

## **RESIDENTIAL BUILDING PERMIT FEES**

***In ADDITION to the development charges (if applicable)*** the following outlines the charges for your building permit. The charge includes approval from the Planning Department, Review of the Construction Plans and all inspections. A \$75.00 charge may be charged for every re-inspection of deficiencies. A permit is required for any building over 108 sq. feet. **ALL FEES ARE SUBJECT TO CHANGE.**

### **For Homes & Additions:**

\$100.00 base fee plus \$0.80 per square foot of usable space (1<sup>st</sup> floor, 2<sup>nd</sup> floor, and basement (if being finished)). Any attached garage is \$0.30 per square foot and decks are calculated at \$0.25 per square foot.

### **Accessory Buildings:** *(requires a separate application)*

Includes Detached Garages, Boathouses, Workshops, Sheds, etc.. These projects require a separate permit and are calculated at a \$100.00 base fee plus \$0.30 per square foot. Docks & Decks are calculated at \$0.25 per square foot.

### **Where Construction Has Commenced Prior to Permit Issue:**

Required building permit fee **plus** an **Additional \$500.00** fee.

### **Demolition Permit:**

Class "A" simple – i.e. house, cottage, garage..... \$ 75.00  
Class "B" requiring engineering ..... \$200.00  
*A demolition permit is required for any building over 108 square feet.*

### **Septic Permit Fees:** *(requires a separate application)*

Full new Septic System.....	\$450.00
Sewage System Repair .....	\$300.00
Septic Bed Replacement .....	\$300.00
Holding Tank (Class 5).....	\$350.00
Leaching Pit (Class 2).....	\$250.00

**An Engineered Lot Grading Plan will be required for all new homes, commercial buildings and significant accessory structures. A lot grading deposit (\$1,500.00 minimum) will be charged with your building permit with a partial refund payable after a Certificate of Compliance has been issued by the lot grading designer to the Township.**

**Additional fees may be charged by the Public Works Department for an Entrance Permit or Inspection of Existing Entrance, and a Water Meter and Connection Charge (if applicable). Please check with this department for current fees (Ext. 241).**

**For information on other fees not listed in this information hand-out, please contact the Building Department.**

**COMMERCIAL DEVELOPMENT CHARGES**

County of Simcoe

Non-Residential (excluding Industrial)	<b>\$18.73</b> (per square metre of of gross floor area)
Industrial	<b>\$ 9.37</b> “ “ “

School Boards

Public School Board	<b>\$0.15</b> per/sq.ft.
Separate School Board	<b>\$0.08</b> per/sq.ft.

Township of Severn

(depending on the area)	<b>\$5.56</b> per/sq.ft.
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**BUILDING PERMIT FEE:**

**Commercial, Industrial & Institutional Structures:**

\$100.00 Base Fee plus \$0.80 per square foot.

**Building Permit Fees are Subject to Change by Council.**

The Building Permit Application is available online for simple projects like garages, decks, etc.. However, if you are building a new home, cottage or septic system, please drop by the Township Administration Office at 1024 Hurlwood Lane, Orillia **OR** contact the Township of Severn's Building Department (705-325-2315 Ext. 224) to arrange for a package to be mailed. The package contains several forms to be completed and also lists the requirements for submitting the application.

Two (2) sets of construction drawings will be required along with a site plan. Please keep a copy of any information submitted.

Provided that the all the required documentation is submitted with the application, the permit takes about 10 working days to issue. You will be contacted by the Building Department if there is any further information required or when the permit is ready to issue. You will also be advised of the fees due upon issuance of the permit. Fees are payable by cheque, cash or debit.

The Building Department will assign an expiry date for each permit. Should you require an extension of this time, you can apply by mail or in person at the Township office. If work is suspended for a period of time or if the permit is not started within six months of issuance, the permit can be revoked.

The Building Department also expects that any permit submitted will be picked up within 30 days once you have been notified that it is ready.

***If you are thinking of building a dock, boat port, boatlift, boathouse, etc. or repairing*** any of these:

**You must obtain permission from the Trent-Severn Waterway (705-750-4900) or Ministry of Natural Resources (705-725-7500).**

A building permit will then be required by the Township of Severn. You will need to submit a copy of the Permission Letter from the Trent-Severn or MNR as well as a site plan and 2 sets of construction drawings. This process may take some time, so it is advisable to apply well in advance. For further information on in-water and shoreline works visit the websites of each of these regulating agencies.