

BUILDING PERMITS FEES

BROOKE-ALVINSTON (2024)

Residential

1. New Residential Unit (including attached garage)	\$1,536.00
2. New Garage (attached, if built separately)	\$614.00
3. Detached Accessory Building (Residential)	\$461.00
4. Apartments & Multiple Housing	\$2,816.00
5. Additions (Residential)	\$973.00
6. Alterations/Repairs (Residential)	\$768.00
7. Fireplaces, Woodstoves	\$282.00
8. Decks	\$384.00

Agricultural

1. Buildings (drive sheds, pole barns, etc.)	\$768.00
2. Buildings (livestock barns, etc.)	\$2,304.00
3. Grain Bins/Silos	\$512.00
4. Manure Pits	\$1,536.00

Commercial/Industrial

1. New Buildings (including Restaurants)	\$2,304.00
2. Renovations	\$1,997.00

Institutional

1. New Buildings	\$2,304.00
2. Renovations	\$1,997.00

Other

1. Demolitions	\$230.00
2. Building Relocations (road deposit, etc needed)	\$1,229.00
3. Swimming Pools/Fencing	\$256.00
4. Tents (added at the August 12, 2021 Regular Council Meeting)	\$154.00
5. Commercial Towers	\$1,280.00
6. Wind Mills/Turbines <1MW plus any additional costs	\$18,500.00
7. Wind Mills/Turbines > 1MW plus any additional costs	\$22,375.00
8. Solar Facilities	
Class 1 - ground mounted (less or equal to 10 kw)	No charge
Class 2 - rooftop/wall mounted (less or equal to 10 kw)	\$230.00
Class 3 - (greater than 10 kw)	\$538.00
9. Bio-Energy Facilities	\$691.00
10. Water Energy Facilities	\$691.00
11. Change of Use	\$307.00
12. Renewal of Cancelled Permit – flat fee	\$102.00
13. Plumbing Permit – Plumbing/Septic Permits are issued by the County of Lambton	Varies

Building without a permit – any person commencing building without the required permit is subject to a fine equal to the applicable permit fee.

Note: Building Fee Revenues must be used solely to fund Building Permit Fees Services. The above Fees have been established based on a review of Building Permit Fee Costs invoiced by the County and a comparison of Fees charged by other surrounding municipalities. Building Permit Fee Revenues and Costs will be reviewed annually and any excess/deficiency will be allocated to/from a Building Permit Cost Stabilization Reserve Fund. When appropriate, fee adjustments will be brought forward for consideration.

Refund of Permit Fees

- A. The fees that may be refunded shall be a percentage of the fees payable under this By-Law as follows:
 - i. 80 percent if administrative functions only have been performed;
 - ii. 70 percent if administrative and zoning functions have been performed;
 - iii. 45 percent if administrative, zoning and plan examination functions have been performed;
 - iv. 35 percent if the permit has been issued and no field inspections have been performed subsequent to permit issuance;
 - v. 5 per cent shall additionally be deducted for each field inspection that has been performed after the permit has been issued.
- B. Notwithstanding paragraph A above, no refund shall be made if the amount is \$100.00 or less.