

**MUNICIPALITY OF SOUTH HURON**

**BY-LAW 35-2024**

**SCHEDULE B - BUILDING, PLUMBING AND SEWAGE SYSTEM APPLICATION FEES**

Building Application Fees	Effective: Sept 1/24 - Dec 31/24		Effective: Jan 1/25 - Dec 31/25	
	75% of 2025 fee rate		100% fee rate	
	Base Fee	Additional fee (\$ per Sq. Ft.)	Base Fee	Additional fee (\$ per Sq. Ft.)
<b>Group "A" Assembly</b>				
Finished	\$112.50	\$1.13	\$150.00	\$1.51
Shell Only - incl. foundation	\$112.50	\$0.85	\$150.00	\$1.13
Finish of existing shell	\$112.50	\$0.34	\$150.00	\$0.45
Interior alterations for an existing building	\$112.50	\$1.00	\$150.00	\$1.00
<b>Group "B" Institutional</b>				
All Institutional classifications	\$112.50	\$1.13	\$150.00	\$1.51
<b>Group "C" Residential</b>				
New dwelling units or addition to dwelling units, (includes finished basement)	\$112.50	\$1.42	\$150.00	\$1.89
Additional storeys above the first storey of the same dwelling	\$112.50	\$0.45	\$150.00	\$0.60
Attached or detached garage/carport	\$112.50	\$0.40	\$150.00	\$0.53
Covered or uncovered decks, porches, sunrooms	\$112.50	\$0.29	\$150.00	\$0.38
Renovations to a dwelling unit	\$112.50	\$0.45	\$150.00	\$0.60
CSA A277 Manufactured Home CSA Z240.2.1. Mobile Home CSA Z241 Park Model Trailer	\$285.00	Additional fees for garages, decks, porches etc.	\$380.00	Additional fees for garages, decks, porches etc.
Apartment Building/ Hotels/Motels/Residential Care Facility	\$112.50	\$1.42	\$150.00	\$1.89
<b>Group "D" Business &amp; Personal Services</b>				
Finished	\$112.50	\$1.13	\$150.00	\$1.51
Shell Only - incl. foundation	\$112.50	\$0.85	\$150.00	\$1.13
Finish of existing shell	\$112.50	\$0.34	\$150.00	\$0.45
Interior alterations for an existing building	\$112.50	\$1.00	\$150.00	\$1.00
<b>Group "E" Mercantile</b>				
Finished	\$112.50	\$1.13	\$150.00	\$1.51
Shell Only - incl. foundation	\$112.50	\$0.85	\$150.00	\$1.13
Finish of existing shell	\$112.50	\$0.34	\$150.00	\$0.45
Interior alterations for an existing building	\$112.50	\$1.00	\$150.00	\$1.00
<b>Group "F" Industrial</b>				
Finished	\$112.50	\$0.85	\$150.00	\$1.13
Shell Only - incl. foundation	\$112.50	\$0.64	\$150.00	\$0.85
Finish of existing shell	\$112.50	\$0.45	\$150.00	\$0.60
Interior alterations for an existing building	\$112.50	\$0.75	\$150.00	\$0.75

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	75% of 2025 fee rate		100% fee rate	
	Base Fee	Additional fee (\$ per Sq. Ft.)	Base Fee	Additional fee (\$ per Sq. Ft.)
<b>Agricultural</b>				
Farm Buildings	\$112.50	\$0.23	\$150.00	\$0.30
Liquid/solid manure storage, bunkers, silos, grain bins.	\$450.00	N/A	\$600.00	N/A
Greenhouses	\$112.50	\$0.11	\$150.00	\$0.15
<b>Stand Alone &amp; Miscellaneous Works</b>				
Alternative Solution	\$1,125.00	N/A	\$1,500.00	N/A
Change of Use (with no renovations) - All classifications	\$187.50	N/A	\$250.00	N/A
Demolition permit	\$225.00	N/A	\$300.00	N/A
Fire alarm system	\$375.00	N/A	\$500.00	N/A
HVAC system	\$375.00	N/A	\$500.00	N/A
Moving a building (garages, sheds, etc.)	\$225.00	N/A	\$300.00	N/A
Permit extension	\$60.00	N/A	\$80.00	N/A
Plans resubmission	Applicable fee as described		Applicable fee as described	
Re-inspection fee	\$112.50	N/A	\$150.00	N/A
Signs	\$112.50	N/A	\$150.00	N/A
Solar Panels	\$112.50	\$0.40	\$150.00	\$0.53
Sprinkler system	\$375.00	N/A	\$500.00	N/A
Tent <225 sq. m. (2421.88 sq. ft.)	\$112.50	N/A	\$150.00	N/A
Tent >225 sq. m.	\$225.00	\$3.00/sq.m. >500 sq.m.	\$300.00	\$3.00/sq.m. >500 sq.m.
Transferring a permit	\$60.00	N/A	\$80.00	N/A
<b>DEPOSITS</b>				
<b>Building Deposit</b>				
Minor - construction value < \$25,000	\$500.00	N/A	\$500.00	N/A
Major - new development or additions to existing structures - and construction	\$2,500.00	N/A	\$2,500.00	N/A
<b>Demolition Deposit</b>	\$2,500.00	N/A	\$2,500.00	N/A
<b>Grading Deposit - when not captured within a development agreement</b>	\$2,500	N/A	\$2,500	N/A
<b>Plumbing Deposit - when a stand alone plumbing permit is issued</b>	\$375.00	N/A	\$375.00	N/A

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<b>Construction value calculation</b>				
For application fees not described in the above schedule, a fee calculated in accordance with the following may apply at the discretion of the Chief Building Official: projects in excess of \$5,000 construction value will be charged at 1% of the construction value plus \$200 flat fee. Projects < \$5000 will be charged a base fee of \$250.				
<b>Wind Turbines Application Fees</b>				
Rated Output:				
>3kW 0 49kW	\$1,725.00	N/A	\$2,300.00	N/A
50kW - 249kW	\$3,975.00	N/A	\$5,300.00	N/A
250kW - 1Mw	\$11,325.00	N/A	\$15,100.00	N/A
>1Mw	\$17,025.00	N/A	\$22,700.00	N/A
<b>Plumbing Application Fees</b>				
Base Fee	\$150.00	N/A	\$150.00	N/A
Fixture units (FU) rate	\$13.50	N/A	\$18.00	N/A
Sewer installation	\$150.00	N/A	\$200.00	N/A
Water service installation	\$150.00	N/A	\$200.00	N/A
Stormwater installation	\$150.00	N/A	\$200.00	N/A
Roof drain and roof water leader piping inspection (per drain)	\$13.50	N/A	\$18.00	N/A
Catchbasin/Manhole inspections	\$13.50	N/A	\$18.00	N/A
Water service for fire protection installation	\$150.00	N/A	\$200.00	N/A
Re-inspection fee	\$112.50	N/A	\$150.00	N/A
<b>Sewage System Application Fees</b>				
Class 2 Sewage System	\$292.50	N/A	\$390.00	N/A
Class 4 Sewage System	\$720.00	N/A	\$960.00	N/A
Class 5 Sewage System	\$742.50	N/A	\$990.00	N/A
Addition or Repair to a system	\$240.00	N/A	\$320.00	N/A
Septic tank or treatment unit replacement only	\$300.00	N/A	\$400.00	N/A
Bed replacement	\$397.50	N/A	\$530.00	N/A
Lot assessment/Site visit - fee based on per visit	\$307.50	N/A	\$410.00	N/A

**Where applicable, the fees are to be increased annually on January 1 by the Statistics Canada Consumer Price Index for Ontario for the previous calendar year (September to September) for the periods of 2026 through 2029.**