

**THE CORPORATION OF THE TOWNSHIP OF HORNEPAYNE
2026 COMPREHENSIVE USER FEES
SCHEDULE "A" To By-Law No. 2208-26**

4.00 Building Fees		FEE	HST	TOTAL	
Group A Buildings					
	All assembly buildings including arenas, schools, churches, theatres, restaurants, etc.	per sq. ft.	2.40	-	2.40
Group B Buildings					
	All detention and care buildings including hospitals, nursing homes, etc.	per sq. ft.	2.64	-	2.64
Group C Buildings or Residential types					
	Single detached dwellings, duplexes, townhouses	per sq. ft.	1.30	-	1.30
	Multiple unit apartment buildings (3 or more units)	per sq. ft.	1.40	-	1.40
Group C Buildings or Residential types Cont.					
	Additions to residences comprising 3 new exterior walls	per sq. ft.	1.20	-	1.20
	additions to residences comprising 2 new exterior walls	per sq. ft.	0.80	-	0.80
Group D Buildings, of business types					
	Office buildings	per sq. ft.	2.04	-	2.04
	Banks, medical clinics, beauty parlours	per sq. ft.	1.60	-	1.60
Group E Buildings, of commercial types					
	Retail and department stores	per sq. ft.	1.72	-	1.72
	Strip plazas	per sq. ft.	1.28	-	1.28
	Big box stores (no or few partitions)	per sq. ft.	1.40	-	1.40
Group F, of industrial types					
	Warehouses (shells)	per sq. ft.	1.00	-	1.00
	Industrial buildings with partitions	per sq. ft.	1.40	-	1.40
	Gas stations, car washes	per sq. ft.	0.64	-	0.64
	Basements, including new foundations, finishing existing	per sq. ft.	0.28	-	0.28
	Farm buildings, green houses	per sq. ft.	0.28	-	0.28
	Interior alterations, renovations (floor area)	per sq. ft.	0.24	-	0.24
	Repairs, re-cladding walls and ceilings (surface area)	per sq. ft.	0.18	-	0.18
	Domestic garages and sheds	per sq. ft.	0.28	-	0.28
	Sprinkler system (floor area protected)	per sq. ft.	0.02	-	0.02
	Structural repairs (area of work)	per sq. ft.	0.10	-	0.10
HVAC Permit					
	Installation of new system in existing building where fire separation penetrated	per sq. ft.	0.05	-	0.05
	installation of new system in residential building and other buildings where fire separation(s) not penetrated	per sq. ft.	53.25	-	53.25
Flat Rates, where building area not considered					
	Installation of tents and mobile homes	Flat Rate	85.50	-	85.50
	Fire alarm systems	Flat Rate	125.00	-	125.00
	Fireplaces, wood stoves	Flat Rate	86.25	-	86.25
	Decks and porches	Flat Rate	51.75	-	51.75
	Installation of siding, windows and doors, or roof shingles for single detached dwellings, duplexes	Flat Rate	50.00	-	50.00
	Installation of siding, windows and doors, or roof shingles for all other buildings	Flat Rate	75.00	-	75.00
	Installation of exterior brick veneer	Flat Rate	75.00	-	75.00
	Minor foundation repairs and damp proofing	Flat Rate	50.00	-	50.00
	Demolition Permit	Flat Rate	125.00	-	125.00

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4.00 Building Fees Cont.		FEE	HST	TOTAL
Flat Rates, where building area not considered Cont.				
Change of Use Permit	Flat Rate	86.25	-	86.25
Conditional Permit		100%		
Occupancy Permit	Flat Rate	50.00	-	50.00
Renewal of Expired Building Permit	Flat Rate	100.00	-	100.00
Compliance Letter	Flat Rate	75.00	-	75.00
Communication Tower Permit	Flat Rate	75.00	-	75.00
Fence Permit (height more than 2.0 meters above grade)	Flat Rate	50.00	-	50.00
Satellite Dish Permit (including antennae)	Flat Rate	50.00	-	50.00
Sign Permit	Flat Rate	51.75	-	51.75
Swimming Pool Permit (not including deck)	Flat Rate	51.75	-	51.75
Planning Fees				
**Site Plan Control Application- see by-law No. 1945		1450.00		1450.00
Deposit for legal and registration fees	plus costs	1000.00		1000.00
**Zoning Amendment application- see by-law No. 1945		1750.00		1750.00
**Official Plan Amendment application- see by-law No. 1945		1750.00		1750.00
**Zoning & Official Plan Amendment - see by-law No. 1945		2500.00		2500.00
Lifting of Holding (h) - see by-law No. 1945		1000.00		1000.00
Minor Variance				
***Draft Plan of Subdivision < 10 lots - see by-law No. 1945		2000.00		2000.00
***Plan of Subdivision > 10 lots - see by-law No. 1945		2000.00		2000.00
*Draft Plan of Subdivision or condominium Agreement Amendment - see by-law No. 1945		750.00		750.00
Draft Plan of Subdivision Extension - see by-law No. 1945	annual	750.00		750.00
Red Line Changes to Draft Plan of Subdivision - see by-law No. 1945		500.00		500.00
**Draft Plan of Condominium Application - see by-law No. 1945		2000.00		2000.00
****Part lot control - see by-law No. 1945		600.00		600.00
*Lifting of Reserves - see by-law No. 1945		400.00		400.00
Notes:				
*Fees plus cost recovery including legal, registration and other applicable fees				
**Fees plus Peer Review Costs - \$5000 deposit required when peer review is required - full cost recovery				
***Fees plus Peer Review Costs - \$10,000 deposit required - full cost recovery				
****(per by-law) or amendment to Part Lot Control by-law for extension				