

Town of Erin Fees, Deposits, Development Charges Collected by the Building Department

Effective January 1, 2017

Building Permit and Related fees:		
Building, septic, demolition, change of use permit fees (as per Bldg By-law 99-18 & fee Schedule A as amended)	\$200	Minimum fee
	\$500	Septic Fee
Property Information Report Fee	\$75	
Pool permit Fee	\$200	
Sign permit fee	\$100 or \$50	Portable; Temporary Real Estate signs \$10
Entrance fees and culvert installation deposit (for the roads Dept.)	\$100	Fee
	\$900	Deposit
Water meter fees (if applicable)	\$405.39	
Development Charges:		
Town (<i>not</i> in Urban service area)	\$4.23/ft²	Non-Residential (does not include Agriculture)
	\$10,660	Residential (single detached residential)
Town (in Urban service area)	\$5.59/ft²	Commercial & Industrial
	\$13,940	Residential (single detached residential)
County (By-law 5523-17)	\$1.36/ft²	Non-residential (excludes "bona fide" agriculture use)
	\$4,714	Residential (single detached residential)
Educational	\$1,884	Residential only \$1,567 (UGDSB) + \$317 (WCDSB)
Subdivision related fees:		
Plot Plan Review Fee (if applicable)	\$500	
Drainage fee (applicable in OWMS only)	\$1,100/acre	
Grading Deposit (if applicable)	\$2,500	
Site Plan Control		
Site Plan Control Application Fees	\$2,000 (\$500 for an amendment to existing)	
Site Plan Control Application Deposit	\$5,000 (\$1,000 for an existing site plan)	
Letter(s) of Credit (in relation to site plan control) and collection of copy of Liability Insurance Certificate L/C=125% of cost of services and works		

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Sample Calculations:

Sample fees for a typical House:

Fee Type	Single family residential (2000SF) In Urban Service area	Single family residential (3500 SF) In Urban Service area	Single family residential (2000 SF) Not In Urban Service area
Building Permit	\$2,200*	\$3,500SF x \$.88/SF = \$3080*	\$2,200 (min)*
Septic Permit	\$500	\$500	\$500
Entrance Permit	\$100 + \$900 deposit	\$100 + \$900 deposit	\$100 + \$900 deposit
Town DC's	\$13,940	\$13,940	\$10,660
County DC's	\$4,714	\$4,714	\$4,714
Educational DC's	\$1,884	\$1,884	\$1,884
Total	\$24,238	\$25,118	\$20,958

Note: *minimum fee applies to new house under 2550 square feet in size. If the house is larger than 2550 square feet, the fee is calculated at \$.88/SF

Sample fees doe a typical Commercial or Industrial (excluding site plan control fees)

Fee Type	Commercial building at (3000 SF) In Urban Service area	Commercial building at (3000 SF) Not In Urban Service area
Building Permit	@1.00/SF=\$3,000	@1.00/SF=\$3,000
Septic Permit	\$500	\$500
Entrance Permit	\$100 + \$900 deposit	\$100 + \$900 deposit
Town DC's	\$5.59/SF = \$16,770	\$4.23/SF = \$12,690
County DC's	\$1.36SF = \$4,080	\$1.36SF = \$4,080
Educational DC's	n/a	n/a
Total	\$25,350	\$21,270

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