

**THE CORPORATION OF THE TOWNSHIP OF STRONG
BY-LAW 2024-017; Building By-Law**

SCHEDULE "B" – PERMIT FEE SCHEDULE

Cost Guidelines

\$100.00	+ \$15.00 per Thousand
\$100.00	Change of Use Permit – Inspection fee only with no Building Permit Issued
\$100.00	Transfer Permit
\$100.00	+ \$15.00 per thousand of project value for Conditional Permit
\$100.00	Searching of records (Building and Zoning compliance letters)
\$100.00	Re-inspection fee
\$100.00	Pre-site inspection fee
\$50.00	per page for review of revised plans or plans submitted with application and no permit issued
\$50.00	Letter of compliance on issued orders
\$200.00	Application fee for Alternative Solution Design
\$1,000.00	minimum fee for any major alteration to a dwelling
	Permit Maintenance Fee (applied two years after permit issuance if still open)
\$300.00 (per year)	Annual Fee - Commercial
\$250.00 (per year)	Annual Fee - Dwellings and additions
\$200.00 (per year)	Annual Fee – Accessory structures

BUILDING WITHOUT A PERMIT – CONSTRUCTION STARTED WITHOUT OBTAINING A PERMIT FEES ARE DOUBLED

CONSTRUCTION COST GUIDELINES – cost per square foot of floor area

Residential Unit:

Single Storey House	\$200.00 minimum per square foot
Two Storey House (1 st floor)	\$200.00 minimum per square foot
Each Additional Storey	\$100.00 minimum per square foot
Attached Garage	\$55.00 minimum per square foot

Cottage / Recreational Dwelling:

Dwelling with Basement	\$200.00 minimum per square foot
Dwelling on Piers / Frost Wall	\$175.00 minimum per square foot
Dwellings on Slab	\$175.00 minimum per square foot
Each Additional Storey	\$100.00 minimum per square foot

Garage / Farm Buildings:

Garage / Shed on Slab	\$40.00 minimum per square foot
Garage / Shed no floor	\$30.00 minimum per square foot
Barns / Outbuildings located on Assessed Farm Lands	\$25.00 minimum per square foot

Commercial – Industrial:

Based on cost price.....or	\$95.00 minimum per square foot
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Renovations: Based on cost price estimates

Decks / Porches / Additions: \$50.00 minimum per square foot or based on cost price estimates

Demolition Permits: \$5.00 minimum per square foot

The cost construction guidelines are only a guideline. The Chief Building Official may place a valuation on the cost of the proposed work as per section 5. of this building by-law.

No permit is required for re-shingling a roof.

No permit is required for a shed intended for storage purposes only and is ancillary (accessory) to a principal building on the lot provided that,

1. It is not more than 15 square meters (161 square feet).
 2. It is not more than one storey in building height.
 3. It is not attached to a building or any other structure, and
 4. It does not contain any plumbing.
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To obtain a Building Permit, it is necessary to first apply and receive the following:

1. A septic permit for a class 4 Sewage system from the North Bay Mattawa Conservation Authority in all areas not serviced by Municipal Sewers and for Buildings that require plumbing facilities.
2. An Entrance Permit or Culvert Permit from the Municipality if necessary.
3. An Entrance Permit or Building Permit from the Ministry of Transportation if the property fronts onto a Provincial Highway or Secondary Highway or is within 1000 feet of a highway Intersection or is in the Vicinity of the New 4 Laning of Highway #11.
4. A legal Survey may be required if the survey stakes are not clearly visible to the Chief Building Official.