

The Corporation of the Municipality of Meaford

By-law Number 2023-10

Schedule D – Building Services

Residential Occupancies

	2023
New Construction – Detached Dwelling, Attached Dwelling, Multi-Unit Buildings	\$1.53/ft ² (\$1,100.00 minimum)
Residential Additions	\$1.53/ft ² (\$200.00 minimum)
Renovations, Alterations and Repairs to existing buildings	\$1.10/ft ² (\$150.00 minimum)
Residential buildings moved within or into the Municipality	\$156.00 plus permit fee
Decks, Porches, etc (non-enclosed), Pergola	\$188.00
All Wood Burning Systems/Chimneys	\$250.00/flue
Swimming Pools (above ground or in-ground for residential use only)	\$200.00
Accessory to residential buildings including attached garage and built-in garage including carports	\$0.60/ft ² (\$150.00 minimum)
Balcony guard replacement, balcony repairs, canopies, parking garage repairs, portable classrooms, repairs, underpinning and other construction not set out herein	\$10.72/\$1,000 value (\$150.00 minimum)

Institutional, Industrial, Commercial and Farming

	2023
Institutional building – new or addition	\$1.76/ft ² (\$1,200.00 minimum)
Institutional building – renovation	\$4.26/\$1,000 value (\$1,000.00 minimum)
Commercial – shell buildings	\$0.75/ft ² (\$1,100.00 minimum)
Commercial – finished buildings	\$1.32/ft ² (\$1,100.00 minimum)
Commercial – renovation	\$11.58/\$1,000 value (\$500.00 minimum)
Industrial – heavy & specialized buildings, warehouses, underground parking garages, industrial buildings, mezzanines, lightly serviced storage buildings	\$0.85/ft ² (\$1,200.00 minimum)
Industrial – addition/renovation	\$4.51/\$1,000 value (\$500.00 minimum)
Farm – new farm buildings or additions	\$0.44/ft ² (\$150.00 minimum)
Feed tanks, grain bins and tower/horizontal type silos	\$188.00
Manure storage	\$712.00

Plumbing

	2023
New dwellings only	\$75/floor (including basement)
Alteration to existing plumbing or new plumbing to accessory building	\$75 plus \$10.05/fixture
Site Servicing	\$5.60/\$1,000 construction cost

Septic Systems

	2023
New or Replacement – Class 2, 3, 4 or 5 System	\$813.00
Building Alteration / Change of Use Appraisal	\$375.00
Class 4 or 5 Tank Replacement / Pump Chamber/Treatment Unit	\$250.00
Septic Bed Replacement	\$625.00
Commenting Fee – Planning Application	\$156.00
Demolition / Decommission Permit	\$188.00
Permit Revision (prior to inspections)	\$63.00
Permit Renewal / 12 month extension	\$188.00

Public Pools and Spas

	2023
Public Pool or Public Spa as an accessory structure to a residential building	\$313.00
Public Pool as a principal use	\$1,250.00
Public Spa as a principal use	\$313.00

Other Permits, Fees and Charges

	2023
Demolition – buildings within the scope of 1.2.2.3 Div. C of the Ontario Building Code	\$625.00
All other demolitions	\$188.00
Change of Use – no construction	\$200.00
Temporary Permit – not exceeding 14 days	\$81.00
Temporary Permit – exceeding 14 days	\$400.00
Conditional Permit	Permit fee plus 10% (minimum \$150.00)
Permit revision – major	Full permit fee (minimum \$150.00)
Permit revision – minor	\$125.00
Permit renewal / transfer	\$188.00
Renewable Energy Structure (not subject to an REA approval)	\$313.00
Renewable Energy Structure (subject to an REA approval)	\$31.00/\$1,000 value (\$500.00 minimum)
Property Reports	\$156.00
Septic Information	\$31.00
Civic Addressing – signage required	\$156.00
Civic Addressing – sign replacement	\$94.00
Civic Addressing – no signage requirement, property not numbered	\$31.00
Re-inspection fee	\$156.00 plus mileage rate
Towers	\$625.00
Tarp Type Structures (no livestock)	\$0.15/ft ²

	(\$125.00 minimum)
Reactivate dormant permit (over 12 months)	\$188.00
Retaining Wall as Defined in the OBC	\$10/meter or minimum building permit fee, whichever is greater
Minimum Distance Separation (MDS) 1 Review	\$300.00
Minimum Distance Separation (MDS) 2 Review	\$300.00
Property Search	\$156.00 minimum
Lot Grading Deposit	\$600.00 for applicants fees excessive of deposit to be charged to applicant
Construction without a permit	10% of permit fee

Notes:

1. \$200.00 (or full permit value) down payment required at time of application (non-refundable if permit is withdrawn by applicant).
2. \$1,000.00 Pre-Occupancy deposit for all new home construction (non-refundable if building is occupied prior to the Occupancy being granted by the Municipality of Meaford’s Building department) and refunded upon obtaining a final inspection.
3. A \$50.00 credit shall be applied to a new sewage permit application where a building alteration appraisal has required a new altered sewage system to be installed.
4. Sewage Permit refunds:
 - a. A minimum \$75.00 shall be retained for any application that is withdrawn.
 - b. An additional \$125.00 shall be retained if a site visit was conducted.
 - c. No fee is refunded once permit is issued.

5. Grading deposit as per By-law 58-2010.
6. Where work or construction has commenced prior to the issuance of a building permit, an administrative surcharge for the unlawful work equal to 10% of the required permit fee shall be paid in addition to the permit fee with a minimum surcharge of \$50.00 and a maximum surcharge of \$2,000.00.
7. After 18 months, a fee of \$50.00 dollars will be subtracted from deposits for every calendar month that the permit is inactive or remains open
8. Securities for a Demolition agreement between the town and homeowner for the demolition of a second residence shall be actual cost or not less than \$15,000.00 dollars