

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 201-2015**

**A By-law to amend City of Vaughan “Building By-law” 044-2015 to include annual indexation under Section 5 Fees, Charges and Refunds.**

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan enacts as follows:

1. **THAT** Section 5 of Schedule A, Classes of Permits and Fees be amended by adding:

### **5.8 Annual Indexation of Permit Fees**

Fees shall be increased by three percent each year effective on the first day of January of each year. Flat rate fees shall be rounded to the nearest dollar amount. Increments of half dollar and greater shall be rounded up. All other fees shall be rounded to the nearest cent.

2. **THAT** in all other respects By-law 044-2015, as amended, be and is hereby confirmed.

Enacted by City of Vaughan Council this 15<sup>th</sup> day of December, 2015.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

SCHEDULE "A"

BY-LAW 201-2015

CLASSES OF PERMITS AND FEES

1. Except where a minimum or flat fee is indicated for Occupancy Classification or Type of Construction, the fee per m2 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 m2.
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 m2.
3. Where a change of occupancy from one classification to another classification of a higher hazard is proposed, the fee multiplier 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) Horizontal projection of sloping and stepped floors shall be used in lieu of actual surface area.

f) "Custom built" means the construction of a new building or addition with finished interior and all required services.

g) "Custom built" and "interior alteration" fees include the installation of ceilings.

h) The fee for common facilities such as corridors, lobbies, washrooms etc., in "shell" buildings shall be calculated at the "custom built" rate according to the occupancy classification of the floor area on which the facilities are located.
5. The following fees shall be used to calculate the total permit fee. However the minimum fee for any permit shall be \$100.00.

CLASS OF PERMIT	OCCUPANCY CLASSIFICATION OR TYPE OF CONSTRUCTION	FEES	FEES	FEES <sup>(1)</sup>	FEES <sup>(1)</sup>
		(m2) 2015	(m2) 2016	(m2) 2017	(m2) 2018
Building Permit to construct a new building or addition.	Group A (Assembly)				
	Speculative (shell)	\$11.50	\$ 11.80	\$ 12.20	\$ 12.50
	Custom built	\$16.50	\$ 17.00	\$ 17.50	\$ 18.00
	Transit Stations	\$13.25	\$ 13.50	\$ 14.00	\$ 14.50
	Group B (Institutional)				
	All Buildings	\$17.50	\$ 18.00	\$ 18.50	\$ 19.00
	Group C (Residential)				
	Single DDU and semi	\$10.50	\$ 10.80	\$ 11.10	\$ 11.40

CLASS OF PERMIT	OCCUPANCY CLASSIFICATION OR TYPE OF CONSTRUCTION	FEES (m2) 2015	FEES (m2) 2016	FEES <sup>(1)</sup> (m2) 2017	FEES <sup>(1)</sup> (m2) 2018
Building permit to alter or repair a building.	Multiple Units building less than 4 storeys including townhouses	\$11.75	\$ 12.10	\$ 12.50	\$ 13.00
	Apartment Buildings Greater than 4 storeys	\$11.75	\$ 12.10	\$ 12.50	\$ 13.00
	Accessory Dwelling Units	\$9.00	\$ 9.30	\$ 9.60	\$ 9.90
	Six storey wood midrise	\$16.50	\$ 17.00	\$ 17.50	\$ 18.00
	<b>Group D (Business and Personal Services)</b>				
	Speculative (shell)	\$10.50	\$ 10.80	\$ 11.10	\$ 11.40
	Custom built	\$13.25	\$ 13.50	\$ 14.00	\$ 14.50
	<b>Group E (Mercantile)</b>				
	Speculative (shell)	\$9.00	\$ 9.30	\$ 9.60	\$ 9.90
	Custom built	\$12.50	\$ 13.00	\$ 13.50	\$ 14.00
	<b>Group F (Industrial)</b>				
	Speculative (shell inclusive of offices to a maximum of 10% of floor area of building or unit)	\$6.40	\$ 6.60	\$ 6.80	\$ 7.00
	Custom built	\$8.65	\$ 8.90	\$ 9.20	\$ 9.50
	Parking garage	\$4.25	\$ 4.40	\$ 4.50	\$ 4.60
	Interior alteration and repair of buildings not listed below (Min. \$100)	\$3.75	\$ 3.90	\$ 4.00	\$ 4.10
	Interior alteration for all Group A buildings >30 seats (Min. \$100)	\$5.00	\$ 5.20	\$ 5.40	\$ 5.60
	Garages and accessory buildings on single family and semi- detached property (Min. \$100)	\$2.00	\$ 2.05	\$ 2.10	\$ 2.15
	Balcony including guards (Min. \$100)	\$0.50	\$ 0.50	\$ 0.50	\$ 0.50
	Re-cladding (Min. \$100)	\$0.35	\$ 0.35	\$ 0.35	\$ 0.35
	Window Enlargement (Min. \$100)	\$2.00	\$ 2.05	\$ 2.10	\$ 2.15
	Demising Walls	\$100.00	\$ 103.00	\$ 106.00	\$ 109.00
	Fireplace/stove	\$100.00	\$ 103.00	\$ 106.00	\$ 109.00
	Ceilings (new or replacement) (Min. \$100)	\$0.35	\$ 0.35	\$ 0.35	\$ 0.35
	Deck, patio or porch structure and residential balcony	\$100.00	\$ 103.00	\$ 106.00	\$ 109.00
	Shoring (linear metre)	\$7.50	\$ 7.70	\$ 7.90	\$ 8.10

CLASS OF PERMIT	OCCUPANCY CLASSIFICATION OR TYPE OF CONSTRUCTION	FEES (m2) 2015	FEES (m2) 2016	FEES <sup>(1)</sup> (m2) 2017	FEES <sup>(1)</sup> (m2) 2018
Fire	Residential (Part 9) heating, mechanical ventilating and air-conditioning equipment (per unit)	\$100.00	\$ 103.00	\$ 106.00	\$ 109.00
	Non-residential & Res. Part 3 mechanical heating, ventilating and air-conditioning equipment (flat fee)	\$200.00	\$ 206.00	\$ 212.00	\$ 218.00
		\$0.35	\$ 0.35	\$ 0.35	\$ 0.35
	Retaining Wall (linear metre)	\$6.50	\$ 6.70	\$ 6.90	\$ 7.10
	Finished basement in dwelling unit (Min. \$100)	\$2.50	\$ 2.60	\$ 2.70	\$ 2.80
	Unfinished basement (except dwelling unit)	\$3.25	\$ 3.30	\$ 3.40	\$ 3.50
	New Mezzanine (Min. \$100.00)	\$5.00	\$ 5.20	\$ 5.40	\$ 5.60
	Racking System (Min. \$100.00)	\$1.00	\$ 1.05	\$ 1.10	\$ 1.15
	Portable Classroom	\$200.00	\$ 206.00	\$ 212.00	\$ 218.00
	Sales Pavilion (Min. \$100)	\$7.50	\$ 7.70	\$ 7.90	\$ 8.10
	Tent, air-supported and designated structure (Min. \$100)	\$2.50	\$ 2.60	\$ 2.70	\$ 2.80
	Tent or trailer (temporary use) Flat Fee	\$100.00	\$ 103.00	\$ 106.00	\$ 109.00
	Farm Buildings and silos (Min. \$100)	\$4.50	\$ 4.60	\$ 4.70	\$ 4.80
	Electro-magnetic locks Flat Fee	\$100.00	\$103.00	\$ 106.00	\$ 109.00
	Solar Panels - Residential Flat Fee	\$100	\$ 103.00	\$ 106.00	\$ 109.00
	Solar Panels - Industrial/Commercial/Institutional Flat Fee	\$500	\$515.00	\$ 530.00	\$ 546.00
	Fire Alarm system Part 9 Flat Fee	\$250	\$ 258.00	\$ 266.00	\$ 274.00
	Part 3 Per Floor	\$125	\$ 129.00	\$ 133.00	\$ 137.00
	Sprinkler system (Min. \$100)	\$0.35	\$ .35	\$ 0.35	\$ 0.35
	Revision to alarm system, fire suppression, or sprinkler system (Min. Fee)	\$200	\$206.00	\$ 212.00	\$ 218.00

CLASS OF PERMIT	OCCUPANCY CLASSIFICATION OR TYPE OF CONSTRUCTION	FEES (m2) 2015	FEES (m2) 2016	FEES <sup>(1)</sup> (m2) 2017	FEES <sup>(1)</sup> (m2) 2018
	Plus per hour	\$75	\$77.00	\$ 79.00	\$ 81.00
	Fire Repair (includes Vehicle Impact):				
	Residential	\$1.25	\$1.30	\$ 1.35	\$ 1.40
	Flat Fee	\$100	\$ 103.00	\$ 106.00	\$ 109.00
	Non Residential Flat Fee	\$500	\$ 515.00	\$ 530.00	\$ 546.00
Demolition Permit	Residential Flat Fee	\$100	\$ 103.00	\$ 106.00	\$ 109.00
	Non-residential Flat Fee	\$500	\$ 515.00	\$ 530.00	\$ 546.00
Permit to authorize occupancy of a building prior to its completion pursuant to Div. C, Part 1 Section 1.3.3.2 and 1.3.3.4 of O.B.C.	Per Unit	\$100	\$ 103.00	\$ 106.00	\$ 109.00
Pool Enclosure Permit (Fence). (septic only) Div. B. Part 8 compliance as per O.B.C.	Flat Fee	\$400	\$ 412.00	\$ 424.00	\$ 437.00
Revised Permit. (Revised application and revision to permit).	Administration Only	\$100	\$ 103.00	\$ 106.00	\$ 109.00
	Administration OBC plans review: Residential Flat Fee	\$100	\$ 103.00	\$ 106.00	\$ 109.00
	Plus per hr. (min. 3 hours)	\$75	\$ 77.00	\$ 79.00	\$ 81.00
	Administration OBC plans review Flat Fee	\$200	\$ 206.00	\$ 212.00	\$ 218.00
	Industrial, Commercial and Institutional Plus per hr. (min. 3 hours)	\$75	\$ 77.00	\$ 79.00	\$ 81.00
	Administration and lot grading review – Residential (no municipal sewers) Per Unit	\$450	\$ 464.00	\$ 478.00	\$ 492.00
	Changing house type/model, (within a residential plan of subdivision where building permits have been issued for various house types)	\$400	\$ 412.00	\$ 424.00	\$ 437.00
	Plus new SFD per m2 of portion thereof	\$10.50	\$ 10.80	\$ 11.10	\$ 11.40
	Transfer Permit (to new owner)	\$100	\$ 103.00	\$ 106.00	\$ 109.00
	Renewal Permit	\$100	\$ 103.00	\$ 106.00	\$ 109.00
	Certified Models – Single Family (additional cost)	\$1,500	\$1,545.00	\$1,591.00	\$1,639.00

CLASS OF PERMIT	OCCUPANCY CLASSIFICATION OR TYPE OF CONSTRUCTION	FEES (m2) 2015	FEES (m2) 2016	FEES <sup>(1)</sup> (m2) 2017	FEES <sup>(1)</sup> (m2) 2018
	Change of Use Permit - No construction	\$200	\$ 206.00	\$ 212.00	\$ 218.00
	Change of Use Permit - with construction (Group A2)	\$200	\$ 206.00	\$ 212.00	\$ 218.00
		\$5.00	\$ 5.20	\$ 5.40	\$ 5.60
	Change of Use Permit - all others	\$200	\$ 206.00	\$ 212.00	\$ 218.00
		\$3.75	\$ 3.90	\$ 4.00	\$ 4.10
	Conditional Permit	\$1,000	\$1,030.00	\$1,061.00	\$1,093.00
	Amend Conditional Agreement	\$200	\$ 206.00	\$ 212.00	\$ 218.00
	Alternative Solutions Per Hour Per Person for Meetings and Review	\$200 \$75	\$ 206.00 \$ 77.00	\$ 212.00 \$ 79.00	\$ 218.00 \$ 81.00
	Limiting Distance Agreement	\$300	\$ 309.00	\$ 318.00	\$ 328.00
	Re-inspection Fee Per Inspection	\$100	\$ 103.00	\$ 106.00	\$ 109.00
	Plumbing Fixtures	\$15	\$ 15.50	\$ 16.00	\$ 16.50
	Toilets, urinals, lavatories, floors drains, vented traps, roof drains and backflow, preventers				
	Grease Interceptors	\$60	\$ 62.00	\$ 64.00	\$ 66.00
Water Services	50 mm or less	\$20	\$ 20.50	\$ 21.00	\$ 21.50
	100 mm	\$40	\$ 41.00	\$ 42.00	\$ 43.00
	150 mm	\$60	\$ 62.00	\$ 64.00	\$ 66.00
	200 mm	\$80	\$ 82.00	\$ 84.00	\$ 87.00
	250 mm	\$100	\$ 103.00	\$ 106.00	\$ 109.00
	300 mm or larger	\$120	\$ 124.00	\$ 128.00	\$ 132.00
	Residential Water Connection	\$20	\$ 20.50	\$ 21.00	\$ 21.50
	Drains - residential	\$100	\$ 103.00	\$ 106.00	\$ 109.00
	Drains non-residential and Multi Residential				
	100 mm	\$40	\$ 41.00	\$ 42.00	\$ 43.00
	150 mm	\$60	\$ 62.00	\$ 64.00	\$ 66.00
	200 mm	\$80	\$ 82.00	\$ 84.00	\$ 87.00
	250 mm	\$100	\$ 103.00	\$ 106.00	\$ 109.00
	300 mm or larger	\$120	\$ 124.00	\$ 128.00	\$ 132.00
Miscellaneous	Manholes, Catch Basins and Area Drains	\$40.00	\$ 41.00	\$ 42.00	\$ 43.00

CLASS OF PERMIT	OCCUPANCY CLASSIFICATION OR TYPE OF CONSTRUCTION	FEES (m2) 2015	FEES (m2) 2016	FEES <sup>(1)</sup> (m2) 2017	FEES <sup>(1)</sup> (m2) 2018
Septic Systems	(i) Residential, Commercial, Industrial, GFA<186m2	\$500 3.22	\$ 515.00 \$ 3.30	\$ 530.00 \$ 3.40	\$ 546.00 \$ 3.50
	(ii) Farm Related Project (without internal plumbing)	\$100	\$ 103.00	\$ 106.00	\$ 109.00
	(iii) Additions and structures Non Habitable Additional/Structure (no effect on system)	\$100	\$ 103.00	\$ 106.00	\$ 109.00
	Non Habitable Addition/structure (change to system)	\$200	\$ 206.00	\$ 212.00	\$ 218.00
	Habitable Addition/structure (no effect on system)	\$100	\$ 103.00	\$ 106.00	\$ 109.00
	Habitable Addition/Structure <185 m2	\$500	\$ 515.00	\$ 530.00	\$ 546.00
	Change to system >186 m2	\$3.22	\$ 3.30	\$ 3.40	\$ 3.50

<sup>(1)</sup> Indexation is subject to a comprehensive review of building permit fees in 2016.