

## **Schedule A – By-Law 050-2018**

### **Classes of Permits and Fees**

1. Except where a flat fee is indicated for an Occupancy Classification or Type of Construction, the fee per m<sup>2</sup> of floor area set out in Schedule A, shall be used by the Chief Building Official in determining the permit fee, by multiplying the floor area by the fee per m<sup>2</sup>, subject to maximum and minimum fees where indicated.
2. For new buildings and additions, fees for sprinkler and fire alarm systems, unfinished basements (except within dwelling units), finished basement areas in single family, semi-detached and townhouse dwellings and any balconies, decks, patio and porch structures are in addition to the Occupancy Group Fee per m<sup>2</sup>.
3. Where a change of occupancy from one classification to another classification of a higher hazard is proposed, the fee for the proposed occupancy applies. Where a change of use permit is denied, fees paid may be credited to an alteration permit which incorporates the construction required to accommodate the change of use.
4. For the purpose of this schedule the occupancy classification and floor area shall be determined on the following basis:
  - a) The occupancy classification shall be established in accordance with the occupancy definitions of the Ontario Building Code.
  - b) Except as provided in 4.d), the floor area is the sum of the areas of all floors including basement, balconies and mezzanines and shall be measured to the outer face of the exterior walls or structure. For interior alterations, measurements are taken to the inner face of walls.
  - c) No deductions shall be made for openings within the floor area, i.e. stairs, elevators, ducts.
  - d) A garage serving only the dwelling unit to which it is attached or built-in and an unfinished basement located within a dwelling unit shall not be included in the area calculations.
  - e) The horizontal projection of sloping and stepped floors shall be used in lieu of actual surface area.
  - f) The fee for common facilities such as corridors, lobbies, washrooms etc., in “shell” buildings shall be calculated at the “finished” rate according to the occupancy classification of the floor area on which the facilities are located.
5. The fees shown in the following table will be used to calculate the total permit fee. However, the minimum fee for any permit shall be \$155.00 (2018 Rate) unless otherwise indicated.
6. Fees for years after 2018 have been indexed at 3 percent per year. The minimum fee will be indexed at 3 percent per year after 2018.
7. The fee for any permit or service not listed in this schedule will be charged at the hourly rate for review and inspections and the minimum fee will apply.

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Occupancy Classification / Type of Construction	2019 Permit Fees			2020
<b>Construction Permits</b>				
Group A (Assembly) - Shell Building	14.72	per m <sup>2</sup>	-	17.06
Group A (Assembly) - Finished (Shell and Interiors)	19.19	per m <sup>2</sup>	-	20.43
Group A (Assembly) - Interior Alteration	5.82	per m <sup>2</sup>	160.00 min	6.05
Group A (Assembly) - Additions & Mezzanines	19.19	per m <sup>2</sup>	-	20.43
Group B (Institutional) - Shell Building	20.74	per m <sup>2</sup>	-	22.58
Group B (Institutional) - Finished (Shell and Interiors)	23.50	per m <sup>2</sup>	-	28.25
Group B (Institutional) - Interior Alteration	4.79	per m <sup>2</sup>	160.00 min	5.52
Group B (Institutional) - Additions & Mezzanines	23.15	per m <sup>2</sup>	-	28.07
Group C (Part 3 Buildings) - Finished (Shell and Interiors)	14.39	per m <sup>2</sup>	-	15.85
Group C (Part 3 Buildings) - Interior Alteration	4.79	per m <sup>2</sup>	160.00 min	5.52
Group C (Part 3 Buildings) - Additions	14.39	per m <sup>2</sup>	-	15.85
Group C (Midrise Wood) - Finished (Shell and Interiors)	18.54	per m <sup>2</sup>	-	19.10
Group C (Midrise Wood) - Interior Alteration	4.79	per m <sup>2</sup>	160.00 min	5.52
Group C (Midrise Wood) - Additions & Mezzanines	18.54	per m <sup>2</sup>	-	19.10
Group C (Part 9 Buildings) - Single Dwelling Unit (including secondary unit)	13.72	per m <sup>2</sup>	-	16.17
Group C (Part 9 Buildings) - Multi Unit/Stacked Townhouses	15.36	per m <sup>2</sup>	-	17.85
Group C (Part 9 Buildings) - Semis and Towns	15.36	per m <sup>2</sup>	-	17.85
Group C (Part 9 Buildings) - Interior Alteration	4.79	per m <sup>2</sup>	160.00 min	5.52
Group C (Part 9 Buildings) - Additions & Mezzanines	13.72	per m <sup>2</sup>	160.00 min	16.17
Group C (Part 9 Buildings) - Accessory Buildings/Structures (Sheds, decks, garages)	181.97	flat fee	-	210.41
Group D (Office) - Shell Building	12.58	per m <sup>2</sup>	-	13.83
Group D (Office) - Finished (Shell and Interiors)	16.15	per m <sup>2</sup>	-	17.89

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Group D (Office) - Interior Alteration	4.79	per m <sup>2</sup>	160.00 min	5.52
Group D (Office) - Additions & Mezzanines	16.15	per m <sup>2</sup>	-	17.89
Group E (Mercantile) - Shell Building	10.88	per m <sup>2</sup>	-	11.92
Group E (Mercantile) - Finished (Shell and Interiors)	14.98	per m <sup>2</sup>	-	16.01
Group E (Mercantile) - Interior Alteration	4.79	per m <sup>2</sup>	160.00 min	5.52
Group E (Mercantile) - Additions & Mezzanines	14.98	per m <sup>2</sup>	-	16.01
Group F1&F2 (Industrial) - Shell Building & Mezzanines	7.43	per m <sup>2</sup>	-	7.89
Group F1 & F2 (Industrial) - Finished (Shell and Interiors)	10.32	per m <sup>2</sup>	-	11.17
Group F1&F2 (Industrial) - Interior Alteration	4.79	per m <sup>2</sup>	160.00 min	5.52
Group F1&F2 (industrial) - Additions	10.32	per m <sup>2</sup>	160.00 min	11.17
Group F3 (Storage) - (Parking) Garage	5.73	per m <sup>2</sup>	160.00 min	6.92
<b>Plumbing / Sewage Systems</b>				
Site Services - Residential Projects (plus fee for water service/drains)	160.00	flat fee	-	165.00
Site Services - Other Than Residential Projects (plus fee for water service/drains)	160.00	flat fee	-	165.00
Water Service 50mm to 100mm	35.00	flat fee	-	36.00
Water Service 150mm 200mm 250mm	90.00	flat fee	-	92.00
Water Service over 250mm	136.00	flat fee	-	140.00
Residential Water Service (50mm or less)	27.00	flat fee	-	34.00
Drains – Residential	160.00	flat fee	-	164.00
Drains – Non-Residential/Multi Res. 100mm 150mm	55.00	flat fee	-	57.00
Drains – Non-Residential/Multi Res. 200mm 250mm	98.00	flat fee	-	101.00
Drains – Non-Residential/Multi Res larger than 250mm	136.00	flat fee	-	140,00
Plumbing Fixtures (Toilets, Urinals, lavatories, sinks, floor drains, vented traps, roof drains, backflow preventers)	17.00	flat fee per fixt.	-	17.50

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Grease Interceptors	68.00	flat fee	160.00 min	70.00
Plumbing – Miscellaneous (manholes, catch basins, area drains)	44.25	flat fee	160.00 min	45.62
Septic System – Residential, commercial, industrial (GFA less than 186 m <sup>2</sup> )	563.00	flat fee plus	160.00 min	579.25
Additional fee 186m <sup>2</sup> and over	3.60	per m <sup>2</sup>		3.70
Septic System – Farm related project (without internal plumbing)	160.00	flat fee	-	164.00
Septic System – non-habitable addition/structure (no effect on system)	160.00	flat fee	-	164.00
Septic System – non-habitable addition/structure (change to system)	224.50	flat fee	-	231.30
Septic System – habitable addition/structure (no effect on system)	160.00	flat fee	-	164.00
Septic System – habitable addition/structure (change to system) less than 186m <sup>2</sup>	563.00	flat fee plus	-	579.25
Additional fee 186m <sup>2</sup> and over	3.60	per m <sup>2</sup>		3.70
On Site Sewage System – Maintenance Program Inspection Fee	1,045.00	flat fee	-	1,335.00
<b>Mechanical - HVAC</b>				
Mechanical - HVAC - Residential	200.00	flat fee	-	250.00
Mechanical – HVAC - Non-Residential	340.00	flat fee	-	465.00
Hazardous Processes - Kitchen Exhaust Hood, Spray Booth, Storage of Hazardous Material, Dust Collector	290.00	flat fee	-	430.00
<b>Subdivisions – Certified Models</b>				
Certified Models – Single Family (add'l cost)	1885.00	flat fee	-	2280.00
Change House Type Model (residential plan of subdivision where permit has been issued for a different house type)	450.00	flat fee	-	464.00
Change House Type – additional cost per m <sup>2</sup> or portion thereof	11.70	per m <sup>2</sup>	-	12.00
<b>Permit Revisions</b>				
Permit Revisions – Residential (includes 3 hours review time)	410.00	flat rate	-	422.00
Permit Revisions – Non-Residential (includes 3 hours review time)	475.00	flat rate	-	490.00
<b>Demolition</b>				
Demolition – Part 9 Residential (plus hourly rate for review over 3 hours)	200.00	flat fee	-	250.00

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Demolition – Part 3 Residential and Non-Residential (plus hourly rate for review over 3 hours)	685.00	flat fee	-	830.00
<b>Fire/Life Safety</b>				
Active Fire Protection Systems - Fire Alarm, Sprinkler or Standpipe Systems, Mag-Locks (plus additional fee in this section, below)	175.00	flat fee	-	195.00
Part 9 Fire Alarm System (additional fee)	0.28	per m <sup>2</sup>	-	0.33
Part 3 Per Floor (additional fee)	147.00	per floor	-	153.00
Sprinkler/Standpipe System (additional fee)	0.40	per m <sup>2</sup>	-	0.45
<b>Fast Track Permit Process</b>				
Additional fee – (percentage of full permit fee subject to maximum/minimum amounts below)	50%		-	50%
Commercial	796.00 7,956.00	minimum maximum	-	820.00 8,195.00
Residential - Detached / Semi Detached	530.00	flat fee	-	546.00
Residential - other than detached / semi detached	266.00 7,956.00	per unit maximum	-	273.00 8,195.00
<b>Designated Structures</b>				
Miscellaneous - Designated Structure/Public Pool/Public Spa	295.00	flat fee	-	445.00
Solar Collectors (residential Part 9)	160.00	flat fee	-	164.00
Solar Collectors (Part 3 residential, industrial, commercial, institutional)	546.00	flat fee	-	
<b>Miscellaneous Permits / Services</b>				
Alternative Solutions (plus cost of additional review/meetings and any 3 <sup>rd</sup> party review)	1050.00		-	1100.00
Balcony, including guards	.52	per m <sup>2</sup>	160.00 min	.53
Change of Use where no construction is proposed - For all Types of Classifications (plus hourly rate for each hour or part thereof)	255.00	flat fee	-	290.00
Conditional Permit (10% of building permit fee in addition to building permit fee)	1125.00 2,575.00	Minimum Maximum	-	1160.00 2,652.00
Conditional Permit Agreement (amend)	225.00	flat fee	-	231.00
Construction/Demolition/Change of Use without permit – additional 50% of permit fee	5150.00	maximum	160.00 min	5305.00
Demising Walls (no other construction) * *after 2018 changes to fee per linear metre	4.50 per linear m	flat fee (2018)	160.00 min	4.63 per linear m

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Occupancy Classification / Type of Construction	2019 Permit Fees			2020
Farm Buildings	5.17	per m <sup>2</sup>	160.00 min	5.55
Fireplace / Stove	160.00	flat fee	-	164.00
Hourly Rate for Review or Inspection (minimum 3 hours may apply)	83.00		-	86.00
Limiting Distance Agreement	410.00	flat fee	-	495.00
Occupancy Permit – Div C. 1.3.3.1 & 1.3.3.5 (per stage of occupancy)	205.00	flat fee	-	255.00
Partial Permit (additional fee)	257.00	flat fee	-	265.00
Portable Classroom	225.00	flat fee	-	231.00
Recladding	.40	per m <sup>2</sup>	160.00 min	.45
Request to Defer Revocation (permit extension)	160.00	flat fee	-	164.00
Sales Pavilion	8.30	per m <sup>2</sup>	160.00 min	8.60
Shelf and Racking System	3.00	per m <sup>2</sup>	160.00 min	4.00
Shoring	10.00	per lin. metre	160.00 min	10.30
Tents/Air Supported Structures	3.93	per m <sup>2</sup>	160.00 min	5.12
Transfer Permit (to new owner)	160.00	flat fee	-	164.00
Window Enlargement	2.21	per m <sup>2</sup>	160.00 min	2.28