

CITY OF SALMON ARM

BYLAW NO. 4727

A bylaw to amend District of Salmon Arm Fee for Service Bylaw No. 2498

The Municipal Council of the City of Salmon Arm, in open meeting assembled, enacts that the District of Salmon Arm Fee for Service Bylaw No. 2498 be amended as follows:

1. That Schedule B, Appendix 4, Building Fees, Section 1.11.1 Building Permit Fees, subsections i) and ii) be deleted that reads:

- i) The permit fee is reduced by 5 %, up to a maximum of \$500.00, for permits issued for complex buildings which rely on Professional Plan Certification.
- ii) The permit fee is reduced by 1 %, up to a maximum of \$100.00, for permits issued for standard buildings which rely on Professional Plan Certification.

And replacing Schedule B, Appendix 4, Building Fees, Section 1.11.1 Building Permit Fees, subsection i) with the following:

- i) The permit fee is reduced by 5 %, for permits issued for standard or complex buildings which rely on Professional Plan Certification.

and that subsections iii) and iv) are renumbered ii) and iii) accordingly.

2. That Schedule B, Appendix 4, Building Fees, Section 1.11.2 - Related Building Permit Fees be deleted in its entirety that reads:

a)	Factory-built (metal) chimney and/or space heater	\$51.00
b)	Masonry built fireplace and chimney	\$51.00
c)	Masonry built chimney and/or solid fuel burning space heater, stove or furnace	\$51.00
d)	Existing non-masonry chimney and/or space heater	\$51.00
e)	Swimming pools (siting)	\$51.00
f)	Sign Permit fee (refer to Sign Bylaw No. 2050)	\$51.00
g)	Commercial exhaust ducting system (NFPA (96))	\$51.00
h)	Sidewalk permit for obstructing use of sidewalk during construction or demolition (Permit holder responsible for any damage repair)	\$51.00
i)	Retaining wall	\$51.00
j)	Demolition Permit	\$51.00
k)	Transfer of building permit to new owner	\$51.00
l)	Renewal of a lapsed permit (Bylaw No. 2898)	\$200.00
m)	Inspections for change of use for occupancy classification	\$51.00 + GST

n)	Each re-inspection after the first re-inspection	\$51.00 + GST
o)	For an after business hours inspection	\$102.00 per hr. + GST plus mileage at current municipal rate.
p)	If work commences without a permit and a "Stop Work Order" is issued, a surcharge of 25% of the building permit fee is required to be paid in addition to the building permit fee	
q)	Portable Sign	\$102.00
r)	Design modification (after the applicant has been notified that the initial plan review has been completed)	25% of the fee assessed under 1.11.1 b) and 1.11.1 c)

and replacing Schedule B, Appendix 4, Building Fees, Section 1.11.2 – Related Building Permit Fees with the following:

a)	Factory-built (metal) chimney and/or space heater	\$75.00
b)	Masonry built fireplace and chimney, stove, or furnace	\$75.00
c)	Building Relocation (incl. manufactured/mobile homes)	\$500.00
d)	Swimming pools	\$100.00
e)	Retaining wall	\$100.00
f)	Commercial exhaust ducting system (NFPA (96))	\$100.00
g)	Demolition Permit	\$100.00
h)	Transfer of building permit to new owner	\$100.00
i)	Extension of a permit – where allowed by the Building Bylaw	\$300.00
j)	Inspection for change of use or occupancy (with no construction)	\$100.00+GST
k)	Per each re-inspection - after the first re-inspection	\$50.00+GST
l)	Inspection after regular business hours (fee per hour incl. travel)	\$150.00+GST
m)	Partial Occupancy Permit	\$150.00
n)	If work commences without a permit and a "Stop Work Order" is issued, a surcharge of 100% of the building permit fee is required to be paid in addition to the building permit fee	To a maximum of \$10,000 in additional fees
o)	Design modification (after the applicant has been notified that the initial plan review has been completed)	25% of the fee assessed under 1.11.1 b) and 1.11.1 c)

3. That Schedule B, Appendix 4, Building Fees, Section 1.11.6 Security Deposits be deleted in

its entirety that reads:

An application for a Building Permit (excluding an accessory building, accessory structure or swimming pool), in excess of \$10,000.00 in construction value, or a Demolition Permit, or a permit for the relocation of a building (excluding C.S.A. certified units) shall, at the time of issuance, pay to the municipality a security deposit of:

i)	for an addition, alteration or renovation to a Single Family Dwelling or Duplex	\$1,000 OR the execution of an Owner's Acknowledgement of Responsibility Agreement
ii)	for a new Single Family Dwelling or Duplex	\$1,000.00 OR the execution of an Owner's Acknowledgement of Responsibility Agreement
iii)	for other building types the deposit shall be collected on the basis of 1 % of the value of the project, up to a maximum of \$5,000.00	maximum of \$5,000.00
iv)	for a Demolition Permit	\$1,000.00
v)	for the relocation of a building or structure	minimum of \$5,000.00

and replacing Schedule B, Appendix 4, Building Fees, Section 1.11.6 Security Deposits with the following:

a)	For any permit for a dwelling, duplex, CSA certified unit, and any addition or alteration thereof in excess of \$10,000.00 in construction value, the owner or their agent shall pay to the City a security deposit of \$1000 <u>or</u> undertake the execution of an owner's <i>Acknowledgement of Responsibility Agreement</i> in a form prescribed by the City, prior to permit issuance.
b)	For any demolition permit, the owner or their agent shall pay to the City a security deposit of \$2,000.00 for any simple building or portion thereof and \$5,000.00 for any complex building or portion thereof, prior to permit issuance.
c)	For any building or structure relocation/moving permit, the owner or their agent shall pay to the City a security deposit of 1 % of construction value with a minimum of \$5,000.00, prior to permit issuance.
d)	For any issuance of partial occupancy, the owner or their agent shall pay to the City a refundable fee of \$500, prior to partial occupancy issuance; whereby, this fee will be refunded provided the remaining work and a final occupancy certificate is issued within the stipulated time.

e)	For any other building or permit type, the owner or their agent shall pay to the City a security deposit of 1% of construction value to a maximum of \$5,000.00, prior to permit issuance.
f)	Security deposits, or any remaining portion, shall be refunded to the party of City record that submitted the payment.

SEVERABILITY

4. If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

ENACTMENT

5. Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

EFFECTIVE DATE

6. This bylaw shall come into full force and effect upon adoption of same.

CITATION

7. This bylaw may be cited as “**City of Salmon Fee for Service Bylaw Amendment Bylaw No. 4727.**”

READ A FIRST TIME THIS	DAY OF	2025
READ A SECOND TIME THIS	DAY OF	2025
READ A THIRD TIME THIS	DAY OF	2025
ADOPTED BY COUNCIL THIS	DAY OF	2025

MAYOR

CORPORATE OFFICER