

THE CORPORATION OF THE MUNICIPALITY OF RED LAKE

BY-LAW No. 1040-08

BEING A BY-LAW TO AMEND BY-LAW NO. 1013-08, BEING A BY-LAW RESPECTING CONSTRUCTION, DEMOLITION AND CHANGE OF USE PERMITS AND INSPECTIONS

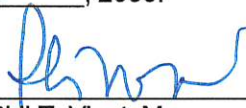
WHEREAS the Council of the Corporation of the Municipality of Red Lake passed By-Law No. 1013-08 on April 15th, 2008; and

WHEREAS it is deemed necessary to amend By-Law No. 1013-08;


NOW THEREFORE the Council of The Corporation of the Municipality of Red Lake **HEREBY ENACTS AS FOLLOWS:**

1. **THAT** the Building By-Law be amended by deleting "Schedule "A" – Classes of Permits and Permit Fees" in its entirety and replace with "Schedule "A" – Classes of Permits and Permit Fees", attached hereto as Schedule "A" and forming a part of this By-Law.
2. **THAT** By-Law No. 1013-08 is hereby amended.
3. **THAT** this By-Law shall come into force and take effect upon the final passing hereof.

READ a **FIRST** and **SECOND TIME** this 4 day of June, 2008.




Phil T. Vinet, Mayor



Shelly L. Kocis, Clerk

READ a **THIRD TIME** and **FINALLY PASSED** this 4 day of June, 2008.



Phil T. Vinet, Mayor



Shelly L. Kocis, Clerk

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NAME Protection Inspection & Control
CODE Criss H1
RD AG 1013-08
CROSS cc: CBO, By-law

SCHEDULE "A"**CLASSES OF PERMITS AND PERMIT FEES****MINIMUM FEE**

Notwithstanding any Class or calculation of fees based on the fee structure herein the minimum fee for any application or individual structure shall be \$25.00.

CLASS 1. Unserviced without Hydro, Sewer or Water, Habitable and Non-Habitable Buildings, including additions or alterations. Up to 50 m².

This class includes: unserviced shell only without interior finishes; sheds, seasonal cottages, guest cabins, motel cabins, detached garages, gazebos, cold storage buildings, farm buildings, commercial buildings. For conversion to serviced building, see Class 3.

Fees as calculated from the following:

- | | |
|--------------------------------------------------------|--------------------------------------|
| ○ with mud sill and dirt floor (max 50M ²) | \$ 0.05 per sq. ft. gross floor area |
| ○ with wood floor on skids (max 50m ²) | \$ 0.07 per sq. ft. gross floor area |
| ○ first story with slab on grade | \$ 0.10 per sq. ft. gross floor area |
| ○ first story with post and pad or piers | \$ 0.15 per sq. ft. gross floor area |
| ○ first story with concrete or PWF crawl space | \$ 0.20 per sq. ft. gross floor area |
| ○ first story with concrete or PWF basement | \$ 0.25 per sq. ft. gross floor area |
| ○ for lofts or each additional story, add | \$ 0.05 per sq. ft. gross floor area |

CLASS 2. Municipally or Privately serviced Habitable and Non-Habitable Buildings including additions or extensions of buildings.

This class includes: fully insulated and serviced buildings including but not limited to: dwelling units, cottages, guest cabins, apartments, condominiums, motels, hotels, mobile and factory built homes, portable classrooms, assembly and institutional buildings, offices, farm buildings, industrial buildings and other commercial buildings. ***The greater cost of 0.5% of contract value or as calculated from the following:***

Fees as calculated from the following:

- | | |
|----------------------------------------------------|--------------------------------------|
| ○ first story with slab on grade | \$ 0.30 per sq. ft. gross floor area |
| ○ first story with post and pad or piers and skirt | \$ 0.35 per sq. ft. gross floor area |
| ○ first story with crawl space | \$ 0.40 per sq. ft. gross floor area |
| ○ first story with unfinished basement | \$ 0.45 per sq. ft. gross floor area |
| ○ first story with finished basement | \$ 0.50 per sq. ft. gross floor area |
| ○ for lofts, mezz or each additional story, add | \$ 0.25 per sq. ft. gross floor area |
| ○ for attached garages, add | \$ 0.20 per sq. ft. gross floor area |
| ○ for mobile homes and portable classrooms | \$ 0.30 per sq. ft. gross floor area |
| ○ for factory built homes (double wide) | \$ 0.35 per sq. ft. gross floor area |

CLASS 3. Conversion of an Unserviced Class 1 Building to a Serviced Class 2 Building, or Remodeling, or Alteration including adding or relocating HVAC or Plumbing in a Class 2 Building.

This class includes: conversion to year round use, creating additional suites or bedrooms, remodeling of any floor area to change the size and/or number of rooms, adding and/or moving plumbing, adding insulation, adding and/or moving or replacing ventilation and/or heating or cooling units and ductwork.

Fees as calculated from the following:

- | | |
|-------------------------------------------|--------------------------------------|
| ○ for each story or area converted/alterd | \$ 0.15 per sq. ft. gross floor area |
|-------------------------------------------|--------------------------------------|

CLASS 4. Change of Use of all Buildings and Structures

This class includes: *Change of Use* as defined in the *Building Code Act*, even if construction is not contemplated.

Fees as calculated from the following:

- | | |
|------------------------------------------|--------------------------------------|
| ○ for each story or area of any building | \$ 0.05 per sq. ft. gross floor area |
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CLASS 5. Miscellaneous Construction

This class includes: installation or reinstallation (repair), construction or reconstruction (repair) of fences, retaining walls, docks, decks, all wood burning appliances including fireplaces, stoves, ranges, outdoor stoves, saunas, chimneys, exterior cladding, replacement roofing, soffit and fascia, above ground and inground swimming pools, free standing advertising signs, and all other structures not specified elsewhere.

Fees as calculated from the following:

- retaining walls and fences \$ 0.15 per foot
- decks \$ 25.00 per level or area
- exterior cladding \$ 25.00 per story applied
- reshingling including deck repair \$ 2.00 per square (100 sq. ft.)
- in-ground swimming pools excluding deck \$ 50.00 fixed fee
- above-ground swimming pools excluding deck \$ 25.00 fixed fee
- all other structures of items \$ 25.00 per structure of item

CLASS 6. Deferral or Revocation of Permits

This class includes: deferral or revocation of any permit where construction has not been seriously commenced within 6 months of the original date of issue of the permit or where construction has been substantially suspended for more than one year.

Fees as calculated from the following:

- first deferral for 6 months 10% of original fee
- one additional deferral for 6 months 25% of original fee
- no deferral to later than 24 months of original issue whereon a new application is required with the appropriate fee.

CLASS 7. Temporary Permits

This class includes: temporary structures, trailers, portable garages, recreational vehicles on otherwise vacant land, excepting those used for facilities as accessory to a construction project. Issuance of a temporary permit does not imply automatic renewal of such permit

Fees as calculated from the following:

- annual fee for all structures \$ 0.05 per sq. ft. gross ground coverage

CLASS 8. Conditional Permits

This class includes: an application for a permit under Section 8(3) of the Act where there will be hardship resulting from delays in issuing a permit. Conditional permits require that the applicant sign an agreement to remove all construction and return the land to original condition should the normal permit be refused at the expiry date of the conditional permit.

Fees for conditional permits are not refundable and are in addition to any other fees applicable.

Fees as calculated from the following:

- all structures 15% of applicable class fees

CLASS 9. Occupancy Permits for Class 2, Class 3 and Class 4 Buildings

This class includes: occupancy and partial occupancy applications for all of Class 2, Class 3 and Class 4 buildings.

Fees as calculated from the following:

- residential except single detached dwellings \$25.00 per single residential unit
- single detached dwellings no cost at time of first occupancy
- commercial, industrial and institutional units \$50.00 per single occupancy

CLASS 10. Demolition or removal of Structures.

This class includes: demolition of any building, which exceed 110 sq. ft. in gross floor area.

Fees as calculated from the following:

- for each story demolished or removed \$ 0.05 per sq. ft. gross floor area

CLASS 11. Transfer of a Permit to a New Owner.

This class provides for the transfer of a permit where the ownership of the property is changed prior to the completion of the work covered by a permit.

Fees as calculated from the following:

- fixed fee \$25.00 per structure item

Special Inspection Fees

This provides for the recovery of special inspection fees for the inspections carried out by request of the Permittee outside of normal weekday working hours and fees imposed for the additional inspections required where construction is started in advance of the required application or issuance of the required permit.

Additional Fees as calculated from the following:

- for inspections requested outside of normal weekday hours \$20.00 per inspection
- for inspections requested on a Saturday \$25.00 per inspection
- for inspections requested on a Sunday or Statutory Holiday \$50.00 per inspection
- for inspections resulting from construction starting prior to the application for a permit Greater of 50% of Class fee or \$50
- for inspections resulting from construction starting prior to the issuance of the permit Greater of 25% of Class fee or \$25