

# THE CORPORATION OF THE TOWNSHIP OF CRAMAHE

## BY-LAW NO. 2022-17

Being a By-law to Repeal & Replace By-law 2010-06 to provide for the Administration and Enforcement of the Ontario Building Code Act Within the Township of Cramahe, Respecting Construction, Demolition, Conditional, and Change of Use Permits and Inspections.

**WHEREAS**, pursuant to the provision of Subsection 3(1) of the Building Code Act, 1992, S.O. 1992, Chapter 23 (as amended), The Council of the Township of Cramahe is responsible for the enforcement of the Building Code Act 1992, S.O. 1992, Chapter 23 (as amended) within the Township of Cramahe; and

**WHEREAS**, pursuant to the provisions of subsection 3(2) of the Building Code Act 1992, S.O. 1992, Chapter 23 (as amended), the Council shall appoint a Chief Building Official and such Inspectors as are necessary for the enforcement of the Building Code Act 1992, S.O. 1992, Chapter 23 (as amended) within the Township of Cramahe; and

**WHEREAS** the provisions of Section 7(1) of the Building Code Act 1992, S.O. 1992, Chapter 23 (as amended) authorize the Council to pass by-laws as follows:

- (a) prescribing classes of permits under the Building Code Act, including permits in respect of any stage of construction or demolition;
- (b) providing for applications for permits and requiring the applications to be accompanied by such plans, specifications, documents and other information as is prescribed;
- (c) requiring the payment of fees on applications for and issuance of permits and prescribing the amounts thereof;
- (d) providing for refunds of fees under such circumstances as are prescribed;
- (e) prescribing the time within which notices required by the regulations must be given to the Chief Building Official or an Inspector, other than the notices required by subsection 10.2(1) of the Building Code Act 1992, S.O. 1992, Chapter 23 (as amended);
- (f) prescribing forms respecting permits and applications for permits and providing for their use;
- (g) enabling the Chief Building Official to require that a set of plans (*Schedule "A" - Description of building plan requirements*) of a building or any class of buildings as constructed be filed with the Chief Building Official on completion of the construction under such conditions as may be prescribed in the building code; and

**WHEREAS** Council has passed By-law 2010-06 on February 2, 2021 and deems it expedient to repeal and replace; and

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CRAMAHE ENACTS AS FOLLOWS:**

## **Section 1 Short Title**

1.0 This By-Law may be cited as the "Building By-Law".

## **Section 2 Definitions**

2.0 In this By-law:

"*Act*" means the Building Code Act, 1992, S.O., chapter 23(as amended) from time to time, and any successor thereto;

"*as constructed plans*" means as constructed plans as defined in the Building Code;

"*applicant*" means a person who applied for a permit and includes any person authorized by an owner to apply for a permit on the owner's behalf;

"*architect*" means a holder of a licence, a certificate of practice, or a temporary licence under the Architect's Act as defined in the Building Code;

"*building*" means a building as defined in Section 1(1) of the Act;

"*building code*" means the regulations made under section 34 of the Act;

"*Chief Building Official*" means the person appointed by the Council for the purpose of the enforcement of the Act;

"*Corporation*" means The Corporation of the Township of Cramahe

"*Council*" means the Council of the Corporation of the Township of Cramahe;

"*demolish*" means to do anything in the removal of a building, part of a building or any material part thereof as defined in Section 1(1) of the Act;

"*forms*" means the applicable Provincial or municipal prescribed forms as set out in Schedule "B" to this By-law;

"*holiday*" means New Year's Day, Good Friday, Easter Monday, Christmas Day, the birthday of the day fixed by proclamation of the Governor General for the celebration of the reigning Sovereign, Victoria Day, Dominion Day, Labour Day, Family Day and any day appointed by proclamation of the Governor General or the Lieutenant Governor as a public holiday or for a general fast or thanksgiving and where any holiday falls on a Saturday or a Sunday, the Monday following is in lieu thereof a holiday (or as determined by Council);

"*inspector*" means an inspector appointed under Section 3 of the Act;

"*owner*" means the registered owner of the land upon which is located or will be located the building or part thereof for which an application for a permit is or has been made.

"*permit*" means permission or authorization given in writing by the Chief Building Official,

- (i) to perform work regulated by the Act or the building code or both, or

- (ii) to change the use of a building or part of a building as regulated by the Act or the building code or both, or
- (iii) to occupy a building or a part thereof;

*“permit holder”* means an owner to whom a permit has been issued.

*“plumbing”* means plumbing as defined in Section 1(1) of the Act.

*“professional engineer”* means a person who holds a licence or a temporary licence under the Professional Engineer’s Act.

*“registered code agency”* means a person or entity that has the qualifications and meets the requirements described in subsection 15.11(4) of the Act.

*“regulations”* means regulations made under the Act.

*“sewage systems”* means a sewage system as defined in Section 1(1) of the Act.

*“work”* means construction or demolition of a building or part thereof.

### **Section 3 Code of Conduct**

3.0 As per Building Code Act section 7.1(1), a principal authority shall establish and enforce a code of conduct for the Chief Building Official and Inspectors. Please refer to By-law 2020-76.

### **Section 4 Permit Classification**

4.0 For the purposes of the Act and the Ontario Building Code the following classes of permits shall apply to this by-law:

**Building permit** respecting the complete construction of a building or part of a building,

**Conditional building permit** respecting construction of a building subject to conditions imposed pursuant to subsection 8(3) of the Act,

**Change of Use permit** respecting a change in use of a building or part of a building which results in an increase in hazard as determined under the Ontario Building Code,

**Demolition permit** respecting the demolition of a building or part of a building, and

**Plumbing permit** respecting the construction/installation of “plumbing” as defined under the Ontario Building Code.

### **Section 5 Permit Application Requirements**

5.0 To obtain a permit, an applicant shall file an application in writing on the forms available from the Chief Building Official, or from the Province of Ontario.

5.1 Any application made by other than the Owner, shall provide an authorization signed by the owner, giving the applicant permission to apply for permit. This shall be included with the permit.

## **Building Permits**

- 5.2 Every application for a building permit shall be submitted to the Chief Building Official, and contain the following information:
- (a) Use the provincial application form, "Application for a Permit to construct/Demolish" and be filed under Subsection 8(1) of the Act;
  - (b) Include complete plans and specifications, documents, and other information as required by Section 1.3 Division C of the Ontario Building Code and as described in this by-law in *Schedule "A"* for the work to be covered by the permit;
  - (c) Include a 'Schedule 1 – Designer Information' form as described in, and for the purposes of clause 8(2)(c) and subsection 15.11(5) of the Act
  - (d) Include where the applicant is a building as defined in the Ontario New Home Warranties Plan Act, R.S.O. 1990, chapter o.31, as amended from time to time, or any successor thereto, the applicant's registration number there under, and
  - (e) be accompanied by the appropriate fee calculated in accordance with *Schedule "B"* herein.

## **Demolition Permits**

- 5.3 Every application for a building permit shall be submitted to the Chief Building Official, and contain the following information:
- (a) Use the provincial application form, "Application for a Permit to Construct/Demolish" and be filed under Subsection 8(1) of the Act;
  - (b) Include complete plans and specifications, documents, and other information as required by Section 1.3 Division C of the Ontario Building Code and as described in this by-law in *Schedule "A"* for the work to be covered by the permit;
  - (c) Identify and describe in detail the work to be done and the existing use and occupancy of the building or part thereof for which the application for a permit is made, and the proposed use and occupancy of that part of the building, if any, that will remain upon completion of the demolition;
  - (d) State the name, address, telephone number and facsimile number of each owner, applicant and engineer, and the person hired to carry out the work (where applicable);
  - (e) Be accompanied by evidence satisfactory to the Chief Building Official that arrangements have been made with the proper authorities for the safe and complete disconnection of all existing water, sewer, gas, electric, telephone and other utilities
  - (f) Be accompanied by the appropriate fee calculated in accordance with *Schedule "B"* herein

## **Conditional Building Permits**

- 5.4 Every application for a building permit shall be submitted to the Chief Building Official, and contain the following information,
- (a) Use the provincial application form, "Application for a Permit to Construct/Demolish" and be filed under Subsection 8(3) of the Act
  - (b) Include complete plans and specifications, documents, and other information as required by Section 1.3 Division C of the Ontario Building Code and as described in this by-law in *Schedule "A"* for the work to be covered by the permit
  - (c) A written statement from the applicant explaining why the applicant believes that unreasonable delays in construction would occur if a conditional building permit were not issued
  - (d) A written acknowledgement from the applicant of the necessary approvals which must be obtained in respect of the proposed construction and the time-period in which such approvals shall be obtained by the applicant
  - (e) A written agreement, in a form provided by the Chief Building Official, executed by the applicant, the owner and such other necessary persons the Chief Building Official determines for the purposes set out in clause 8(3)(c) of the Act.
  - (f) be accompanied by the appropriate fee calculated in accordance with *Schedule "B"* herein
- 5.5 Where deemed necessary by the Chief Building Official, the agreement referred to in clause 5.4(c) herein may be registered on title to lands upon which is located or will be located the building or part thereof for which the application for permit has been made, and the Chief Building Official may require financial securities be provided to the Township of Cramahe.

## **Change of Use Permits**

- 5.6 Every application for a change of use permit shall:
- (a) Use the provincial application form, "Application for a Permit to Construct/Demolish" and be filed under Subsection 8(3) of the Act,
  - (b) Identify and describe in detail the existing and proposed use and occupancy of the building or part thereof for which the application for a permit is made,
  - (c) Describe the land on which the change of use is to occur by both legal description and municipal address,
  - (d) Be accompanied by plans and specifications which show the current and proposed occupancy of all parts of the building, and which contain sufficient information to establish compliance with the building code, including, but not necessarily limited to, floor plans and details of wall, ceiling and roof assemblies identifying existing fire resistance ratings and load bearing capacities.

- (e) Be accompanied by the appropriate fee calculated in accordance with *Schedule "B"* herein,
- (f) State the name, address, telephone number and facsimile number of each owner and applicant; and
- (g) Be signed by the applicant who shall certify as to the truth of the contents of the application.

## **Section 6 Plans and Specifications**

- 6.0 Every applicant shall submit sufficient plans, specifications, documents, and other information to enable the Chief Building Official to determine whether the proposed building, construction, demolition, or change of use will contravene the Act, the building code or any other applicable law. (See *Schedule "A"*),
- 6.1 The Chief Building Official shall require at a minimum at least one hard copy set of plans and specifications, and one digital set of plans and specifications as required under this by-law. The requirement for any additional copies will be at the sole discretion of the Chief Building Official,
- 6.2 Plans, specifications, documents, and other information shall be submitted in a permanent medium upon paper or other suitable and durable material and shall contain text that is legible and drawings that are legible and to scale,
- 6.3 Site Plans submitted by an applicant shall be referenced to an up-to-date survey, and when required to demonstrate compliance with the Act, the Building Code, or other applicable law, a copy of the survey shall be submitted to the Chief Building Official. Site Plans shall show:
  - a) Lot size and the dimensions of the property lines and setbacks to any existing or proposed buildings and their building area
  - b) Drainage plan detailing surface drainage flows, sump pump discharge and roof leader discharge
  - c) Existing and finished ground levels or grades
  - d) Street access and driveway
  - e) Existing right of ways, easements, and municipal services, and
  - f) Designated structures (i.e. retaining walls).
- 6.4 The Chief Building Official may refuse an application if any of the above is deemed to be incomplete or insufficient at the time of application. Further an application shall be deemed incomplete where the Chief Building Official determines that the proposed building construction, demolition, or change in use will not comply with the Act, the Ontario Building Code, or contravene any other applicable law.



## **Section 7 As-Constructed plans**

- 7.0 On the completion of the construction of a building or part of a building, the Chief Building Official may require a set of plans of the building or part of a building, as constructed, together with a plan of survey prepared and certified by an Ontario Land Surveyor showing the location of the building, to be deposited with the Township of Cramahe

## **Section 8 Abandoned Permit Applications**

- 8.0 An application for a permit shall be deemed to have been abandoned by the applicant where,
- (a) The application is incomplete and remains incomplete six months after it was submitted; or
  - (b) The application is complete, a permit is available to be issued, and six months have elapsed from the date upon which the Township mailed or emailed notification thereof to the applicant at the applicant's address shown on the application.

## **Section 9 Permit Issuance**

- 9.0 Where the applicable requirements of section 6 herein have been complied with, and the Chief Building Official determines that the proposed building, construction, demolition or change of use will not contravene the Act, the building code or any other applicable law, the Chief Building Official shall issue a permit.

## **Section 10 Permit Revision**

- 10.0 After the issuance of a permit under the Act, notice of any material change to a plan, specification, document, or other information on the basis of which the permit was issued, must be given in writing to the Chief Building Official together with the details of such change which is not to be made without his/her written authorization. All revisions to plans, specifications, and/or documents from which a permit was issued 'may' be subject to a 'revision fee' as outlined in Schedule 'B'.

## **Section 11 Permit Transfer**

- 11.0 A permit may be transferred by a permit holder to another person being the current registered owner of the lands only upon the proposed transferee submitting an application therefore to the Township in writing in accordance with the requirements of section 4 herein and upon providing proof of ownership of the lands satisfactory to the Chief Building Official.
- 11.1 Every application for the transfer of permit shall:
- (a) Confirm that the work to be done and the existing and proposed use and occupancy of the building or part thereof, for which the application for the transfer of the permit is made, is the same as that identified and described on the application of the permit,
  - (b) State the name, address, telephone number and facsimile number of the proposed architect, engineer or other designer, and constructor or

person hired to carry out the work, where they are different from those identified in the application for the permit,

- (c) Include a written statement from the architect, engineer, or both, that he or she has been retained to provide a general review of the construction or demolition where required under the building code,
  - (d) Include, where the proposed transferee is a builder as defined in the Ontario new Home Warranties Plan Act, or any successor thereto, the proposed transferee' registration number there under; and
  - (e) Be signed by the permit holder and by the proposed transferee each of whom shall certify as to the truth of the contents of the application.
- 11.2 The provisions of section 8 herein shall apply to an application for the transfer of a permit, as if the application for the transfer of a permit were an application for a permit.
- 11.3 Upon the issuance of transfer of a permit to the transferee, the transferee shall be deemed to be the permit holder and the original permit holder shall have no further rights or obligations under the permit save and except for any obligations set out in any agreements entered into for the purposes of clause 8(3)(c) of the Act.

## **Section 12 Permit Revocation**

- 12.0 Prior to revoking a permit in accordance with Section 8 (10 of the Act, the Chief Building Official shall give written notice of his or her intention to revoke the permit to the permit holder at the permit holder's address shown on the permit application or to such other address as the permit holder may provide to the Township for that purpose, and the permit may be revoked without further notice and all submitted plans, specifications, documents, and other information may be disposed of or, upon written request therefore, returned to the permit holder.
- 12.1 Notice under subsection 12.0 herein shall be given either personally or by registered mail and where notice is by registered mail, it shall be deemed to have been given on the third day after the day of mailing.

## **Section 13 Fees**

- 13.0 The Chief Building Official shall determine the required fees in accordance with this by-law for the services provided by The Corporation of the Township of Cramahe and the applicant shall pay the fees as so calculated. No permit shall be issued until the fees therefore have been paid in full. See *Schedule "C"*
- 13.1 Despite the provisions of subsection 12.0 herein, where the amount of a fee to be paid as part of a permit application, as calculated in accordance with the provisions of *Schedule "C"* herein, exceeds \$10,000, a deposit may be paid with the permit application, and the balance of the amount of the fee shall be due and payable in full prior to the issuance of the permit.
- 13.2 Where the fees payable in respect of an application for construction or demolition permit issued under subsection 8(1) of the Act or a conditional permit issued under subsection 8(3) of the Act is based on a floor area shall mean the total floor space of all stories above grade (or below grade for



'finished' area) measured as the horizontal area between the exterior walls of the building.

- 13.3 Where fees in respect to an application for a change of use permit issued under subsection 10(1) of the Act are based on floor area, floor area shall mean the total floor space of all stories subject to the change of use.
- 13.4 Despite the provisions of subsection 13.0, the minimum fee payable on any application shall be \$150.00.
- 13.5 The fee(s) as outlined above and identified in 'Schedule B' are effective from the date of the passing of this By-law, and shall remain in place until December 31<sup>st</sup>, 2025.

#### **Section 14 Refunds**

- 14.0 In the case of withdrawal of an application or the non-commencement of any project no more than six months after the permit was issued, the Chief Building Official shall determine the amount of fees that may be refunded to the applicant, if any, in accordance with *Schedule "C"* attached to and forming part of this by-law. The request for a refund must be in writing and be made by the applicant on file.

#### **Section 15 Notices Requirements for Inspections**

- 15.0 With respect to "prescribed notices" under Article 1.3.5.1. Division C of the Ontario Building Code, the owner or authorized agent shall notify the Chief Building Official or an inspector at least two business days prior to each stage of construction for which notice in advance is required under the Ontario Building Code,
- 15.1 With respect to "additional notices" under Article 1.3.5.2 Division C of the Ontario Building Code, the owner or authorized agent shall notify the Chief Building Official or an inspector at least two business days prior to each stage of construction for which notice in advance is required under the Ontario Building Code,
- 15.2 A notice pursuant to this Section is not effective until written or oral notice is actually received by the Chief Building Official.

#### **Section 16 Requests to reside in the existing home while construction of a new home is being completed.**

- 16.0 Where the applicant has requested to remain living in the existing house located on the property until the new house construction is complete the following conditions/procedure will apply:
1. The applicant is to put their request to live in the existing dwelling while constructing a new dwelling on the same lot in writing and submit to the Chief Building Official,
  2. The applicant is to provide confirmation that the proposed new construction (dwelling) meets all applicable law (i.e. zoning, conservation etc.),

3. The applicant will enter into written agreement with The Corporation of the Township of Cramahe – *See Schedule “D”*,
4. The agreement will state that the applicant will apply for a demolition permit to demolish the existing home at the same time as making application to construct the new replacement home,
5. The applicant will demolish the home within 30 days of receiving occupancy to the new dwelling,
6. The applicant will deposit with the Township as part of the agreement an amount of \$10,000. The deposit will be returned to the applicant once the house has been demolished and the Chief Building Official has signed off, and
7. The agreement once received and reviewed will be signed off on by the Chief Administrative Officer and the Township Clerk.

### **Section 17 Fencing at Construction and Demolition Sites**

- 17.0 Where in the opinion of the Chief Building Official, a construction or demolition site presents a particular hazard to the public, the Chief Building Official may require the erection of such fencing as he/she deems appropriate to the circumstances.
- 17.1 In considering the hazard presented by the construction or demolition site, the necessity for fencing and the height and characteristics of such fences, the Chief Building Official shall have regard for:
- (a) The proximity of the building site to other buildings,
  - (b) The proximity of the construction or demolition site to lands accessible by and to the public,
  - (c) The hazards presented by the construction or demolition activities and materials,
  - (d) The feasibility and effectiveness of site fencing, and
  - (e) The duration of the hazard.

### **Section 18 Severability**

- 18.0 Should any section, subsection, clause or provision of this by-law be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this by-law as a whole or any part thereof, other than the part so declared to be invalid.

### **Section 19 Conflict**

- 19.0 Where a provision of this By-law conflicts with a provision of any other bylaw or any federal or provincial statute or regulation, the provision that establishes the higher standard to protect the health, safety and welfare of the general public shall prevail.

## **Section 20 Validity**

- 20.0 If a court of competent jurisdiction declares any subsection, section or part of this By-law invalid, it is the intention of Council that the remainder of the By-law shall continue to be in force.

## **Section 21 Transition and Repeal**

- 21.0 All permits issued under By-law 2010-06 which are current and valid on the day this By-law comes into force shall be deemed to be:
- (a) current and valid under this By-law; and
  - (b) subject to all of the applicable provisions of this By-law, including but not limited to expiring and being renewable as though they had been issued under this By-law.
- 21.1 All prosecutions and other enforcement processes commenced under By-Law 2010-06 which have not been completed on the day this By-law comes into force shall be completed under By-law 2010-06 as if it had not be repealed.
- 21.2 This By-Law repeals and relaces any previous by-law and/or schedules pertaining to By-Law 2010-06.
- 21.3 This By-Law shall come into force and effect on the date it is finally passed.

**Read a first, second and third time and finally passed this 15th day March 2022.**

  
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**Mandy Martin, Mayor**

  
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**Holly Grant, Clerk**

**THE CORPORATION OF THE TOWNSHIP OF CRAMAHE**

**SCHEDULE "A"**

To By-law Number 2022-17

**BUILDING PLAN SUBMISSION REQUIREMENTS TO ACCOMPANY BUILDING  
PERMIT APPLICATIONS**

1. Site Plan
2. Foundation Plan (Footings and Foundation outline)
3. Floor Plan – inclusive of room layouts, plumbing layout, direction of structural framework, smoke/CO detectors, stair locations, rated fire separations, mechanical equipment locations, etc.,
4. Roof plans
5. Sections and Details – inclusive of all material components and/or assemblies
6. Building Elevations – inclusive of all heights, grade establishment, unprotected openings, etc.,
7. Heating, Ventilation and Air Conditioning drawings – inclusive of all floor layouts, heat/loss calculations, and designer summary information
8. Plumbing/Mechanical drawings – where required
9. Engineered Drawings – i.e., Truss plans, structural details, etc.,
10. Electrical Drawings

Note: The Chief Building Official may specify that not all above-mentioned plans may be required to accompany an application for a permit.

All Plans and/or specifications supplied with the application shall be drawn to scale (either imperial or metric), be complete with full dimensions, and be signed by the person(s) whom take responsibility for their production thereof.



**THE CORPORATION OF THE TOWNSHIP OF CRAMAHE**

**SCHEDULE "B"**

To By-law Number 2022-17

**BUILDING PERMIT FEES PAYABLE**

Permit Type	2021	2022	2023	2024	2025
<b>Residential</b>					
		<b>5% increase</b>	<b>2 % increase</b>	<b>2 % increase</b>	<b>2 % increase</b>
<b>Group C - Residential (New)</b>	\$1331/1200 sq.ft plus \$1.10/sq.ft > 1200sq.ft	\$1398/1200 sq.ft plus \$1.15/sq.ft > 1200sq.ft	\$1425/1200 sq.ft plus \$1.17/sq.ft > 1200 sq.ft	\$1454/1200 sq.ft plus \$1.19/sq.ft > 1200 sq.ft	\$1483/1200 sq.ft plus \$1.21/sq.ft > 1200 sq.ft
<b>Group C - Multi Residential (New)</b>	\$1331/1200 sq.ft plus \$1.10/sq.ft > 1200sq.ft	\$1398/1200 sq.ft plus \$1.15/sq.ft > 1200sq.ft	\$1425/1200 sq.ft plus \$1.17/sq.ft > 1200 sq.ft	\$1454/1200 sq.ft plus \$1.19/sq.ft > 1200 sq.ft	\$1483/1200 sq.ft plus \$1.21/sq.ft > 1200 sq.ft
<b>Group C - Residential Major Alterations &amp; Additions</b>	\$1331/1200 sq.ft plus \$1.10/sq.ft > 1200sq.ft	\$1398/1200 sq.ft plus \$1.15/sq.ft > 1200sq.ft	\$1425/1200 sq.ft plus \$1.17/sq.ft > 1200 sq.ft	\$1454/1200 sq.ft plus \$1.19/sq.ft > 1200 sq.ft	\$1483/1200 sq.ft plus \$1.21/sq.ft > 1200 sq.ft
		<b>50% increase</b>	<b>5% increase</b>	<b>5% increase</b>	<b>5% increase</b>
<b>Group C - Residential Minor Alterations &amp; Additions &lt; 300 sq.ft</b>	\$200	\$300	\$315	\$330	\$345
		<b>50% and 35% resp.</b>	<b>5% increase</b>	<b>5% increase</b>	<b>5% increase</b>
<b>Group C - Accessory Building/Garage/Sheed</b>	\$200/300 sq.ft plus \$0.55/sq.ft >300sq.ft	\$300/300 sq.ft plus \$0.75/sq.ft > 300sq.ft	\$315/300 sq.ft plus \$0.80/sq.ft > 300 sq.ft	\$330/300 sq.ft plus \$0.85/sq.ft > 300 sq.ft	\$345/300 sq.ft plus \$0.90/sq.ft > 300 sq.ft
<b>Decks / Porch / Carport</b>	\$200/300 sq.ft plus \$0.55/sq.ft >300sq.ft	\$300/300 sq.ft plus \$0.75/sq.ft > 300sq.ft	\$315/300 sq.ft plus \$0.80/sq.ft > 300 sq.ft	\$330/300 sq.ft plus \$0.85/sq.ft > 300 sq.ft	\$345/300 sq.ft plus \$0.90/sq.ft > 300 sq.ft
<b>Group C - Occupancy</b>	N/A	\$200	\$200	\$200	\$200
<b>Group C - Demolition</b>	\$200	\$250	\$250	\$250	\$250
<b>Industrial, Institutional, Commercial</b>					
		<b>10% Increase</b>	<b>5% Increase</b>	<b>5% Increase</b>	<b>5% Increase</b>
<b>Group A, B, D, E &amp; F (New)</b>	\$2000/2500 sq.ft plus \$0.55/sq.ft > 2500 sq.ft	\$2200/2500 sq.ft plus \$0.60/sq.ft > 2500 sq.ft	\$2310/2500 sq.ft plus \$0.65/sq.ft > 2500 sq.ft	\$2425/2500 sq.ft plus \$0.70/sq.ft > 2500 sq.ft	\$2546/2500 sq.ft plus \$0.75/sq.ft > 2500 sq.ft



<b>Group A, B, D, E &amp; F (Major Alterations and Additions)</b>	\$2000/2500 sq.ft plus \$0.55/sq.ft > 2500 sq.ft	\$2200/2500 sq.ft plus \$0.60/sq.ft > 2500 sq.ft	\$2310/2500 sq.ft plus \$0.65/sq.ft > 2500 sq.ft	\$2425/2500 sq.ft plus \$0.70/sq.ft > 2500 sq.ft	\$2546/2500 sq.ft plus \$0.75/sq.ft > 2500 sq.ft
<b>Group A, B, D, E &amp; F (Minor Alterations)</b>	\$500 < 500 sq.ft	\$550 < 500 sq.ft	\$575 < 500 sq.ft	\$605 < 500 sq.ft	\$635 < 500 sq.ft
<b>Group A, B, D, E &amp; F (Minor Alterations)</b>	\$1000 / 500- 1000sq.ft	\$1100 / 500- 1000sq.ft	\$1155/ 500- 1000sq.ft	\$1215 / 500- 1000sq.ft	\$1275 / 500- 1000sq.ft
<b>Group A, B, D, E &amp; F (Occupancy)</b>	N/A	\$300	\$300	\$300	\$300
<b>Group A, B, D, E &amp; F (Demolition)</b>	N/A	\$400	\$400	\$400	\$400
<b>Agricultural</b>					
		<b>5% increase</b>	<b>2 % increase</b>	<b>2 % increase</b>	<b>2 % increase</b>
<b>Agricultural</b>	\$500/500 sq.ft plus \$0.15/sq.ft > 500 sq.ft	\$525/500 sq.ft plus \$0.15/sq.ft > 500 sq.ft	\$535/500 sq.ft plus \$0.15/sq.ft > 500 sq.ft	\$545/500 sq.ft plus \$0.15/sq.ft > 500 sq.ft	\$555/500 sq.ft plus \$0.15/sq.ft > 500 sq.ft
<b>Other</b>					
<b>Swimming Pool</b>	\$200	\$250	\$250	\$250	\$250
<b>Roof Top Solar</b>	\$200	<20 Kw \$250, > 20 Kw \$500	<20 Kw \$250, > 20 Kw \$500	<20 Kw \$250, > 20 Kw \$500	<20 Kw \$250, > 20 Kw \$500
<b>Tent Permit</b>	\$200	\$250	\$250	\$250	\$250
<b>Signs (Sec.5 By-law 2010-44)</b>	\$115	\$150	\$150	\$150	\$150
<b>Revision to Plan - existing permit</b>	N/A	\$150	\$150	\$150	\$150
<b>Building without obtaining an approved permit</b>	Discretionary		Permit Fee Shall be Doubled		
<b>Minimum Permit Fee - all permit types</b>	N/A	\$150	\$150	\$150	\$150



**THE CORPORATION OF THE TOWNSHIP OF CRAMAHE**

**SCHEDULE "C"**

To By-law Number 2022-17

**BUILDING PERMIT FEE REFUND SCHEDULE**

Where the applicant or permit holder makes an application in writing, the following schedule shall be used to determine the fee refund applicable;

<b>Status of Permit Application</b>	<b>% of Fee Refund</b>
• Application filed – no review, no permit no construction	85%
• Application filed – zoning and code reviews completed, no permit, no construction	50%
• Application filed, reviews completed, permit Issued, no construction	25%
• Application filed, reviews completed, permit Issued and construction has commenced	0%
• Permits valued at minimum fee	0%

**THE CORPORATION OF THE TOWNSHIP OF CRAMAHE**  
**SCHEDULE "D"**

To By-law Number 2022-17

**MAINTAINING RESIDENCE WHILE BUILDING AGREEMENT**

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,

BETWEEN

Hereinafter called the "Owner" OF THE FIRST PART, and

**THE CORPORATION OF THE TOWNSHIP OF CRAMAHE**

Hereinafter called the "Municipality" OF THE SECOND PART

WHEREAS the Owner represents that he is the Registered Owner of the lands situated in \_\_\_\_\_ with a civic address of \_\_\_\_\_ in the \_\_\_\_\_ Township of Cramahe, which lands are hereinafter referred to as the lands;

AND WHEREAS the parties desire to enter into an agreement to permit the owner to construct a new dwelling on the subject lands prior to demolishing the existing dwelling;

NOW, THEREFORE, THIS AGREEMENT WITNESSETH that the parties hereto for themselves, their heirs, executors, administrators, successors and assigns, do covenant and agree as follows:

In this agreement:

- a) "Existing Dwelling" shall mean the dwelling existing on the property with a civic address of (insert address) as of the date of the execution of this agreement;
- b) "New Dwelling" shall mean a dwelling to be constructed on the property with a civic address of **(Insert Address)** subsequent to the execution of this agreement;

- c) "Owner" includes a mortgagee in possession, a tenant in possession pursuant to a leasehold interest, and encumbrancer in possession, and may mean more than one Owner as specified in Certificate of Ownership;
  - d) "Demolishing, Demolition, Demolished" shall mean the complete removal;
  - e) Where the context permits, words importing the singular number or the masculine or neuter gender also include more persons, parties or things of the same kind than one, and females as well as males.
1. That a new dwelling may be constructed on the subject lands, subject to all applicable approvals required pursuant to the Building Code Act, prior to demolition of the existing dwelling.
  2. That the Owner agrees that the existing dwelling shall be demolished not later than the 45 days following the issuance of the 'occupancy permit' for the 'New Dwelling'.
  3. That the Owner shall deposit with the Municipality an amount of \$10000.00, such amount to be held by the Municipality.
  4. That the Owner agrees that if the existing dwelling is not demolished as provided for in Clause 2 above, the Municipality may at its discretion, following 30 days written notice to the Owner:
    - i) Use the deposit to have the existing dwelling Demolished; or
    - ii) Use the deposit to require the Demolition of the existing dwelling.
  5. That the Owner agrees that any costs incurred by the Municipality in order to fulfill the requirement that the existing dwelling be demolished shall be paid by the owner within 30 days of invoicing. Further the owner agrees that any outstanding accounts will be applied to the property taxes of the property.
  6. That if the existing dwelling is demolished as per the terms of this agreement, within the 45 days outlined in item 2, the Municipality will refund the amount of \$10000.00 to the owner upon receipt of a written request from the owner.
  7. Any notice required to be given pursuant to the terms hereof shall be in writing and sent by prepaid registered mail, or personally delivered, to the other party at the following address:
    - a) Notice to the Owner shall be addressed to the place as specified below, and such shall be deemed to be effective service.

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- b) Notice to the Municipality shall be addressed to the place as specified below, and such shall be deemed to be effective service.

**The Corporation of the Township of Cramahe  
1 Toronto Street  
P.O. Box 357  
Colborne, Ontario K0K1S0**

The Owner shall advise the Municipality of any changes of address and subsequent purchasers shall advise the Clerk, in writing, of any changes for service of notices pursuant to this Agreement.

WITNESS the respective corporate seals of the respective corporate parties hereto, duly affixed under the hands of their respective signing officers duly authorized in that behalf.

SIGNED, SEALED AND DELIVERED in the presence of

THE CORPORATION OF THE TOWNSHIP OF CRAMAHE

\_\_\_\_\_  
CAO

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Date

OWNER(S)

\_\_\_\_\_  
NAME

\_\_\_\_\_  
Date

\_\_\_\_\_  
NAME

\_\_\_\_\_  
Date