

The Corporation Of The Township Of Amaranth

By-Law Number 2026-02

Being a By-law for the imposition and collection of fees and charges for certain Municipal Services and Activities

Whereas Section 391 of the Municipal Act, 2001 authorizes a municipality to impose fees or charges on persons for services or activities, for costs payable for services or activities and for the use of property including property under its control; and

Whereas Section 69(1) of the Planning Act, R.S.O. 1990, Chapter P13, provides that the Council of a municipality by by-law may prescribe a tariff of fees for the processing of applications made in respect of planning matters; and

Whereas the Council of the Corporation of the Township of Amaranth deems it expedient to pass such a By-Law to implement the various fees and service charges;

Now Therefore the Council Of The Corporation Of The Township Of Amaranth Hereby Enacts As Follows:

1. By-Law 61-2025 be amended to include the attached schedule Schedule 'H' Building Department Classes of Permits and Permit Fees
2. The current Schedule 'H' in By-Law 61-2025 be substituted for the attached Schedule 'H' to reflect the 2026 indexed rates.
3. This By-law shall come into full force and effect on the date of passing unless specifically indicated on the Schedules attached hereto.

By-law Read a First and Second Time this 21st day of January, 2026.

By-law Read a Third time and Passed this 21st day of January, 2026.


Head of Council


CAO/Clerk

Schedule "H"
Building Department Classes of Permits and Permit Fees
 Schedule H – Permit Fees will take effect on January 21, 2026
 Fees based on virtual inspection platform

Classes Of Permits And Permit Fees				
Class of Permit	Note	Unit of Measure/Rate	Fee Amount	Min. Amount
Demolition Permit				
Residential Outbuilding		Flat Rate	\$209.50	
Residential Dwelling Unit		Flat Rate	\$297.49	
Non-Residential		Flat Rate	\$592.89	
Decommission Septic * N/A for Replacement Permit		Flat Rate	\$221.02	
Change of Use				
Change of Use Permit (No Construction)		Flat Rate	\$205.31	
Change of Use Permit (Construction)		\$/m2	Major Occupancy Classification	
Site Servicing				
Residential		Flat Rate	\$231.50	
Non-Residential		Flat Rate	\$323.68	
Assembly Occupancies (Group A) School, Church, Community Hall, Restaurant				
Finished Building		\$/m2, Min	\$16.73	\$628.50
Interior Renovation and Finishing (not part of original structure)		\$/m2, Min	\$5.04	\$628.50
Public Pool, Spa		Flat Rate	\$792.97	
School Portable		Flat Rate	\$397.00	
Institutional Occupancies (Groups B1, B2, B3) Hospital, Nursing Home, Police Station				
Finished Building		\$/m2	\$18.35	\$628.50
Interior Renovation and Finishing (not part of original structure)		\$/m2	\$5.04	\$628.50
Residential Occupancies (Group C) House, Apartment, Motel				

Multiple Unit Residential — Three (3) separate units or greater	\$/m ²	\$17.14	\$628.50
Detached, Additional Residential Unit, Semi- Detached and Townhouse Dwellings — Two Units	\$/m ²	\$15.94	\$628.50
Interior Renovation and Finishing (not part of original structure), Finishing Basement	\$/m ²	\$5.94	\$209.50

Business and Personal Service Occupancies (Group D) Office, Bank, Beauty Parlour

Shell Building	\$/m ²	\$10.50	\$628.50
Finished Building	\$/m ²	\$15.19	\$628.50
Interior Renovation and Finishing (not part of original structure)	\$/m ²	\$5.04	\$628.50

Mercantile Occupancies (Group E) Store, Shop, Supermarket

Shell Building	\$/m ²	\$10.14	\$628.50
Finished Building	\$/m ²	\$14.64	\$628.50
Interior Renovation and Finishing (not part of original structure)	\$/m ²	\$5.04	\$628.50

Industrial Occupancies (Groups F1, F2, F3) Warehouse, Repair Garage, Factory

Shell Building	\$/m ²	\$7.97	\$628.50
Finished Building	\$/m ²	\$10.83	\$628.50
Parking Garage, Service Floors, Mezzanines	\$/m ²	\$7.06	\$628.50
Interior Renovation and Finishing (not part of original structure)	\$/m ²	\$7.97	\$628.50

Agricultural Occupancies (Groups G1,G2,G3,G4) Hay Storage, Silo, Riding Arena, Livestock Barn

Finished Building	\$/m ²	\$2.84	\$628.50
Interior Renovation and Finishing (not part of original structure)	\$/m ²	\$2.12	\$209.50
Silo, Grain Bin	Flat Rate	\$274.45	

On-Site Sewage System

Residential (New & Replacement)	Flat Rate	\$589.75	
Non-Residential (New & Replacement)	Flat Rate	\$1,009.80	
Replacement Tank	Flat Rate	\$246.16	
Leaching Bed Repair, Minor Alteration	Flat Rate	\$412.72	
Review or Assessment Lot Serviceability/Severance	Flat Rate	\$246.16	

Mechanical & Plumbing & Electrical

Fire Alarm, Fire Sprinklers, Standpipe	Flat Rate	\$366.63	
Smoke/Heat Detectors, Emergency Lighting, Magnetic Locking Devices	Flat Rate	\$366.63	
Commercial Cooking Exhaust, Spray Booth, Dust Collector	Flat Rate	\$314.25	
Plumbing System Residential	Flat Rate	\$209.50	
Plumbing System Multi-Residential	Flat Rate	\$274.45	
Plumbing System Non-Residential	Flat Rate	\$366.63	
Mechanical Unit/System Residential	Per Unit	\$209.50	
Mechanical Unit/ System Non-Residential	Per Unit	\$366.63	
Oil and Grease Interceptor	Flat Rate	\$274.45	

Miscellaneous

Deck, Porch	Flat Rate	\$209.50	
Gazebo, Cabana, Shed	\$/m2	\$3.94	\$209.50
Fireplace, Woodstove	Flat Rate	\$209.50	
Detached Garage, Carport	\$/m2	\$5.94	\$419.00
Temporary Trailer	Flat Rate	\$274.45	

Temporary Tent		Max. 5 per application	\$209.50	
Sign		Flat Rate	\$209.50	
Swimming Pool Enclosure		Flat Rate	\$209.50	
Roof Mounted Solar Panel		Flat Rate	\$274.45	
Relocate Building		Flat Rate	\$549.94	
Wind Turbines		Flat Rate	\$4,174.33	
Industrial Commercial Racking System		Flat Rate	\$366.63	
Shelf and Rack Storage System 3.16		\$/m2	\$3.94	\$628.50
Designated Structure (not already listed)		Flat Rate	\$366.51	
Demountable Stage/Structure		Flat Rate	\$209.50	
Partial Building Permit	9(c)	Flat Rate	\$572.99	
Conditional Building Permit	9(c)	Flat Rate	\$1,144.93	
Foundation Only (phased or conditional)		\$/m2	\$2.52	\$209.50
Other Minor Residential Project		\$/m2	\$3.94	\$209.50
Other Minor Non-Residential Project		\$/m2	\$3.94	\$502.80

Administrative

Fee for Permits not listed in the Schedule	Construction Value	\$11 per \$1,000 of construction/repair costs	
Transfer of Ownership (One permit holder to another)	Flat Rate	\$183.25	
Alternative Solution	Flat Rate	\$523.76	
Third Party Professional Review		Consultant Fee (Paid by Applicant)	
Inspection (additional or not ready)- Residential	Per Inspection	\$196.93	

Inspection (additional or not ready)- Non-Residential		Per Inspection	\$366.63	
Plan Review Resubmission (Greater than 3) - Residential		Per Resubmission	\$196.93	
Plan Review Resubmission (Greater than 3) — Non-Residential		Per Resubmission	\$366.63	
Notice of Change		Per Application	Fees based on permit type	\$209.50
Site Plan Control Review		Flat Rate	\$646.31	
Building Without a Permit	9(a)		2x Building Permit Fee	
All Orders	9(b)	Flat Rate	\$285.97	
Lapsed Orders (applies to orders that have a lapsed compliance date.)		Per Month	\$500/month	
Maintenance Fee for Files Not Closed Within 24 Months		Per Year	\$1000 plus \$200 each month it remains open	

Notes:

- 1 Except where a minimum flat fee is indicated for the Occupancy Classification or Type of Construction, the fee per square meter of floor area set out in this Schedule shall be used by the Chief Building Official in determining the permit fee.
- 2 Permit fee increases are indexed based on the Consumer Price Index, Ontario Series, and are adjusted annually, beginning in 2026.
- 3 For the purpose of this Schedule the occupancy classification and floor area shall be determined on the following basis.
 - a) The occupancy classification shall be established in accordance with the occupancy definitions of the Ontario Building Code and its appendices.
 - b) The floor area shall be measured to the outer face of exterior walls and to the center line of party walls or demising walls. No deductions shall be made for openings within the floor area (e.g., stairs and stair openings, ducts, elevators, escalators). Floor area shall include all habitable areas, including attached garages, mezzanines, finished attics and enclosed balconies.
 - c) Calculating floor area for interior finishes, partitioning, corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major occupancy classification for the floor area with which they are associated. Where any of these areas are constructed in a shell only building, fees shall be calculated at the finished rate in this Schedule.
 - d) The occupancy classifications used in this bylaw are based on the Building Code major occupancy classifications. For mixed occupancy floor areas, the fee multiplier for the major occupancy of the floor area applies.
- 4 No additional fee applies for sprinklers, fire alarms, electromagnetic locks, or other mechanical systems or equipment proposed and installed at the same time as the construction they serve.

- 5 Where they serve single dwelling units, no additional fee applies for fireplaces and unfinished basements proposed and constructed at the same time as the single dwelling they serve.
- 6 Unfinished basements for single detached dwellings, semi-detached dwellings, duplex dwellings and townhouses are not included in the floor area.
- 7 The appropriate finished fee for the proposed major occupancy applies to non-residential and multiple unit residential basements.
- 8 Where a change of occupancy from one classification to another classification is proposed, the fee multiplier for the proposed occupancy applies.

9 **Administrative Fees**

- a) To offset additional investigation and administrative costs where any person has commenced construction, demolition, or changes to the use of a building prior to having submitted an application for a permit, or before having received a permit, in addition to any other penalty under the Act, Building Code, or this By-law, the permit fee shall be two times the regular permit fee. Payment of these fees does not relieve any person or corporation from complying with the Act, the Building Code, or any applicable law.
- b) To offset additional costs associated with the investigation, inspection, administration, and rectification of any building where any Order is issued, a fee shall be applied as per the fee schedule. Payment of these fees does not relieve any person or corporation from complying with the Act, the Building Code or any applicable law.
- c) With respect to phased or conditional permits, the fee shall be the normal fee for the proposed construction plus an additional administration fee as prescribed in this Schedule for each conditional permit or phased permit applied for.
- d) Where the Township has contracted work to remedy any Building Code deficiency on any private property for failing to comply with a directive of the Chief Building Official, or Officers thereunder, the Township shall be entitled to recover the full cost of the work, plus a \$250 administration fee.