

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 192-2020**

**A By-law of The Corporation of the City of Vaughan to amend By-law 050-2018, as amended, to provide for classes of permits and fees for the calendar years 2021 and 2022.**

**WHEREAS** section 7 of the Building Code Act, 1992, S.O. 1992, Chapter 23, as amended, empowers Council to pass certain By-laws respecting construction, demolition, change of use, transfer of permits, inspections and the setting and refunding of fees;

**AND WHEREAS** section 446 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides that if a municipality has the authority under the Municipal Act or any other Act or under a by-law under the Municipal Act or any other Act to direct or require a person to do a matter or thing, the municipality may also provide that, in default of it being done by the person directed or required to do it, the matter or thing shall be done at the person's expense;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. By-law 050-2018 is hereby amended by deleting the fees for 2021 provided in Schedule "A" and replacing those with the fees for 2021 provided in Schedule "A" attached hereto.
2. By law 050-2018 is hereby amended by amending Schedule "A" through the addition of the fees for 2022 as provided for in Schedule "A" attached hereto.
3. All fees listed in the attached schedule will be subject to taxes, where applicable.
4. This By-law shall come into force and effect on January 1<sup>st</sup>, 2021.

Enacted by City of Vaughan Council this 15<sup>th</sup> day of December, 2020.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 63  
of the Special Committee of the Whole (Budget)  
Adopted by Vaughan City Council on  
December 15, 2020.

**SCHEDULE “A” OF BY-LAW NO. 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 \$169.00 (2021 Rate) unless otherwise indicated.
6. Fees are indexed 3% annually.
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.

**SCHEDULE "A" OF BY-LAW NO. 050-2018  
Classes of Permits and Fees**

Occupancy Classification / Type of Construction	Permit Fees			
	2021		2022	
<b>Construction Permits</b>				
Group A (Assembly) - Shell Building	19.53	per m <sup>2</sup>	-	20.11
Group A (Assembly) - Finished (Shell and Interiors)	21.72	per m <sup>2</sup>	-	22.37
Group A (Assembly) - Interior Alteration	6.28	per m <sup>2</sup>	169.00 min	6.46
Group A (Assembly) - Additions & Mezzanines	21.72	per m <sup>2</sup>	-	22.37
Group B (Institutional) - Shell Building	24.50	per m <sup>2</sup>	-	25.23
Group B (Institutional) - Finished (Shell and Interiors)	33.26	per m <sup>2</sup>	-	34.25
Group B (Institutional) - Interior Alteration	6.28	per m <sup>2</sup>	169.00 min	6.46
Group B (Institutional) - Additions & Mezzanines	33.26	per m <sup>2</sup>	-	34.25
Group C (Part 3 Buildings) - Finished (Shell and Interiors)	17.39	per m <sup>2</sup>	-	17.91
Group C (Part 3 Buildings) - Interior Alteration	6.28	per m <sup>2</sup>	169.00 min	6.46
Group C (Part 3 Buildings) – Additions & Mezzanines	17.39	per m <sup>2</sup>	-	17.91
Group C (Midrise Wood) - Finished (Shell and Interiors)	19.67	per m <sup>2</sup>	-	20.26
Group C (Midrise Wood) - Interior Alteration	6.28	per m <sup>2</sup>	169.00 min	6.46
Group C (Midrise Wood) - Additions & Mezzanines	19.67	per m <sup>2</sup>	-	20.26
Group C (Part 9 Buildings) - Single Dwelling Unit (including secondary unit)	18.75	per m <sup>2</sup>	-	19.31
Group C (Part 9 Buildings) - Multi Unit/Stacked Townhouses	20.48	per m <sup>2</sup>	-	21.09
Group C (Part 9 Buildings) - Semis and Towns	20.48	per m <sup>2</sup>	-	21.09
Group C (Part 9 Buildings) - Interior Alteration	6.28	per m <sup>2</sup>	169.00 min	6.46
Group C (Part 9 Buildings) - Additions & Mezzanines	18.75	per m <sup>2</sup>	169.00 min	19.31
Group C (Part 9 Buildings) - Accessory Buildings/Structures (Sheds, decks, garages)	240.40	flat fee	-	248.00
Group D (Office) - Shell Building	15.13	per m <sup>2</sup>	-	15.58
Group D (Office) - Finished (Shell and Interiors)	19.71	per m <sup>2</sup>	-	20.30
Group D (Office) - Interior Alteration	6.28	per m <sup>2</sup>	169.00 min	6.46
Group D (Office) - Additions & Mezzanines	19.71	per m <sup>2</sup>	-	20.30
Group E (Mercantile) - Shell Building	13.00	per m <sup>2</sup>	-	13.39
Group E (Mercantile) - Finished (Shell and Interiors)	17.08	per m <sup>2</sup>	-	17.59
Group E (Mercantile) - Interior Alteration	6.28	per m <sup>2</sup>	169.00 min	6.46

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	2021			2022
Group E (Mercantile) - Additions & Mezzanines	17.08	per m <sup>2</sup>	-	17.59
Group F1&F2 (Industrial) - Shell Building & Mezzanines	8.36	per m <sup>2</sup>	-	8.61
Group F1 & F2 (Industrial) - Finished (Shell and Interiors)	12.07	per m <sup>2</sup>	-	12.43
Group F1&F2 (Industrial) - Interior Alteration, Unfinished to Finished Areas (Partitioned Areas other than Warehouse & Manufacturing)	6.28	per m <sup>2</sup>	169.00 min	6.46
Group F1&F2 (Industrial) – Interior Alteration, Unfinished to Finished Areas including occupancy (Warehouse & Manufacturing Use Areas)	3.71	per m <sup>2</sup>	169.00 min	3.82
Group F1&F2 (Industrial) - Interior Alteration, to existing occupied areas. Fee applied to area of work proposed.	6.28	per m <sup>2</sup>	169.00 min	6.46
Group F1&F2 (industrial) – Additions & Mezzanines	12.07	per m <sup>2</sup>	169.00 min	12.43
Group F3 (Storage) - (Parking) Garage	8.18	per m <sup>2</sup>	169.00 min	8.42
<b>Plumbing / Sewage Systems</b>				
Site Services - Residential Projects (plus fee for water service/drains)	170.00	flat fee	-	175.00
Site Services - Other Than Residential Projects (plus fee for water service/drains)	170.00	flat fee	-	175.00
Water Service 50mm to 100mm	37.00	flat fee	-	38.00
Water Service 150mm 200mm 250mm	95.00	flat fee	-	98.00
Water Service over 250mm	144.00	flat fee	-	148.00
Residential Water Service (50mm or less)	41.00	flat fee	-	42.00
Drains – Residential	169.00	flat fee	-	174.00
Drains – Non-Residential/Multi Res. 100mm 150mm	59.00	flat fee	-	61.00
Drains – Non-Residential/Multi Res. 200mm 250mm	104.00	flat fee	-	107.00
Drains – Non-Residential/Multi Res larger than 250mm	144.00	flat fee	-	148.00
Plumbing Fixtures (Toilets, Urinals, lavatories, sinks, floor drains, vented traps, roof drains, backflow preventers)	18.00	flat fee per fixture	-	18.50
Grease Interceptors	72.11	flat fee	169.00 min	74.00
Plumbing – Miscellaneous (manholes, catch basins, area drains)	46.94	flat fee	169.00 min	48.00
Septic System – Residential, commercial, industrial (GFA less than 186 m <sup>2</sup> )	596.63	flat fee plus	169.00 min	615.00
Additional fee 186m <sup>2</sup> and over	3.80	per m <sup>2</sup>		3.90
Septic System – Farm related project (without internal plumbing)	169.00	flat fee	-	174.00

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Occupancy Classification / Type of Construction	Permit Fees			
	2021			2022
Septic System – non-habitable addition/structure (no effect on system)	169.00	flat fee	-	174.00
Septic System – non-habitable addition/structure (change to system)	238.20	flat fee	-	245.00
Septic System – habitable addition/structure (no effect on system)	169.00	flat fee	-	174.00
Septic System – habitable addition/structure (change to system) less than 186m <sup>2</sup>	596.63	flat fee plus	-	615.00
Additional fee 186m <sup>2</sup> and over	3.80	per m <sup>2</sup>	-	3.90
On Site Sewage System – Maintenance Program Inspection Fee	1,640.00	flat fee	-	1,689.00
<b>Mechanical - HVAC</b>				
Mechanical - HVAC - Residential	300.00	flat fee	-	309.00
Mechanical – HVAC - Non-Residential	600.00	flat fee	-	618.00
Hazardous Processes - Kitchen Exhaust Hood, Spray Booth, Storage of Hazardous Material, Dust Collector	575.00	flat fee	-	592.00
<b>Subdivisions – Certified Models</b>				
Certified Models – Single Dwelling Unit up to 3 Different Elevations (additional cost)	2,530.00	flat fee	-	2,606.00
One Additional Elevation (beyond 3 included in Certified Model, part of Certified Model application)	169.00	flat fee	-	174.00
Change House Type Model (residential plan of subdivision where permit has been issued for a different house type)	478.00	flat fee	-	492.00
Change House Type Model – additional cost per m <sup>2</sup> or portion thereof	12.45	per m <sup>2</sup>	-	12.82
<b>Permit Revisions</b>				
Permit Revisions – Residential (when original permit calculated as a flat fee)	169.00	flat fee	-	174.00
Permit Revisions – Residential (includes 3 hours review time)	435.00	flat rate	-	448.00
Permit Revisions – Non-Residential (includes 3 hours review time)	504.00	flat rate	-	519.00
<b>Demolition</b>				
Demolition – Part 9 Residential (plus hourly rate for review over 3 hours)	305.00	flat fee	-	314.00
Demolition – Part 3 Residential and Non-Residential (plus hourly rate for review over 3 hours)	985.00	flat fee	-	1,015.00
<b>Fire/Life Safety</b>				
Active Fire Protection Systems - Fire Alarm, Sprinkler or Standpipe Systems, Mag-Locks (plus additional fee in this section, below)	220.00	flat fee	-	227.00
Part 9 Fire Alarm System (additional fee)	0.38	per m <sup>2</sup>	-	0.39
Part 3 Per Floor (additional fee)	158.00	per floor	-	163.00

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	2021			2022
Sprinkler / Standpipe System (additional fee)	0.50	per m <sup>2</sup>	-	0.52
<b>Fast Track Permit Process</b>				
Additional fee – (percentage of full permit fee subject to maximum/minimum amounts below)	50%		-	50%
Commercial	845.00 8,441.00	min max	-	870.00 8,694.00
Residential - Detached/Semi Detached	563.00	flat fee	-	580.00
Residential - other than detached/semi detached	282.00 8,441.00	per unit max	-	290.00 8,694.00
<b>Designated Structures</b>				
Miscellaneous - Designated Structure/Public Pool/Public Spa/Retaining Wall	605.00	flat fee	-	623.00
Solar Collectors (residential Part 9)	169.00	flat fee	-	174.00
Solar Collectors (Part 3 residential, industrial, commercial, institutional)	546.00	flat fee	-	562.00
<b>Miscellaneous Permits / Services</b>				
Alternative Solutions (plus cost of additional review/meetings and any 3 <sup>rd</sup> party review)	1,150.00		-	1,185.00
Balcony, including guards	0.55	per m <sup>2</sup>	169.00 min	0.57
Change of Use where no construction is proposed - For all Types of Classifications (plus hourly rate for each hour or part thereof)	330.00	flat fee	-	340.00
Conditional Permit (10% of building permit fee in addition to building permit fee)	1,195.00 2,732.00	min max	-	1,231.00 2,814.00
Conditional Permit Agreement (amendment)	238.00	flat fee	-	245.00
Construction/Demolition/Change of Use without permit – additional 50% of permit fee	169.00 5,464.00	min max	-	174.00 5,628.00
Demising Walls (no other construction)	4.77	per linear metre	169.00 min	4.91
Demountable Event Structures (platforms, stages, bleachers, structures supporting lighting, audio and similar equipment)	169.00	flat fee per structure	-	174.00
Farm Buildings	5.95	per m <sup>2</sup>	169.00 min	6.12
Fireplace / Stove	169.00	flat fee	-	174.00
Hourly Rate for Review or Inspection (minimum 3 hours may apply)	89.00	per hour	-	92.00
Limiting Distance Agreement	585.00	flat fee	-	603.00
Occupancy Permit – Div C. 1.3.3.1 & 1.3.3.5 (per stage of occupancy)	305.00	flat fee	-	314.00
Partial Permit (additional fee)	273.00	flat fee	-	281.00

**SCHEDULE "A" OF BY-LAW NO. 050-2018  
Classes of Permits and Fees**

Occupancy Classification / Type of Construction	Permit Fees			
	2021			2022
Portable Classroom	238.00	flat fee	-	245.00
Recladding	0.50	per m <sup>2</sup>	169.00 min	0.52
Request to Defer Revocation (permit extension)	169.00	flat fee	-	174.00
Sales Pavilion	8.90	per m <sup>2</sup>	169.00 min	9.16
Shelf and Racking System	5.00	per m <sup>2</sup>	169.00 min	5.15
Signs – All Signs except Billboard and Temporary (Portable) Signs	190.00 plus 32.00	flat fee plus per m <sup>2</sup>	-	196.00 plus 33.00
Signs – Billboard	164.00 plus 42.00	flat fee plus per m <sup>2</sup>	-	169.00 plus 43.00
Signs – Temporary (Portable)	See Schedule "F" of By-law 171-2013 as amended			
Shoring	10.60	per linear metre	169.00 min	10.90
Tents/Air Supported Structures	6.38	per m <sup>2</sup>	169.00 min	6.57
Tents not intended as Permanent Structures	169.00	flat fee per tent	-	174.00
Transfer Permit (to new owner)	169.00	flat fee	-	174.00
Window Enlargement	2.34	per m <sup>2</sup>	169.00 min	2.41