

The Township of The Archipelago

Recommendation Report to Council

Report No.: 2026-02

Date: April 16, 2026

Originator: Mark Macfie, Chief Building Official

Subject: Draft Building Permit Fee Changes

RECOMMENDATION

That Council supports the proposed revisions to Schedule “A” of the Building By-Law to update the fees for building permits and direct staff to circulate notice and schedule a public meeting pursuant to 7(6) of the Building Code Act.

BACKGROUND

Building permit fees for classes of permits are either a set fee or as determined by a levy against each \$1000 of construction value. With the direction of Council, the schedule of fees for building permits has been revised in draft to reflect appropriate targets in comparison to neighbouring municipalities. Updated comparison graphs have been provided with the proposed changes implemented.

The main changes include increases in the value of construction per square foot for various classes of buildings or structures, and an increase in the levy from \$11 to \$12 per \$1000 of construction value.

For construction without a permit, the proposed revision to the current administration fee is intended to align with an industry standard of doubling the permit fee.

The proposed revisions, highlighted as track changes, is Attachment 1.



Average \$3018. Archipelago \$3150
Pier foundation used – some townships charge extra for basements

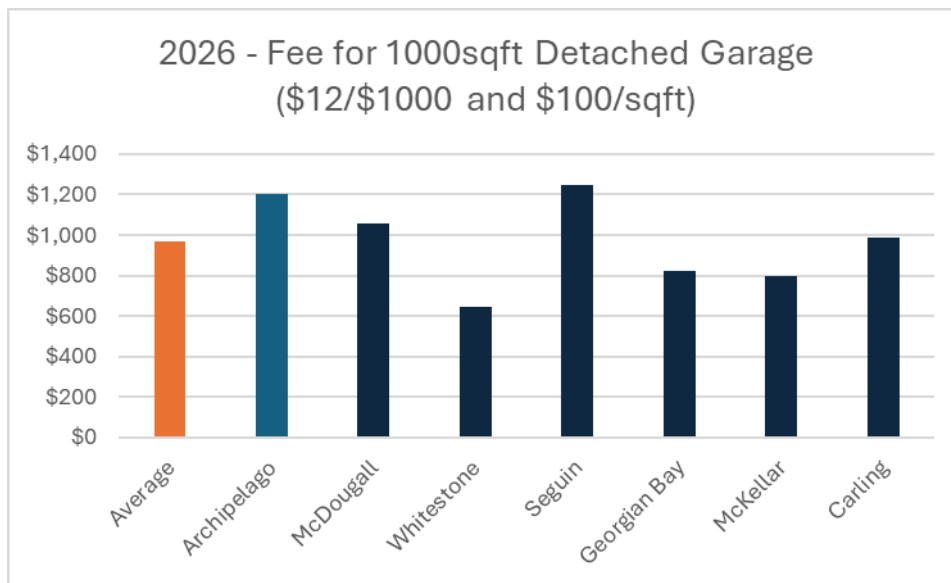


Average \$4181. Archipelago \$4800
Pier foundation used – some townships charge extra for basements



Average \$5541. Archipelago \$7020

Pier foundation used – some townships charge extra for basements



Average \$967. Archipelago \$1200 (\$825 prior to change)

FINANCIAL IMPLICATIONS

To provide a relevant example of how the proposal could potentially affect future revenues, a comparison of the 2025 building permits against the revised by-law was conducted. In summary, the revised by-law would have yielded an increase in revenue of 11% for 2025.

ANALYSIS/OPTIONS

Option 1 – Recommended

That Council approve the proposed revisions and direct staff to provide notice and conduct a public meeting.

Option 2 – Not recommended

That Council direct staff to make further modifications to the proposal for future consideration.

STRATEGIC PLAN

This direction is in alignment with the following Strategic Priorities contained within our Strategic Plan:

- Sustainable Cost-Effective Services

CONCLUSION

That Council approve the proposed revisions and direct staff to provide notice and conduct a public meeting in accordance with requirements of Section 7(6) of the Building Code Act.

Respectfully Submitted,



Mark Macfie, CBCO
CBO

I concur with this report
and recommendation,



Cale Henderson, MCIP, RPP
Director

I concur with this report
and recommendation,



John MacKinnon, P.Eng.
CAO

ATTACHMENTS

