

The Corporation of the Town of Gore Bay

By-law No. 2025-53

**Being a By-law of the Town of Gore Bay
Respecting Building Permits & Rates**

WHEREAS Section 7 of the Building Code Act, 1992, S.O. 1992, Chap. 23, as amended empowers Council to enact certain by-laws respecting building permits;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GORE BAY ENACTS AS FOLLOWS:

- 1. THAT the Fee Schedule attached hereto and marked as Schedule “A” to By-law Number 2025-53 is hereby adopted;
- 2. THAT all other by-laws inconsistent with this by-law are hereby repealed;
- 3. THAT this by-law shall come into force and take effect on the final date of passing Hereof.

READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED THIS
24TH DAY OF NOVEMBER, 2025.

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MAYOR

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CLERK

Schedule "A" to by-law 2025-53

1.0 CLASS OF PERMIT

FEES

1.1 Building Permits	a) \$150.00 non-refundable application fee plus \$8.00 per each \$1000.00 or part thereof of estimated value as determined under section 3 of this by-law.
1.2 Change of use Permit	a) \$150.00 nonrefundable application fee
1.3 Removal or Demolition Permit **Removal permits are subject to obtaining clearances from the Public Works Manager, Bell Canada, Hydro One, and/or any other utility present.	a) \$75.00 nonrefundable permit fee
1.4 Structural Relocation within Same Lot	a) \$150.00 no size requirement
1.5 Building Permit Renewal	a) Building permit expires one (1) year after issuance date. A renewal fee of \$75.00 is due each year thereafter until permit completion

2.0 ADDITIONAL INSPECTION FEES

2.1 Revisions to Existing Permits	a) \$50.00 minimum plus \$8.00 per each \$1000.00 or part thereof of estimated value as determined under Section 3 of this by-law.
2.2 Re-inspections/Re-visits caused by deficiencies. On interior, exterior, or final inspections where the permit has expired and the work is not complete for the requested inspection	a) \$50.00 per inspection
2.3 Miscellaneous requests for inspection Under Municipal By-laws	a) \$50.00 per inspection

**3.0 CALCULATION OF ESTIMATED
VALUES**

3.1 Residential Dwelling Unit Two Storey or more & addition	a) \$150.00 per square foot on 1 st floor b) \$75.00 per square foot on 2nd floor
3.2 Commercial and industrial buildings (shell only)	a) \$60.00 per square foot
3.3 Commercial buildings / mercantile / office / restaurant etc	a) \$150.00 per square foot
3.4 Foundations	a) \$150.00 fee plus required inspections @ \$50.00 each
3.5 Attached or Detached Garage	a) \$50.00 per square foot - 1 st floor
3.6 Detached Accessory Buildings	a) \$25.00 per square foot
3.7 Agricultural use buildings	a) \$15.00 per square foot
3.8 Carports	a) \$20.00 per square foot
3.9 Decks	a) \$20.00 per square foot
3.10 Porches / Verandah	a) \$45.00 per square foot
3.11 Windows and doors/per dwelling unit (structural change) fee	a) \$75.00 non-refundable permit
3.12 Renovations	a) \$45.00 per square foot Up to a maximum permit fee of \$1,000.00

4.0 Refunds	If permit is cancelled prior to commencement of construction a refund will be allowed with the exception of the nonrefundable application fee.
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5.0 PENALTIES

5.1 Penalty for No Permit	\$500.00 plus applicable permit fee
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