

**Town of Wasaga Beach By-law 2025-66, as amended**  
**Consolidated Schedule of Fees and Charges - Planning Fees Effective March 26, 2026**  
**SCHEDULE "H" BUILDING DIVISION**  
 'See Notes at end of Schedule'

**Calculation of Permit Fees**

Permit fee calculations are based on the formula below, unless otherwise specified in this schedule:

**Permit Fee = Service Index (SI) multiplied by Area (A) of work involved Permit Fee = SI x A**

SI = service index for classification of the work proposed

A = floor area in ft<sup>2</sup> of work involved (not including basement areas)

The Chief Building Official reserves the right to assign a permit fee based on the approved schedule to a category deemed appropriate. In cases where there is a dispute over the categorization of permit application fees it shall be the Chief Building Official's decision that is final.

**Minimum Building Permit Fee**

A minimum permit fee of \$190 shall be charged for all work

**Plumbing Permit Fee**

The plumbing permit fee is included with the building permit unless otherwise noted

Sewer and Water Service Connections are not included in regular permit fees, and will be added separately if required

| DESCRIPTION  | UNIT     | CALCULATED FEE |
|--|----------|----------------|
| <b>Group A – Assembly Occupancies</b>  |          |                |
| Open Public Swimming Pools   | /sq. ft. | \$0.83         |
| Shell  | /sq. ft. | \$0.67         |
| Finished   | /sq. ft. | \$1.12         |
| Alteration/Renovation  | /sq. ft. | \$0.97         |
| Façade Renovation (<6460 sq. ft. excl. signage)  | flat fee | \$280          |
| Façade Renovation (>6460 sq. ft. excl. signage)  | flat fee | \$560          |
| Demising Wall - per continuous separation  | flat fee | \$190          |
| <b>Group B – Institutional Occupancies</b>   |          |                |
| Shell  | /sq. ft. | \$0.67         |
| Finished   | /sq. ft. | \$1.12         |
| Alteration/Renovation  | /sq. ft. | \$0.69         |
| <b>Group C – Residential Occupancies</b>   |          |                |
| Single Family Dwellings, Row Townhouses, Duplexes, Live/work units and all other multiple unit buildings | /sq. ft. | \$1.39         |
| Façade Renovation (<6460 sq. ft. excl. signage)  | flat fee | \$280          |
| Façade Renovation (>6460 sq. ft. excl. signage)  | flat fee | \$560          |
| Demising Wall - per continuous separation  | flat fee | \$190          |
| <b>Residential Additions</b>   |          |                |
| SFD Finished Basement  | flat fee | \$190          |
| Motels above 2 storeys and Hotels  | /sq. ft. | \$1.04         |
| Attached Garage for SFD  | /sq. ft. | \$0.56         |
| Detached Garage, Shed, Accessory Building to Dwelling  | /sq. ft. | \$0.56         |
| Alteration/Renovation (new foundation/basement, house raising)   | /sq. ft. | \$0.69         |
| Deck, Residential Pool/Hot Tub, In-ground Sprinkler  | flat fee | \$190          |
| Covered Porch, Encl. 3-season rooms, Roof over Deck  | flat fee | \$190          |
| Relocation of Park Model Trailer, Modular Home, SFD  | flat fee | \$190          |
| Demising Wall - per continuous separation  | flat fee | \$1,110        |
| Model home   | per home | \$190          |

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**Group D – Business and Personal Service Occupancies**

|                                   |          |          |
|-----------------------------------|----------|----------|
| Shell                             | /sq. ft. | \$0.62   |
| Finished                          | /sq. ft. | \$1.04   |
| Alteration/Renovation             | /sq. ft. | \$0.69   |
| Façade Renovation (<6460 sq. ft.) | flat fee | \$280.00 |
| Façade Renovation (>6460 sq. ft.) | flat fee | \$560.00 |
| Demising Wall                     | flat fee | \$190.00 |

**Group E – Mercantile Occupancies**

|                                   |          |        |
|-----------------------------------|----------|--------|
| Shell                             | /sq. ft. | \$0.69 |
| Finished                          | /sq. ft. | \$1.04 |
| Alteration/Renovation             | /sq. ft. | \$0.69 |
| Façade Renovation (<6460 sq. ft.) | flat fee | \$280  |
| Façade Renovation (>6460 sq. ft.) | flat fee | \$560  |
| Demising Wall                     | flat fee | \$190  |

**Group F – Industrial Occupancies**

|                                   |          |        |
|-----------------------------------|----------|--------|
| Gas Stations, Car washes          | /sq. ft. | \$0.83 |
| Parking Garages (Open Air)        | /sq. ft. | \$0.77 |
| Parking Garages (Underground)     | /sq. ft. | \$1.04 |
| Shell                             | /sq. ft. | \$0.62 |
| Finished                          | /sq. ft. | \$1.04 |
| Alteration/Renovation             | /sq. ft. | \$0.50 |
| Façade Renovation (<6460 sq. ft.) | flat fee | \$280  |
| Façade Renovation (>6460 sq. ft.) | flat fee | \$560  |

**Group G – Farm Buildings**

|                             |          |        |
|-----------------------------|----------|--------|
| Greenhouses                 | flat fee | \$190  |
| Barn (low human occupancy)  | /sq. ft. | \$0.14 |
| Barn (high human occupancy) | /sq. ft. | \$0.21 |

**Interior alterations (plumbing extra)**

|  |          |         |
|--|----------|---------|
| Demising Wall - per continuous separation    | flat fee | \$190   |
| Illegal use remediation (criminally illegal) | flat fee | \$3,200 |

**Tents/Portables**

|                               |          |       |
|-------------------------------|----------|-------|
| Tents under 2420 sq. ft.      | flat fee | \$190 |
| Tents 2420 sq. ft. or greater | flat fee | \$280 |
| School Portables (per unit)   | flat fee | \$190 |

**Designated Structures (OBC Div. A 1.3.3.5)**

|                      |          |       |
|----------------------|----------|-------|
| Communication Tower  | flat fee | \$350 |
| Retaining wall       | flat fee | \$190 |
| Solar Collector      | flat fee | \$490 |
| Wind Turbine Support | flat fee | \$350 |

**Stand Alone and Miscellaneous Work**

|  |                |                                  |
|--|----------------|----------------------------------|
| Liquor Licence Inspection Required   | flat fee       | \$190                            |
| Re-Inspections   | per inspection | \$104                            |
| File Search  | per search     | \$69                             |
| File Search beyond 15 years  | per hour       | \$80                             |
| Revoked permit   | per permit     | \$190                            |
| Reactivation of a revoked permit   | per permit     | \$190                            |
| Annual file maintenance fee (applied annually to all building permits that remain open more than 3 years after the date of issuance) | flat fee       | \$250                            |
| Limiting distance agreement fee  | per agreement  | \$1,000 + 15% for administration |
| Alternative solution   | flat fee       | \$1,500                          |
| Partial lot grading review   | flat fee       | \$250                            |
| Conditional permit   | flat fee       | 10% of building permit fee       |
| Stop work order  | per order      | \$400                            |
| Issuing an order   | per order      | \$400                            |
| Permit extension   | flat fee       | \$40                             |
| Registering of orders  |                | \$1,000 + 15% for administration |

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| <b>Class: Demolition</b>                         |                                |  |
|--|--------------------------------|--|
| Buildings under 6460 sq. ft.                     | flat fee                       | \$190  |
| Buildings 6460 sq. ft. and larger                | flat fee                       | \$280  |
| Illegal use demolition (criminally illegal)      | flat fee                       | \$690  |
| <b>Class: Plumbing</b>                           |                                |  |
| Sewer Service Connection                         | flat fee                       | \$190  |
| Water Service Connection                         | flat fee                       | \$190  |
| Water Meters & Parts                             |                                | As per Schedule "M"                                    |
| Water Meter Activation                           |                                | As per Schedule "M"                                    |
| 9 or less plumbing fixtures                      | flat fee                       | \$190  |
| 10 or more plumbing fixtures                     | flat fee                       | \$380  |
| <b>Class: Septic System</b>                      |                                |  |
| New installation permit                          | flat fee                       | \$620  |
| Change of Use                                    | flat fee                       | \$190  |
| Repair / Replacement                             | flat fee                       | \$620  |
| Compliance Letter                                | flat fee                       | \$190  |
| <b>Class: Change of Use</b>                      |                                |  |
| Minimum  | flat fee                       | \$350  |
| In addition to minimum                           | /hour (over 4 hrs plan review) | \$104  |
| <b>Class: Sign</b>                               |                                |  |
| All signs regulated by the Ontario Building Code | flat fee                       | \$350  |
| Signs not regulated by the Ontario Building Code | per façade                     | \$190  |
| <b>Class: Other Construction</b>                 |                                |  |
| All other construction not in any other class    |                                | \$190 + \$14.14 for each \$1,000 of construction value |

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**Annual Indexing**

All fees shall be subject to an annual increase of 2.5% effective January 1 of each year, except for deck, swimming pool/hot tub, and in-ground irrigation permits.

**Construction Without a Permit**

If construction begins before the issuance of a building permit, there may be an additional administrative fee equal to 100 percent of the full permit fees or \$205 whichever is greater, to a maximum additional fee of \$25,000.

**Permit to Revise an Issued Permit**

Greater of \$69 per page, or \$104 per hour of examination and inspection time. Revision to an application during plans review prior to permit issuance

\$69 per page where the applicant is requesting changes to the proposed application.

**Transfer of Permit**

\$192 per permit transfer of ownership.

**Model Home Agreement Permit**

If the project is a Model Home under Agreement, there will be an additional fee of \$350 per permit, and is non-refundable. This permit can only be applied for if the Proposed Subdivision has been approved for Model Homes by Council.

**Conditional Foundation Permit**

If the project has a footprint of more than 6460 sq. ft. and has received all applicable law approvals, but has not finalized the above grade design a formal request can be made to the Chief Building Official for consideration. An application does not constitute a guarantee of permit. An additional administration fee equal to 25% will be added to the total permit application fee but in no case shall be less than \$1,050, with no maximum. This additional fee is non-refundable even if the Chief Building Official decides not to issue a Conditional Permit.

**Certification of Models Prior to Draft Plan Approval**

If the project is in the Draft Plan Approval Process, a concurrent review of the building permit application can be commenced. The fee per model is \$595. Upon issuance of the first building permit for a specific model, 75% of the

\$1,050 will be refunded. Refund applies to the first permit issued for a specific model, subsequent permits are subject to full permit fees.

**Lot Grading Review**

Where Lot Grading Review is required (as defined within the Infill Lot Grading Policy) the application fee is \$620. A

\$5,000 refundable deposit is to accompany the application that will be returned upon satisfactory completion of Lot Grading and Notice of Completed Construction being filed with the building department, minus \$62 per additional design review or site visit, required beyond the service prescribed within the Policy.

**Refunds**

The refundable fee will be based on the total required fee, using the following factors: 75% if the application is cancelled prior to the review of the application

50% if the application is cancelled prior to permit issuance

40% if the permit has been issued and project has been cancelled minus \$69 per field inspection performed up to the cancellation date

Where the amount of the fees retained by the town are less than the minimum permit fee applicable to the work, there will be no refund.

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