ / Sq. Ft unless otherwise noted	\$ 2.65	\$ 2.60	N
Other Permit Fees			
Heating, Ventilating & Air Conditioning (HVAC) System			
Heating, Ventilating and Air Conditioning (HVAC) System	\$ 372.00	\$ 365.00	N
Post Disaster HVAC System	\$ 745.00	\$ 730.00	N
Life Safety and Other Mechanical System Fees			
Mechanical Roof-Top Unit per unit	\$ 265.00	\$ 210.00	N
Commercial Kitchen Hood	\$ 372.00	\$ 365.00	N
Fire Alarm System per \$1,000 of Construction Value (min \$265.00)	\$ 15.00	\$ 365.00	N
Sprinkler System per \$1,000 of Construction Value (min \$265.00)	\$ 15.00		N
Standpipe per \$1,000 of Construction Value (min \$265.00)	\$ 15.00		N
Spray Booth per \$1,000 of Construction Value (min \$265.00)	\$ 15.00		N
Dust Collectors per \$1,000 of Construction Value (min \$265.00)	\$ 15.00		N
Plumbing Fees			
New Bathroom, rough-in bathroom (minimum \$260.00)	\$ 214.00	\$ 210.00	N
Backwater Valve/Sump Pit/Ejector Pump	\$ 265.00	\$ 260.00	N
Residential Sanitary Sewer	\$ 265.00	\$ 260.00	N
All Other Sanitary Sewer \$ / lineal foot (minimum \$260.00)	\$ 3.20	\$ 3.15	N
Residential Storm Sewer	\$ 265.00	\$ 260.00	N
All Other Storm Sewer \$ / lineal foot (minimum \$260.00)	\$ 3.20	\$ 3.15	N
Residential Water Service	\$ 265.00	\$ 260.00	N
All Other Water Service \$ / lineal foot (minimum \$260.00)	\$ 3.20	\$ 3.15	N
Septic Sewage System (Class 4 All Types-new or repair)	\$ 1,060.00	\$ 1,040.00	N
Septic Sewage System (Class 5 Holding Tank)	\$ 1,060.00	\$ 1,040.00	N
Lot Grading Fees			
Residential Lot Grading Review	\$ 265.00	\$ 260.00	N
All Other Lot Grading Review	\$ 372.00	\$ 365.00	N

Schedule 3 - Permit Fee Rates of Building By-law, Building

Services By-Law 2024-096			
TYPE OF FEE	2025 Fees	2024 Fees	HST
Miscellaneous Permit Fees			
(\$ / Sq. Ft unless otherwise noted)			
Deck / Porch without a roof (minimum \$260.00)	\$ 0.95	\$ 0.90	N
Finish Basement	\$ 1.30	\$ 1.25	N
Accessory Building (minimum \$260.00)	\$ 0.95	\$ 0.90	N
House Demolition	\$ 372.00	\$ 365.00	N
All Other Demolition (minimum \$365.00)	\$ 0.35	\$ 0.30	N
Fences	\$ 120.00		N
Swimming Pools	\$ 265.00		N
Temporary Structure - Tent	\$ 265.00	\$ 260.00	N
Change of Use - no construction required	\$ 265.00	\$ 260.00	N
Farm Building (new, alternations and additions)	\$ 0.60	\$ 0.55	N
Work Not Specifically Listed (Renovations) / \$1,000 of Construction Value	\$ 16.30	\$ 16.00	N
Permit Resubmission before permit is ready to be issued	\$ 265.00	\$ 260.00	N
Permit Resubmission after permit is issued	\$ 265.00	\$ 260.00	N
Partial Occupancy Permit (per sq. ft. of area to be occupied) (minimum \$260.00)	\$ 0.15	\$ 0.10	N
Conditional Permit (permit fee plus \$1000.00)	\$ 1,020.00	\$ 1,000.00	N
Partial Permit	\$ 510.00	\$ 500.00	N
Alternative Solution Application	\$ 265.00	\$ 260.00	N
Permit Transfer	\$ 265.00	\$ 260.00	N
Inspection Fees			
Inspection requested and site attended but the site is deemed unsafe to enter by Inspector	\$ 128.00	\$ 125.00	N
Inspection requested and site attended but the work to be reviewed is incomplete	\$ 128.00	\$ 125.00	N
Inspection requests exceed the maximum two (2) inspections for each required inspection stage	\$ 128.00	\$ 125.00	N
Work Without a Permit Penalty Fees			
Work commenced without a building permit being issued shall be twice the applicable maximum building permit fee			
Administrative Fees			
Records Search	\$ 56.00	\$ 55.00	N
Property Information Letter see Schedule "A"			
Permit Finalization Letter	\$ 56.00	\$ 55.00	N
Opening Dormant Permit	\$ 107.00	\$ 105.00	N

*** Note 1: Notwithstanding any of the foregoing, permit fees are waived for a 36 month period, commencing on January 1, 2025 and concluding on December 31, 2027 for any new Additional Residential Unit or until such time that associated HAF funding is exhausted.**