

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 051-2026

A By-law to provide for Fees and Charges for the calendar years 2026 and 2027, and to repeal By-law 251-2024, as amended.

WHEREAS sections 8, 9 and 11 of the *Municipal Act, 2001*, S.O. 2001, c.25 (“*Municipal Act, 2001*”), authorize a municipality to pass By-laws necessary or desirable for municipal purposes, and in particular paragraph 3 of subsection 11(2) authorizes By-laws respecting the financial management of the municipality;

AND WHEREAS section 391 of the *Municipal Act, 2001*, authorizes the Council of the City of Vaughan to pass by-laws for the imposing of fees or charges on any class of persons;

AND WHEREAS fees and charges listed in the Schedules attached hereto may be set, collected and administered in accordance with other City of Vaughan by-laws or provincial legislation or both, such as section 69(1) of the *Planning Act*, RSO. 1990, c P.13 (with respect to Schedule “G” and Schedule “M”) and section 7 of the *Building Code Act*, 1992, SO 1992, c.23, (with respect to Schedule “F” hereto);

AND WHEREAS the Council of the City of Vaughan has authorized the passage of a By-law for the purpose of establishing the list of the user fees and charges.

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

1. The fees and charges set out in Schedules “A” to “R” attached to this By-law shall apply to every request made to The Corporation of the City of Vaughan, any City Department or any officer or employee of the City, including but not limited to fees or charges for requests for documents, reports, letters and other information whether written, printed or electronically produced or stored, or produced or stored in any other manner, searches, inspections, applications, permits, registrations, programs and the use of its facilities or properties, or for any other service or activity provided by the City to any person or any other authorized costs payable by the City.

2. Schedules "A" to "R" shall form part of this By-law, as follows:

Schedule "A" – General

Schedule "B" – City Clerk's Office

Schedule "C" – Finance

Schedule "D" – Vaughan Business and Entrepreneurship Centre (VBEC)

Schedule "E" – Vaughan Fire and Rescue Service

Schedule "F" – Building Standards Department

Schedule "G" – Development and Parks Planning and Policy Planning and Special Programs

Schedule "H" - Community Services – Recreation Services Department

Schedule "I" - Legal Services

Schedule "J" – Parks Department

Schedule "K" – Development Engineering

Schedule "L" – Transportation and Environmental Services

Schedule "L-1" – Water

Schedule "L-2" – Wastewater

Schedule "L-3" – Stormwater

Schedule "M" – Committee of Adjustment

Schedule "N" – Business Licenses and Fees

Schedule "O" – Procurement

Schedule "P" – Real Estate

Schedule "Q" – By-law Compliance

Schedule "R" – Facilities and Parks Delivery

3. All fees and charges listed in the attached Schedules, where applicable, will be subject to Federal and Provincial taxes.

4. Should any provision of this By-law including any provision contained in one or more of the attached Schedules be determined by a court of competent jurisdiction to be invalid or void and of no force and effect, it is the stated intention of Council that such invalid provision shall be severable and the remainder of this By-law including any applicable Schedule shall continue in full force and effect.

5. If a fee or charge for a particular year is not prescribed in the respective schedules

of this By-law and a budget has not been passed by January 1st in a given year, the City Treasurer is authorized to apply a 3 per cent increase to the fee applied in the previous year to account for economic adjustment until the By-law for the year to which the fees and charges apply is approved by Council.

6. The Deputy City Manager, Corporate Services, City Treasurer and CFO, the City Clerk, and/or their designate are hereby authorized to amend, from time to time, the Schedules attached to this By-law to add new fees and charges approved by Council, to delete fees and charges that are no longer applicable, and to reflect adjustments made in Section 5 of this By-law.
7. Any fees or charges that are owing to the City and that are unpaid, are a debt to the City and together with all interest and penalties accrued thereupon, may be collected by the City by any action it considers necessary and as it may be permitted by law, or may be collected in the same manner as municipal taxes.
8. That except as specifically stated elsewhere in this By-law, all fees and charges are due at the time of application, or where no permit is applicable, at the time when the service has commenced.
9. This By-law, except for fees for metered and unmetered accounts set out in Schedule "L-1" Water and Schedule "L-2" Wastewater (which shall become effective April 1, 2026), shall come into full force and effect on February 24, 2026.
10. Any request made to the City prior to February 24, 2026, for a service, application, approval, permit, document, reports, and other information whether written, printed or electronically produced or stored, searches, inspections, and the use of its facilities or properties or activity as contemplated in any Schedule to this By-law, shall be governed by the fees and charges contained in the By-law(s) being repealed herein, unless otherwise provided in one of the Schedules to this By-law.
11. That By-law 251-2024, as amended, being the 2025 Fees and Charges By-law, is repealed once this By-law comes into effect.
12. This By-law, including any amendments from time to time, shall be known as the 2026 Fees and Charges By-law.

Voted in favour by City of Vaughan Council this 24th day of February, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

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Authorized by Item No. 1 of Report No. 9 of the Special Committee of the Whole (Budget).
Report adopted by Vaughan City Special Council (Budget) on February 24, 2026.
City Council voted in favour of this by-law on February 24, 2026.
Approved by Mayoral Decision MDC 003-2026 dated February 24, 2026.
Effective Date of By-Law: February 24, 2026

2026 Fees and Charges By-law Schedule "A" - General

Item	Fee or Charge		HST
	2026	2027	
Photocopies - under 10 pages	\$1.00	\$1.00	Y
Photocopies -10-20 pages	\$12.00	\$12.00	Y
Photocopies 20-50 pages	\$25.00	\$26.00	Y
Retrieval of Documents/Information from Records Centre - per file	\$31.00	\$32.00	E
Records & Information Search Paper Records - per hour	\$37.00	\$38.00	E
Research Requests	\$87.00	\$89.00	E
Electronic Search- development of computer program or other method of producing a record from a machine readable record - per hour	\$82.00	\$84.00	E
Administrative Fee for Closed Meetings Investigation Requests	\$145.00	\$148.00	E

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

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2026 Fees and Charges By-law Schedule "B" – City Clerk’s Office

Item	Fee or Charge		HST
	2026	2027	
Recording of Meetings - per USB Stick	\$33.00	\$34.00	Y
Research (Search) Requests	\$87.00	\$89.00	Y/E*
Research Requests (Per Hour)	\$37.00	\$38.00	E
Committee of Adjustment Application Fees (Consents & Minor Variances)	Refer to Schedule "M"		
Electronic Document Retrieval (per electronic document i.e. decision, staff report)	\$10.00	\$11.00	E
OLT Appeal Fee (Planning Applications - Clerks)	\$240.00	\$245.00	E
Document Commissioning - first document	\$41.00	\$42.00	Y
Document Commissioning - each additional	\$25.00	\$26.00	Y
Support Information/Letters for Liquor License Permits and Special Events Vendors & By the Glass - Liquor License	\$57.00	\$58.00	E
Property Standards Order Appeal	\$165.00	\$168.00	E
Marriage Licenses	\$210.00	\$215.00	E
Marriage Ceremonies (City Officiant)	\$460.00	\$470.00	Y
Marriage Ceremonies - After Hours / Off-site	\$566.00	\$575.00	Y
Marriage Ceremonies - Vow Renewal	\$312.00	\$318.00	Y
Civil Ceremony Cancellation Fee	\$150.00	\$155.00	Y
Burial Permits	\$51.00	\$52.00	E
Fence By-law Exemption Appeals Fee	\$109.00	\$111.00	Y
Animal Services Order Appeal Fee	\$342.00	\$351.00	E
Licensing Appeal Fee	\$400.00	\$411.00	E
APS Hearing Appeal Fee (Applies to the appeal of a screening officer decision for all designated by-laws under Administrative Penalties By-law 240-2024, as amended, or its successor by-law (APS), excluding appeals on screening officer decisions related to Parking and Automatic Speed Enforcement/Red Light Camera; and appeals on Fence By-law Exemption, Animal Services Order, Property Standards Orders and Licensing Appeals whereby a defined appeal fee is applicable)	The APS Hearing Appeal Fee is calculated as 15% of the total fine, as indicated on the Penalty Notice issued to the contravener by a Municipal By-law Enforcement Officer, to a maximum of \$100.00.		E
Each failure to attend a meeting before a Hearings Officer	\$165.00	\$169.00	E
Each failure to attend a meeting before a Hearings Officer - Automated Speed Enforcement	\$60.00	\$62.00	E
Hearing Review Fee	\$50.00	\$51.00	Y
Cemeteries	Refer to Schedule "J"		
Business Licences	Refer to Schedule "N"		
Animal Services	Refer to Schedule "Q"		

*If the search is under the Municipal Freedom of Information and Privacy Protection Act (MFIPPA), then it can be exempt.

Other searches may also be exempt if they fall under Part VI of Schedule V of the ETA, paragraphs 20 (b) (d) (e) and (f)

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

2026 Fees and Charges By-law Schedule "C" - Finance

Item	Fee or Charge		HST
	2026	2027	
Tax Certificates	\$97.00	\$98.00	E
Expedited Tax Certificate	\$200.00	\$210.00	E
Duplicate Tax Receipts for Income Tax	\$25.00	\$25.00	E
Tax Statements (Detailed)	\$47.00	\$47.00	E
Tax Account Search	\$43.00	\$43.00	E
Returned Cheques (Administration Fee)	\$49.00	\$49.00	E
Charges Added to the Collectors' Roll	\$47.00	\$48.00	E
Provincial Offenses Act Charges Added to the Collectors' Roll (under or equal to \$1,000)	\$47.00	\$47.00	E
Provincial Offenses Act Charges Added to the Collectors' Roll (greater than \$1,000)	5% of invoice	5% of invoice	E
Water Collections Added to the Collectors' Roll (greater than \$2,000)	5% of invoice	5% of invoice	E
Banks/Mortgage Co Status of Account	\$17.00	\$17.00	E
Banks/Mortgage Co Detailed Statement	\$45.00	\$45.00	E
Post Dated Cheque Retrieval	\$21.00	\$21.00	E
New Tax Account Fee	\$55.00	\$55.00	E
Tax Ownership Change Fee	\$36.00	\$37.00	E
Payment Error Correction Fee	\$39.00	\$39.00	E
Municipal Tax Appeal Application	\$25.00	\$25.00	E
Tax Bill Reprint	\$27.00	\$28.00	E
Property Tax Sales			
Final Letter prior to Registration	\$230.00	\$235.00	E
Registration Process	AT COST	AT COST	E
Extension Agreements	\$500.00	\$520.00	E
Sales/Vesting Process	AT COST	AT COST	E
3 Years Arrears Important Notice	\$108.00	\$108.00	E
Bulk Account Maintenance	\$14.00	\$14.00	E
Statement of Unpaid Tax	\$12.00	\$13.00	E
Tender Package for Tax Sale process	\$53.00	\$53.00	Y
Assessment			
Assessment Roll Hard Copy - per page	\$2.70	\$2.70	E
Other			
Letter of Credit Administration Fee (exchange)	\$60.00	\$62.00	Y
Development Charges Written Response for Development Charge Balance Verification	\$52.00	\$54.00	E
Development Charges Section 27 Agreement Application Fee	\$590.00	\$600.00	Y
Development Charges Section 27 Agreement Administration Fee	\$710.00	\$725.00	Y
Compliance Request Fee	\$86.00	\$88.00	Y
Pay on Demand Surety Bond exchange	\$500.00	\$500.00	Y

* Depends on whether the bid relates to a taxable/exempt good or service.

** The fee is split between Development Finance and Legal

*Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable.
The City reserves the right to review HST applicability for any regulatory or legislative changes.*

**2026 Fees and Charges By-law Schedule “D”
Vaughan Business and Entrepreneurship Centre (VBEC)**

Item	Fee or Charge		HST
	2026	2027	
Seminars or Conferences	Fee varies from \$10.00 to \$350.00		Y

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

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2026 Fees and Charges By-law Schedule “E” - Vaughan Fire and Rescue Service

Item	Fee or Charge		HST
	2026	2027	
Standard Fire or Investigation Report	\$152.00	\$152.00	E
File Search and Information Letter	\$137.00	\$137.00	Y
Inspection of premises or building (up to 2,000 m ²)	\$245.00	\$245.00	Y
Inspection of premises or building (over 2,000 m ² or other extraordinary inspection services) + (Supplementary Staff Costs <i>see note below</i>)	\$245.00	\$245.00	Y
Re-inspection of premises or building	\$137.00	\$137.00	Y
Fireworks Vendor Training/Vendor Permits	\$186.00	\$186.00	E
Re-inspection for Family Fireworks Vendor License	\$155.00	\$155.00	E
Inspection for a Liquor Sales License	\$245.00	\$245.00	E
Re-inspection for a Liquor Sales License	\$155.00	\$155.00	E
Inspection for/of Day Care Centre or Day Nursery	\$163.00	\$163.00	Y
Inspection of Private Home - Day Care or Not-for-Profit Day Care Centre or Day Nursery	\$80.00	\$80.00	E
Review of Fire Safety Plan - Initial Review	\$152.00	\$152.00	Y
Review of Fire Safety Plans – 2 nd or Subsequent Revisions	\$77.00	\$77.00	Y
Review and Approval of Risk Safety Management Plans – Existing 5,000 USWG or less	\$308.00	\$308.00	Y
Review and Approval of Risk Safety Management Plans – New/Modified 5,000 USWG or less	\$611.00	\$611.00	Y
Review and Approval of Risk Safety Management Plans – Existing Greater than 5,000 USWG	\$2,738.00	\$2,738.00	Y
Review and Approval of Risk Safety Management Plans – New/Modified Greater than 5,000 USWG	\$3,042.00	\$3,042.00	Y
Review and Approval of Risk Safety Management Plans – if necessary to retain 3 rd party engineer or other firm	\$ at cost		Y
Initial dispatch to a motor vehicle incident of up to three Vaughan Fire & Rescue Serv. Apparatus (per initial hour or part thereof)	\$1,121.00	\$1,121.00	E
Dispatch of individual firefighting apparatus (per initial hour or part thereof)	\$560.00	\$560.00	E
Dispatch of individual hazardous materials response unit, water tanker or technical rescue support unit (per initial hour or part thereof)	\$321.00	\$321.00	E
Dispatch of individual rehab, mechanical, command or investigation support units (per initial hour or part thereof)	\$161.00	\$161.00	E
Materials or supplies consumed, or equipment/apparatus damages sustained or other expenses incurred at an incident	\$ at cost		Y
Fire Preventions Services / Fire Investigation	\$ at cost		Y
Permit for a small fire on a private residential site (fire not to exceed 1m in any dimension)	\$45.00	\$45.00	E
Permit for a fire exceeding 1m in any dimension	\$973.00	\$973.00	E
Fire Safety training workshops and seminars	\$ at cost		Y
Fire Extinguisher Training (up to 25 persons max)	\$402.00	\$402.00	Y
Recruit Firefighter Application and Testing Fee	Up to \$151.00	Up to \$151.00	Y
Training prop rental (drafting pit, forcible entry, trench rescue, rope rescue, confined space rescue, firefighter survival etc.)	\$500 /day	\$500 /day	Y
Fire Training Tower Rental	\$800 /day + costs (staffing, consumables, inventory, etc.)		Y
Fire Training Tower Rental Hourly Rental	\$100 /hour	\$100 /hour	Y
Miscellaneous Expenses, where not included in any of above costs and where not exempt	\$ at cost (additional)		Y

2026 Fees and Charges By-law Schedule “E” - Vaughan Fire and Rescue Service

Dispatch of VFRS fire apparatus to third or subsequent nuisance false alarm within the calendar year - (PER FALSE ALARM)	\$560.00	\$560.00	E
Consumer Fireworks Displays held on days other than Victoria Day and Canada Day	\$250.00	\$250.00	E
Display Fireworks held at anytime	\$220.00	\$220.00	E
Pyrotechnics Special Effect Events held at any time	\$220.00	\$220.00	E
Environmental Property Search	\$485.00	\$485.00	Y
Fire Route Inspection	\$248.00	\$248.00	Y
Stand-by Non-emergency for events	\$559 + full recovery of costs		Y
Inspection of Residential building with 2 dwellings	\$330.00	\$330.00	Y
Inspection of Residential building less than 4 stories and more than 2 dwellings	\$575.00	\$575.00	Y
Inspection of Residential building with 4-6 stories	\$972.00	\$972.00	Y
Inspection of Residential building with 7-11 stories	\$1,135.00	\$1,135.00	Y
Inspection of Residential building with 12-18 stories	\$1,299.00	\$1,299.00	Y
Inspection of Residential building with more than 18 stories	\$1,640.00	\$1,640.00	Y
Inspection of Non-Residential Building less than 5 stories, less than 3000 sq. ft per floor	\$261.00	\$261.00	Y
Inspection of Non-Residential Building less than 5 stories, and 3000-5000 sq. ft per floor	\$411.00	\$411.00	Y
Inspection of Non-Residential Building less than 5 stories, more than 5000 sq. ft per floor	\$549.00	\$549.00	Y
Inspection of Non-Residential Building with more than 5 stories, less than 3000 sq. ft per floor	\$616.00	\$616.00	Y
Inspection of Non-Residential Building more than 5 stories, less than 3000-5000 sq. ft per floor	\$726.00	\$726.00	Y
Inspection of Non-Residential Building more than 5 stories, and more than 5000 sq. ft per floor	\$972.00	\$972.00	Y
Miscellaneous Costs (Costs in addition to ordinarily incurred to eliminate risk, preserve property, evidence, or investigate, including but not limited to): <ul style="list-style-type: none"> • Renting equipment (specialized equipment) • Hiring contractors • Hiring professional services (Engineers, Consultants) • Using Consumable Materials • Replacing damaged equipment • Purchasing material (shoring lumber) 	100% Cost Recovery		Y
Building Manager Fire Safety Training	\$ at cost		Y
Natural Gas Incident Response	\$559.00 per truck dispatched (per 1st hour and part thereof)		E
Hazardous Material Response - Consumables, Damages, or Contamination to equipment	\$559.00 per truck dispatched (per 1st hour and part thereof)		E
For responding or attending requests by other agencies	\$559.00 per truck dispatched (per 1st hour and part thereof)		Y
Fire Scene Security	Varies based on contracted services initiated		E
Building Security/Boarding	Varies based on contracted services initiated		E
After Hours Fire Prevention Inspection	Current overtime rate (minimum 3 hours)		Y
Cannabis Operation Inspection (under 1000 sq. ft)	\$372.90 /hr		Y
Cannabis Operation Inspection (each additional 1000 sq. ft)	\$372.90 /hr		Y

2026 Fees and Charges By-law Schedule “E” - Vaughan Fire and Rescue Service

Cannabis Grow-Op Investigation and Compliance Inspection	\$ at cost		Y
Printed Copies of Fire Safety Plan	\$22.00	\$22.00	Y
Group Homes (Not Vulnerable Occupancies)	\$417.00	\$417.00	Y
Smoke Alarm (with 10 year battery)	\$25.00 per unit		Y
Carbon Monoxide Alarm	\$25.00 per unit		Y
Review of Alternative Solution under the Ontario Fire Code	\$783.00	\$783.00	Y
Knox Box Service	\$128.00	\$128.00	Y
Non-emergency Elevator Incident Response	\$559.00 (per 1st hour and part thereof)		E

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

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2026 Fees and Charges Schedule “F” – Building Standards Department

Classes of permits and corresponding permit fees under the Building By-law pursuant to Section 7 of the *Building Code Act, 1992, S.O. 1992, c.23*

Item	Fee or Charge		HST ²
	2026	2027 ¹	
Document Access or Service Requests			
Routine Disclosure – Property Data/Building Permit Drawings (non-refundable fee which includes 10 small pages or one large page, and reproduction fees apply)	\$93.00	\$96.00	E
Request Copy of Survey – Non refundable fee of \$50.00 charged at application. Balance to be paid if survey is obtained.	\$93.00	\$96.00	Y
Reproduction (Black and White) per Page (large>11x17)	\$0.80/small page; \$6.90/large page	\$0.82/small page; \$7.10/large page	Y
Reproduction (Colour) per Page	\$1.65 up to 11x17 \$10.80 up to 24x36 \$18.00 up to 36x48	\$1.70 up to 11x17 \$11.10 up to 24x36 \$18.55 up to 36x48	Y
Hourly rate for portal and ePlans assistance requests	\$104.00 per hour	\$107.00 per hour	E
Zoning Service Requests			
Building Compliance Letter	\$192.00	\$198.00	E
Supplementary Building Compliance Letter	\$110.00	\$113.00	E
Written Response to Provincial/Regional Licenses (per letter including revisions up to 6 months from application date)	\$247.00	\$254.00	E
Written Zoning Response (per letter)	\$256.00	\$264.00	E
Building Department Inspection Fee for Committee of Adjustment Consents (for each lot to be created)	\$347.00	\$357.00	Y
Building Department Inspection Fee for Committee of Adjustment Consents (for each remainder lot)	\$347.00	\$357.00	Y
Building Department Inspection Fee for Committee of Adjustment Minor Variance (per application)	\$347.00	\$357.00	Y
Portable Signs & Sign Variance			
Temporary Signs (Portable) - A-Frame (per sign for up to 6 months posting), Feather Banner (up to 6 feather banner signs for up to 6 months posting)	\$243.00	\$250.00	E
Sign Variance Application Fee	\$1,391.00	\$1,433.00	E

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

1. *Fees are indexed annually and are subject to change and Council approval in future years.*
2. *HST applicable indication includes CRA, OAA, PEO and all other jurisdictional or association requests.*

2026 Fees and Charges Schedule “F” – Building Standards Department

Classes of permits and corresponding permit fees under the Building By-law pursuant to Section 7 of the *Building Code Act, 1992, S.O. 1992, c.23*

Classes of Permits Occupancy Classification / Type of Construction	2026 Permit		2027 Permit ¹
	Fees	Units	Fees
	195.00 Minimum		200.00 Minimum
Group A (Assembly) - Shell Building (no occupancy/use)	\$22.74	per m ²	\$23.42
Group A (Assembly) - Finished (Shell and Interiors)	\$25.28	per m ²	\$26.03
Group A (Assembly) - Interior Alteration	\$7.64	per m ²	\$7.86
Group A (Assembly) - Additions & Mezzanines	\$25.28	per m ²	\$26.03
Group A (Assembly) – Roof top assembly areas and outdoor areas associated with restaurants and banquet facilities	\$7.64	per m ²	\$7.86
	\$530.00	min.	\$545.00
Group B (Institutional) - Shell Building (no occupancy/use)	\$28.53	per m ²	\$29.38
Group B (Institutional) - Finished (Shell and Interiors)	\$38.72	per m ²	\$39.88
Group B (Institutional) - Interior Alteration	\$7.64	per m ²	\$7.86
Group B (Institutional) - Additions & Mezzanines	\$38.72	per m ²	\$39.88
Group C (Part 3 Buildings) - Finished (Shell and Interiors)	\$20.25	per m ²	\$20.85
Group C (Part 3 Buildings) - Interior Alteration	\$7.30	per m ²	\$7.51
Group C (Part 3 Buildings) – Additions & Mezzanines	\$20.25	per m ²	\$20.85
Group C (Midrise Wood) - Finished (Shell and Interiors)	\$22.89	per m ²	\$23.57
Group C (Midrise Wood) - Interior Alteration	\$7.30	per m ²	\$7.51
Group C (Midrise Wood) - Additions & Mezzanines	\$22.89	per m ²	\$23.57
Group C (Part 9 Buildings) - Single Dwelling Unit (including secondary unit)	\$21.82	per m ²	\$22.47
Group C (Part 9 Buildings) - Multi Unit/Stacked Townhouses	\$23.84	per m ²	\$24.55
Group C (Part 9 Buildings) - Semis and Towns	\$23.84	per m ²	\$24.55
Group C (Part 9 Buildings) - Interior Alteration	\$7.30	per m ²	\$7.51
Group C (Part 9 Buildings) - Additions & Mezzanines	\$21.82	per m ²	\$22.47
Group C (Part 9 Buildings) – Garages / Carport less than 55 m ²	\$590.00	flat fee per item	\$607.00
Group C (Part 9 Buildings) – Garages / Carport 55 m ² or greater.	\$9.51	per m ²	\$9.79

2026 Fees and Charges Schedule “F” – Building Standards Department

Classes of permits and corresponding permit fees under the Building By-law pursuant to Section 7 of the *Building Code Act, 1992, S.O. 1992, c.23*

Classes of Permits Occupancy Classification / Type of Construction	2026 Permit		2027 Permit ¹
	Fees	Units	Fees
	195.00 Minimum		200.00 Minimum
Group C (Part 9 Buildings) - Accessory Building no plumbing (Cabana, Garden Shed, Gazebo) less than 20 square meters	\$195.00	flat fee per item	\$200.00
Group C (Part 9 Buildings) - Accessory Building, (Garden Shed, Gazebo) 20 square meters or greater	\$590.00	flat fee per item	\$607.00
Group C (Part 9 Buildings) - Deck, Covered Porch, Basement Walk-up	\$280.00	flat fee per item	\$288.00
Group C (Part 9 Buildings) – Cabana 20 square meters or greater, or with plumbing	\$21.82	per m ²	\$22.47
Group D (Office) - Shell Building (no occupancy/use)	\$17.61	per m ²	\$18.13
Group D (Office) - Finished (Shell and Interiors)	\$22.94	per m ²	\$23.62
Group D (Office) - Interior Alteration	\$7.64	per m ²	\$7.86
Group D (Office) - Additions & Mezzanines	\$22.94	per m ²	\$23.62
Group E (Mercantile) - Shell Building (no occupancy/use)	\$15.13	per m ²	\$15.58
Group E (Mercantile) - Finished (Shell and Interiors)	\$19.89	per m ²	\$20.48
Group E (Mercantile) - Interior Alteration	\$7.64	per m ²	\$7.86
Group E (Mercantile) - Additions & Mezzanines	\$19.89	per m ²	\$20.48
Group F1&F2 (Industrial) - Shell Building / Addition / Mezzanine (no occupancy/use)	\$9.72	per m ²	\$10.01
Group F1 & F2 (Industrial) - Finished (Shell and Interiors)	\$14.03	per m ²	\$14.45
Group F1&F2 (Industrial) – Interior Alteration / Occupancy to shell building or parts thereof	\$4.31	per m ²	\$4.43
Group F1&F2 (Industrial) - Interior Alteration, to existing occupied areas. Fee applied to area of work proposed.	\$7.64	per m ²	\$7.86
Group F1&F2 (Industrial) – Additions & Mezzanines Finished (Shell and Interiors)	\$14.03	per m ²	\$14.45
Group F3 (Storage) - (Parking) Garage	\$9.51	per m ²	\$9.79
Group G1 (High-hazard Agricultural Occupancies)	6.92	per m ²	7.12
Group G2 (Agricultural Occupancies not elsewhere classified in group G)	6.92	per m ²	7.12
Group G3 (Greenhouse Agricultural Occupancies)	6.92	per m ²	7.12
Group G4 (Agricultural Occupancies with no Human Occupancies)	6.92	per m ²	7.12

2026 Fees and Charges Schedule “F” – Building Standards Department

Classes of permits and corresponding permit fees under the Building By-law pursuant to Section 7 of the *Building Code Act, 1992, S.O. 1992, c.23*

Classes of Permits Occupancy Classification / Type of Construction	2026 Permit		2027 Permit ¹
	Fees	Units	Fees
	195.00 Minimum		200.00 Minimum
Plumbing / Sewage Systems			
Site Services - Residential Projects (plus fee for water service/drains)	\$195.00	flat fee plus	\$200.00
Site Services - Other Than Residential Projects (plus fee for water service/drains)	\$195.00	flat fee plus	\$200.00
Water Service 50mm to 100mm	\$42.00	flat fee item	\$43.00
Water Service 150mm 200mm 250mm	\$110.00	flat fee per item	\$113.00
Water Service over 250mm	\$167.00	flat fee per item	\$172.00
Residential Water Service (50mm or less)	\$46.00	flat fee per item	\$47.00
Drains – Residential (i.e. main sanitary & storm sewer connection)	\$195.00	flat fee per item	\$200.00
Drains – Non-Residential/Multi Res. 100mm 150mm	\$69.00	flat fee per item	\$71.00
Drains – Non-Residential/Multi Res. 200mm 250mm	\$120.00	flat fee per item	\$123.00
Drains – Non-Residential/Multi Res larger than 250mm	\$167.00	flat fee per item	\$172.00
Plumbing Fixtures (Toilets, Urinals, lavatories, sinks, floor drains, vented traps, roof drains, backflow preventers)	\$21.20	flat fee per fixture	\$21.83
Grease Interceptors	\$83.00	flat fee per item	\$85.49
Plumbing – Miscellaneous (manholes, catch basins, area drains)	\$55.00	flat fee per item	\$56.65
***Septic System – Residential, commercial, industrial (GFA less than 186 m ²) Additional fee 186m ² and over	\$695.00	flat fee plus	\$715.00
***Septic System – Residential, commercial, industrial (GFA less than 186 m ²) Additional fee 186m ² and over	\$4.39	per m2	\$4.52
Septic System – Farm related project (without internal plumbing)	\$195.00	flat fee	\$200.00
Septic System – non-habitable addition/structure (no effect on system)	\$195.00	flat fee	\$200.00
Septic System – non-habitable addition/structure (change to system)	\$278.00	flat fee	\$286.00
Septic System – habitable addition/structure (no effect on system)	\$195.00	flat fee	\$200.00
***Septic System – habitable addition/structure (change to system) less than 186m ² Additional fee 186m ² and over	\$695.00	flat fee plus	\$715.00

2026 Fees and Charges Schedule “F” – Building Standards Department

Classes of permits and corresponding permit fees under the Building By-law pursuant to Section 7 of the *Building Code Act, 1992, S.O. 1992, c.23*

Classes of Permits Occupancy Classification / Type of Construction	2026 Permit		2027 Permit ¹
	Fees	Units	Fees
	195.00 Minimum		200.00 Minimum
***Septic System – habitable addition/structure (change to system) less than 186m ² Additional fee 186m ² and over	\$4.39	per m2	\$4.52
On Site Sewage System – Maintenance Program Inspection Fee	\$1,909.00	flat fee	\$1,966.00
Mechanical - HVAC			
Mechanical - HVAC - Residential	\$350.00	flat fee	\$360.00
Mechanical – HVAC - Non-Residential	\$699.00	flat fee	\$720.00
Hazardous Processes - Kitchen Exhaust Hood, Spray Booth, Storage of Hazardous Material, Dust Collector	\$670.00	flat fee	\$690.00
Subdivisions – Certified Models			
Certified Models – Single Dwelling Unit up to 3 Different Elevations (additional cost)	\$2,947.00	flat fee	\$3,035.00
One Additional Elevation (beyond 3 included in Certified Model, part of Certified Model application)	\$195.00	flat fee	\$200.00
Change House Type Model (residential plan of subdivision where permit has been issued for a different house type)	\$557.00	flat fee	\$573.00
Change House Type Model – additional cost per m ² or portion thereof	\$14.48	per m ²	\$14.91
Permit Revisions			
Permit Revisions –When original permit calculated as a flat fee or minimum fee	\$195.00	flat fee	\$200.00
Permit Revisions – Residential (includes 3 hours review time)	\$506.00	flat rate	\$521.00
Permit Revisions – Non-Residential (includes 3 hours review time)	\$588.00	flat rate	\$606.00
Demolition			
Demolition – Part 9 Residential (plus hourly rate for review over 3 hours) per building	\$355.00	flat fee per building	\$365.00
Demolition – Part 3 Residential and Non- Residential (plus hourly rate for review over 3 hours) per building	\$1,147.00	flat fee per building	\$1,181.00
Fire/Life Safety			
Active Fire Protection Systems - Fire Alarm, Sprinkler or Standpipe Systems, Mag-Locks (plus additional fee in this section, below)	\$256.00	flat fee	\$263.00
Part 9 Fire Alarm System (additional fee)	\$0.43	per m ²	\$0.44
Part 3 Per Floor (additional fee)	\$184.00	per floor	\$189.00

2026 Fees and Charges Schedule “F” – Building Standards Department

Classes of permits and corresponding permit fees under the Building By-law pursuant to Section 7 of the *Building Code Act, 1992, S.O. 1992, c.23*

Classes of Permits Occupancy Classification / Type of Construction	2026 Permit		2027 Permit ¹
	Fees	Units	Fees
	195.00 Minimum		200.00 Minimum
Sprinkler / Standpipe System (additional fee)	\$0.56	per m ²	\$0.57
Fast Track Permit Process - Expedited Service for INITIAL Plans Review Only			
Additional fee – (percentage of full permit fee subject to maximum/minimum amounts below)	50	percent	50
Commercial and Industrial	\$984.00	min.	\$1,013.00
	\$9,832.00	max.	\$10,126.00
Residential - Detached/Semi Detached	\$655.00	flat fee	\$674.00
Residential – Townhouse all types	\$328.00	per unit min.	\$337.00
	\$9,832.00	max. per block	\$10,126.00
Designated Structures			
Miscellaneous - Designated Structure/Public Pool/Public Spa/Retaining Wall	\$704.00	flat fee	\$725.00
Solar Collectors (residential Part 9)	\$195.00	flat fee	\$200.00
Solar Collectors (Part 3 residential, industrial, commercial, institutional)	\$635.00	flat fee	\$654.00
Miscellaneous Permits / Services / Fees			
Alternative Solutions (plus cost of additional review/meetings and any 3 rd party review)	\$1,340.00	flat fee plus	\$1,380.00
Balcony, including guards, and terraces for exclusive use of a dwelling unit	\$0.62	per m ²	\$0.63
Change of Use where no construction is proposed - For all Types of Classifications (plus hourly rate for each hour or part thereof)	\$385.00	flat fee plus	\$396.00
Conditional Permit (10% of building permit fee in addition to building permit fee)	\$1,391.00	min.	\$1,432.00
	\$3,182.00	max.	\$3,277.00
Conditional Permit Agreement (amendment)	\$277.00	flat fee	\$285.00
Construction/Demolition/Change of Use without permit – additional 50% of permit fee	\$195.00	min.	\$200.00
	\$10,609.00	max.	\$10,927.00
Demising Walls (no other construction)	\$5.55	per linear meter	\$5.71
Demountable Event Structures (platforms, stages, bleachers, structures supporting lighting, audio and similar equipment)	\$195.00	flat fee per structure	\$200.00

2026 Fees and Charges Schedule “F” – Building Standards Department

Classes of permits and corresponding permit fees under the Building By-law pursuant to Section 7 of the *Building Code Act, 1992, S.O. 1992, c.23*

Classes of Permits Occupancy Classification / Type of Construction	2026 Permit		2027 Permit ¹
	Fees	Units	Fees
	195.00 Minimum		200.00 Minimum
Fireplace / Stove	\$195.00	flat fee	\$200.00
Hourly Rate for Review or Inspection (minimum 3 hours may apply)	\$104.00	per hour	\$107.00
Hourly rate for 2 nd and ongoing resubmission review.	\$104.00	per hour	\$107.00
Limiting Distance Agreement	\$680.00	flat fee	\$700.00
Occupancy Permit – Div. C. 1.3.3.1. & 1.3.3.5. (per stage of occupancy)	\$355.00	flat fee	\$365.00
Partial Permit (additional fee)	\$318.00	flat fee	\$327.00
Portable Classroom	\$277.00	flat fee per item	\$285.00
Recladding	\$0.56	per m ²	\$0.57
Request to Defer Revocation (extend permit)	\$195.00	flat fee per request	\$200.00
Written Objection to a Notice of Intention to Revoke	\$195.00	flat fee per request	\$200.00
Sales Pavilion	\$10.36	per m ²	\$10.67
Shelf and Racking System	\$5.80	per m ²	\$5.97
Signs – All Signs except Billboard and Temporary (Portable) Signs	\$221.00	flat fee plus	\$227.00
	\$37.00	per m ²	\$38.00
Signs – Billboard	\$190.00	flat fee plus	\$195.00
	\$47.00	per m ²	\$48.00
Shoring	\$12.32	per linear meter	\$12.68
Tents/Air Supported Structures	\$7.42	per m ²	\$7.64
Re-install Air Supported or Specific Event Structures to Issued Building Permit (excludes Tents and Demountable Event structures)	\$561.00	Flat fee	\$577.00
Tents not intended as Permanent Structures	\$195.00	flat fee per tent	\$200.00
Transfer Permit (to new owner)	\$195.00	flat fee	\$200.00
Window Enlargement, new exterior window or door	\$2.70	per m ²	\$2.78

2026 Fees and Charges Schedule “F” – Building Standards Department

Classes of permits and corresponding permit fees under the Building By-law pursuant to Section 7 of the *Building Code Act, 1992, S.O. 1992, c.23*

Classes of Permits Occupancy Classification / Type of Construction	2026 Permit		2027 Permit ¹
	Fees	Units	Fees
	195.00 Minimum		200.00 Minimum
Returnable Fee			
Residential Construction – New Single Detached Dwelling, Semi-Detached Dwelling, or Townhouse	\$5,150.00	per building permit	\$5,305.00
Residential Construction – Additions to Single Detached Dwelling, /Semi-Detached Dwelling, or Townhouse	\$2,575.00	per building permit	\$2,650.00
Residential Construction – Alterations or Secondary Suites to Single Detached Dwelling, Semi-Detached dwelling, or Townhouse	\$2,575.00 or maximum building permit fee, if lesser	per building permit	\$2,650.00 or maximum building permit fee, if lesser
Residential Construction – Accessory Structures (shed, deck cabana, garage) to Single Detached Dwelling, Semi-Detached Dwelling, or Townhouse	\$515.00 or maximum building permit fee, if lesser	per building permit	\$530.00 or maximum building permit fee, if lesser
Non-Residential Construction – New Industrial/ Commercial/Institutional Buildings, or Residential Buildings not noted above	\$10.00 per m ² to max. \$51,500.00	per building permit	\$10.00 per m ² to max. \$53,045.00
Non-Residential Construction – Additions to Industrial/ Commercial/Institutional Buildings, or Residential Buildings not noted above	\$10.00 per m ² to max. \$25,750.00	per building permit	\$10.00 per m ² to max. \$26,500.00
Non-Residential Construction – Alterations or Accessory Structures to Industrial/Commercial/Institutional Buildings, Shoring & Excavation, Site Servicing, or Residential Buildings not noted above	\$5,150.00	per building permit	\$5,305.00
<p>Returnable Fee excludes:</p> <ul style="list-style-type: none"> • Alternative Solutions; • Change of Use (no construction); • Certified Models; • Demountable Event Structures including Stages, Platforms, Tents, Bleachers, and Structures Supporting Lighting, Audio and Similar Equipment; • Limiting Distance Agreements; • Municipal, Provincial or Federal Government Buildings; • Permits only to Demolish a Structure, Demolish Part of a Structure or Demolish Interior Construction; • Permits only for Fire Alarm, Sprinklers, Standpipes or Fire Suppression Systems; • Permits only for Plumbing (excludes permits for Site Servicing); • Permits only for Mechanical Items; • Permits to Reinstall Air Supported Structures • Permits for Sewage Systems to Individual Properties (OBC, Division B, Part 8); • Permits for Signs; and • Permits for Solar Collectors 			

2026 Fees and Charges Schedule “F” – Building Standards Department

Classes of permits and corresponding permit fees under the Building By-law pursuant to Section 7 of the *Building Code Act, 1992, S.O. 1992, c.23*

Classes of Permits Occupancy Classification / Type of Construction	2026 Permit		2027 Permit ¹
	Fees	Units	Fees
	195.00 Minimum		200.00 Minimum
Permit Maintenance Fee (pursuant to subsection 391(1)(a) of the <i>Municipal Act, 2001, S.O. 2001, c.)</i>			
Part 9 Building Permits for New Residential Units or Dwellings	\$463.00	per building permit per year building permit remains open	\$476.00
Part 9 Building Permits for Accessory Uses, Interior Alterations and Other Minor Residential Permits	\$195.00	per building permit per year building permit remains open	\$200.00
Part 3 Building Permits - All	\$798.00 or the actual building permit fee paid, if lesser	per building permit per year building permit remains open	\$821.00

NOTES:

1. Except where a flat fee is indicated for an Occupancy Classification or Type of Construction, the fee per m² of floor area set out in Schedule F, shall be used by the Chief Building Official in determining the permit fee, by multiplying the floor area by the fee per m², 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 detached, 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 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

2026 Fees and Charges Schedule “F” – Building Standards Department

Classes of permits and corresponding permit fees under the Building By-law pursuant to Section 7 of the *Building Code Act, 1992, S.O. 1992, c.23*

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 \$195.00 (2026 Rate).
 6. Fees are indexed annually and are subject to change and Council approval in future years.
 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.
 8. Previous year’s fees are applicable for:
 - a) Submissions made and minimum fees paid by December 31, 2025,
 - b) Enough information to calculate building permit fees received by February 15, 2026, and
 - c) Remainder calculated fees paid by February 28, 2026.
 - d) If these conditions are not met, 2026 fees apply.
 9. All fees and payments in Canadian funds.
 10. Classes of Permits - Occupancy Classification / Type of Construction fees in this table are HST exempt.

**2026 Fees and Charges By-Law Schedule “G” –
Development and Parks Planning and Policy Planning and Special Programs**
Pursuant to section 69(1) of the *Planning Act*, RSO. 1990, c P.13

OFFICIAL PLAN AMENDMENT APPLICATION		
Application Type / Service	Unit of Measure	2026 Fees
Major Official Plan Amendment Base Fee ¹	Application	\$49,915
Major Official Plan Surcharge (if application approved by Council or Ontario Land Tribunal) ²	Per Instrument	\$7,618
Minor Official Plan Amendment Base Fee ³	Application	\$30,967
Minor Official Plan Surcharge (if application approved) ²	Per Instrument	\$5,179
Revision to Official Plan Application requiring recirculation ⁴	Application	\$6,006
Additional Public Meeting and/or Report resulting from change to the Application by Applicant or more than 2 years since initial Public Meeting ⁵	Surcharge	\$9,492
Additional Committee of the Whole report resulting from a change to the Application by the Applicant ⁵	Surcharge	\$9,492

ZONING BY-LAW AMENDMENT APPLICATION			
Application Type / Service	Unit of Measure	2026 Fees	
Residential	Singles, Semis, Townhouses (includes street, common element, stacked, back-to-back) and Apartment Units		
	Base Fee	Application	\$11,307
	Per Unit Fee ⁶		
	For the first 0-25 units	Per Unit	\$787
	For the next 26-100 units	Per Unit	\$293
	For the next 101-200 units	Per Unit	\$89
	For each unit above 200	Per Unit	\$39
Maximum Fee	Per Application	\$95,669	
Non-Residential	Base Fee	Application	\$11,307
	Non-Residential ⁷ (Industrial/Office/Institutional/Commercial/Agricultural)	Hectares/m ²	\$4,772 \$0.48
	Maximum Fee	Per Application	\$95,669
Mixed-Use	Base Fee	Application	\$11,307
	Mixed-Use Blocks ⁸	Hectares/m ²	\$4,772/ha \$0.48/m ²
	If a Residential Use is proposed, the Residential Per Unit Fee also applies ⁸	Per Unit	See Above
	Maximum Fee	Per Application	\$95,669
Other	Private Open Space and Privately-Owned Public Spaces ('POPS')	Hectares	\$4,467/ha
	Zoning By-law Surcharge (if Zoning Amendment Application is Approved by Council or Ontario Land Tribunal) ¹⁵	Per Instrument	\$4,760
	Revision to Zoning Amendment Application Requiring Recirculation ⁴	Surcharge	\$6,006
	By-law to remove Holding Symbol '(H)'	Application	\$7,553
	Part Lot Control By-Law or Deeming By-Law	Application	\$4,244 Plus \$730 per lot being created
	Extension of Part Lot Control ¹⁵	Application	\$4,820
	Sections 37 & 45(9)/Community Benefit Agreement Surcharge	Per Agreement	\$42,356
Stratified Title Agreement Surcharge	Per Agreement	\$22,947	

**2026 Fees and Charges By-Law Schedule “G” –
Development and Parks Planning and Policy Planning and Special Programs**
Pursuant to section 69(1) of the *Planning Act*, RSO. 1990, c P.13

ZONING BY-LAW AMENDMENT APPLICATION			
Application Type / Service		Unit of Measure	2026 Fees
	Public Art Agreement	Per Agreement	\$37,931
	Cash-in-Lieu of Parking	Surcharge	\$2,304
	Class 4 Designation	Surcharge	\$30,348
	Additional Public Meeting and/or report resulting from change to the Application by Applicant or more than 2 years since initial Public Meeting ⁵	Surcharge	\$9,492
	Additional Committee of the Whole report resulting from a change to the Application by the Applicant ⁵	Surcharge	\$9,492

SITE DEVELOPMENT APPLICATION			
Application Type / Service		Unit of Measure	2026 Fees
Residential	Townhouses (includes but not limited to street, block, multiple-unit, common element, stacked, back-to-back) and Apartment Units		
	Base Fee	Application	\$16,883
	Per Unit Fee ⁶		
	For the first 0-25 units	Per Unit	\$483
	For the next 26-100 units	Per Unit	\$241
	For the next 101-200 units	Per Unit	\$169
	For each unit above 200	Per Unit	\$101
	Maximum Fee	Application	\$135,061
Residential (Already Paid Subdivision Fee)	Base Fee	Application	\$16,883
	Per Unit Fee ⁶		
	For the first 0-25 units	Per Unit	\$320
	For the next 26-100 units	Per Unit	\$161
	For the next 101-200 units	Per Unit	\$112
	For each unit above 200	Per Unit	\$57
	Maximum Fee	Application	\$135,061
Non-Residential	Base Fee	Application	\$16,883
	Industrial/Office/Private Institutional	Per m ²	\$14
	Industrial/Office/Private Institutional: Portions over 4,500m ² GFA (does not apply for existing buildings over 4,500m ²)	Per m ²	\$4
	Commercial (Service, Retail Warehouse)	Per m ²	\$14
	Commercial (Service, Retail Warehouse): Portions over 4,500m ² GFA (does not apply for existing non-residential buildings over 4,500m ²)	Per m ²	\$4
	Maximum Fee	Per Application	\$135,061
Mixed-Use	Base Fee ⁸	Application	\$16,883
	Per Unit Fee ⁶		
	For the first 0-25 Units	Per Unit	\$483
	For the next 26-100 Units	Per Unit	\$241
	For the next 101-200 Units	Per Unit	\$169
	For each unit above 200	Per Unit	\$101
	Industrial/Office/Private Institutional	Per m ²	\$14.00
	Industrial/Office/Private Institutional: Portions over 4,500m ² GFA (does not apply for existing buildings over 4,500m ²)	Per m ²	\$4.20
	Commercial (Service, Retail Warehouse)	Per m ²	\$14.00

**2026 Fees and Charges By-Law Schedule “G” –
Development and Parks Planning and Policy Planning and Special Programs**
Pursuant to section 69(1) of the *Planning Act*, RSO. 1990, c P.13

SITE DEVELOPMENT APPLICATION			
Application Type / Service		Unit of Measure	2026 Fees
	Commercial (Service, Retail Warehouse): Portions over 4,500m ² GFA (does not apply for existing buildings over 4,500m ²)	Per m ²	\$4.20
	Maximum Fee	Per Application	\$135,061
Other	Additional Committee of the Whole report resulting from a change to the Application by the Applicant	Surcharge	\$9,492
	Revision to in progress Site Development Application requiring recirculation	Application	\$6,006
	Minor amendment to an approved Site Development Application (plus any additional GFA and/or units proposed)	Application	\$5,617
	Simple Site Plan Revision (Note to File) ⁹	Application	\$515
	Landscape and/or POPS Inspection Fee ¹⁰ (for a maximum of 2 inspections)	Surcharge/ Inspection	\$580 (\$353 for additional inspection to address deficiencies)
	Stratified Title, Strata Parks, or POPS Agreements ¹²	Agreement	\$22,947
	Telecommunication (Cell) Tower Application	Application	\$47,278
Heritage Review Fee ¹⁴	Application	\$2,158	

DRAFT PLAN OF CONDOMINIUM			
Application Type / Service		Unit of Measure	2026 Fees
Draft Plan of Condominium Base Fee (includes Standard, Common Element, Vacant Land, Leasehold, Amalgamated and Phased, and Condominium Conversion)		Application	\$48,243
Revision to an approved Plan of Condominium		Application	\$19,745
Extension of Plan of Condominium Approval (1 additional year)		Application	\$2,998
Reinstatement of a Lapsed Plan of Condominium ¹¹		Application	\$2,998
Additional Report resulting from change to the Application by Applicant ⁵		Surcharge	\$9,492
Application to exempt an amendment to a registered condominium description from Section 51 of the <i>Planning Act</i>		Surcharge	\$9,492

DRAFT PLAN OF SUBDIVISION			
Application Type / Service		Unit of Measure	2026 Fees
Residential	Base Fee	Application	\$61,904
	Per Unit Fee ⁶		
	For the first 0-25 units	Per Unit	\$879
	For the next 26-100 units	Per Unit	\$440
	For the next 101-200 units	Per Unit	\$133
	For each unit above 200	Per Unit	\$39
	Part Lot (Block)	Per Unit	50% of Per Unit Fee / Lot (Block)
Maximum Fee	Per Application	\$168,826	
Non-Residential	Base Fee	Application	\$61,904
	Non-Residential Blocks	Per Hectare	\$2,818
	Maximum Fee	Per Application	\$168,826

**2026 Fees and Charges By-Law Schedule “G” –
Development and Parks Planning and Policy Planning and Special Programs**
Pursuant to section 69(1) of the *Planning Act*, RSO. 1990, c P.13

DRAFT PLAN OF SUBDIVISION			
Application Type / Service		Unit of Measure	2026 Fees
Mixed-Use	Base Fee	Application	\$61,904
	Mixed-Use Blocks in Subdivision ⁸	Per Hectare	\$2,818
	If a Residential Use is proposed, the Residential Per Unit Fee also applies ⁸	Per Unit	See Above
	Maximum Fee	Per Application	\$168,826
Other	Revision to Draft Approved Plan of Subdivision requiring Circulation ⁴	Application	\$10,169
	Revision to Conditions of Plan of Subdivision Approval	Application	\$6,006
	Extension of Plan of Subdivision Approval (1 additional year)	Application	\$2,998
	Reinstatement of a Lapsed Plan of Subdivision ¹¹	Application	\$2,998
	Registration of Each Additional Phase of a Subdivision Plan	Application	\$24,018
	Landscape Review ¹⁰	Application	\$29,178
	Landscape and/or Park Inspection ¹⁰ (includes a maximum of 2 inspections)	Surcharge/ Inspection	\$580 (\$353 for additional inspection to address deficiencies)
	Additional Committee of the Whole report resulting from a change to the Application by the Applicant ⁵	Surcharge	\$9,478
	Strata Parks Agreement	Agreement	\$22,279
Heritage Review Fee ¹⁴	Application	\$2,158	

MINISTER’S ZONING ORDER		
Application Type / Service	Unit of Measure	2026 Fees
Minister’s Zoning Order	Per Application	\$73,600

BLOCK PLAN AND SECONDARY PLAN		
Application Type / Service	Unit of Measure	2026 Fees
Block Plan and Secondary Plan	Application/ Hectare	\$833
Revision for Application requiring Recirculation ⁴	Application	\$5,832

ALL APPLICATIONS		
Application Type / Service	Unit of Measure	2026 Fees
Peer Review Fee ¹⁰ : Fee for third party consultant review of development-related reports or studies	Application	Consultant fee + 15% administration + HST
Additional Committee of the Whole report ⁵	Surcharge	\$9,492

**2026 Fees and Charges By-Law Schedule “G” –
Development and Parks Planning and Policy Planning and Special Programs**
Pursuant to section 69(1) of the *Planning Act*, RSO. 1990, c P.13

PRE-APPLICATION CONSULTATION (PAC)		
Application Type / Service	Unit of Measure	2026 Fees
Pre-Application Consultation Meeting	Application	\$6,253
Extension of Pre-Application Consultation Letter of Understanding	Application	\$449

HERITAGE REVIEW		
Application Type / Service	Unit of Measure	2026 Fees
Heritage Review (For Developments that are not subject to review process under the <i>Planning Act</i>)	Application	\$2,158
De-designation Fee	Application	\$2,158
Heritage Permit	Application	\$719
Heritage Status Letter	Application	\$108
Heritage Permit – Minor Additions and Alterations ¹³	Application	\$206

STREET NAMING AND NUMBERING		
Application Type / Service	Unit of Measure	2026 Fees
Address Change Application	Application/ Property	\$1,376
Street Name Change	Application/ Property	\$2,640
New Street Name - Proposed	Per Street Name	\$2,648
New Street Name - From City's Pre-Approved List	Per Street Name	\$732
Street Number - Lot Through Consent	Per Address	\$760
New Street / Unit Address (Per Address & Per Unit)	Per Address/Unit	\$53

ITEM	FEE OR CHARGE	HST
	2026	
Black and White Printing (per square foot)	\$3.07	Y
Colour Printing (per square foot)	\$4.88	Y
City of Vaughan Official Plan - Volume 1 printing	\$190.92	Y
City of Vaughan Official Plan - Volume 2 printing	\$414.67	Y
Zoning By-Law 1-88 or 001-2021 - Part 1 (Text only)	\$35.25	Y
Zoning By-Law 1-88 or 001-2021- Part 2 (schedules)	\$81.35	Y
Digital version of Official Plan and/or Zoning By-law	\$163.24	Y
Custom Report (PLANit/Amanda Information)	\$898.99	E
Community Garden Allotment Program - Annual Plot Registration	\$38.25	Y
Planning Applications under the <i>Planning Act</i>	Refer to City's By-law Governing Fees for the processing of Planning Applications	
NOTE: All Fees are before Harmonized Sales Tax (HST). E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.		

**2026 Fees and Charges By-Law Schedule “G” –
Development and Parks Planning and Policy Planning and Special Programs**

Pursuant to section 69(1) of the *Planning Act*, RSO. 1990, c P.13

NOTES:

1. Major Official Plan Amendment: A “Major” Official Plan amendment is an Official Plan amendment that:
 - a) any proposed redesignation or change in land use for a property(ies);
 - b) requires many changes to the policies and schedules of the Official Plan;
 - c) is more significant in scale and scope than a minor Official Plan amendment, and which may have greater impact or policy implications beyond the subject lands. Applications relating to more than one property would normally be in this category;
 - d) a site-specific application representing a large-scale development/redevelopment or a change in use. An application involving significant changes to the text or policies of the Official Plan would also fall in this category; and
 - e) an Official Plan amendment within a Heritage Conservation District.
2. Official Plan and Zoning By-law surcharge fees shall be paid prior to the item being enacted by Council and/or paid prior to the preparation of draft instruments approved by the Ontario Land Tribunal (OLT). An additional surcharge fee may be required for the processing of any York Region Official Plan Amendment.
3. Minor Official Plan Amendment: A “Minor” Official Plan amendment is an Official Plan amendment that:
 - a) proposes a small-scale exception to a specific Official Plan standard (e.g., minor variations (maximum 10%) to numerical values, such as, the number of permitted units, building height, and gross floor area ('GFA'); or to add a site-specific use limited in scale, excluding outside/open storage and environmental standards);
 - b) proposes a minor change to a specific policy that is limited in scope to one property;
 - c) maintains the intent and purpose of the Official Plan; and
 - d) shall have limited impact or policy implications beyond the subject lands.
4. Official Plan, Zoning By-law Amendment, Draft Plan of Subdivision, Block Plan and Secondary Plan Applications – Recirculation fee applicable when substantial changes are initiated by the Applicant that requires a full recirculation for review and comment prior to Council approval. When more than one related application (e.g., Official Plan and Zoning By-law Amendment) is filed, the fee shall only be applied for one of the related applications.
5. Where more than one application type requires an additional Public Meeting or Committee of the Whole Report for a development, only one surcharge fee shall apply. This fee shall be paid prior to the Public Meeting or Committee of the Whole meeting.
6. Per unit fee charge is based on a decreasing per unit rate. For example, a Zoning By-law Amendment Application for a proposed residential development with 1,130 units, the fee is calculated as follows:

For the first 25 Units = 25 Units x \$787	= \$19,675
For the next 26-100 Units = 75 Units x \$293	= \$21,975
For the next 101-200 Units = 100 Units x \$89	= \$8,900
For each unit above 200 = 930 Units x \$39	= \$36,270
Total Per Unit Fee	= \$86,820
7. For Temporary Use Zoning By-law Amendment Applications, the Non-Residential Area Fee shall be calculated based on the lot area in which the temporary use is proposed.
8. For a Mixed-Use development, where more than one use is proposed on a site, the applicable Site Development application fee shall be the Base fee, plus the total of the fees for each individual use/units added together. For a Zoning By-law Amendment Application, Site Development Application and Draft Plan of Subdivision Application, where residential uses are proposed, the per unit residential fee shall apply to each unit for each application type.
9. This fee shall apply specifically for minor revisions to previously approved Site Development Applications which include minor modifications to signage, landscape treatments, relocation of previously approved locations for transformer boxes, grills, etc.).
10. Fees are subject to HST.
11. This fee is a one-time reinstatement fee of a Draft Plan of Subdivision/Condominium for which the approval has lapsed within the past 5 years.
12. Preparation, negotiation and/or review of POPS Agreements, including where such agreements are incorporated into a site plan agreement, site plan amending agreement or any other legally permitted agreement or mechanism.
13. Minor additions are less than 50 m² of GFA and alterations include window, door replacement, signage, etc. Any other minor amendments are subject to the discretion of the Cultural Heritage Division.
14. Where more than one application type is required, the heritage review fee will only be charged once.

**2026 Fees and Charges By-Law Schedule “G” –
Development and Parks Planning and Policy Planning and Special Programs**
Pursuant to section 69(1) of the *Planning Act*, RSO. 1990, c P.13

15. The extension of Part Lot Control Fee applies to a part lot control by-law that has expired for no longer than one (1) year since its date of expiration, and provided no changes are proposed as part of the extension. The per lot fee, if previously paid, does not apply.

GENERAL NOTES:

- I. Any application fees paid prior to the date this By-law comes into force, shall be credited to the amount(s) due under this By-law.
- II. If an application is withdrawn in writing by the Applicant:
 - a. prior to a technical report proceeding to Committee of the Whole, 25% of the fee may be refunded; or
 - b. prior to a Public Meeting, 50% of the fee may be refunded.
- III. Any changes to the application will not result in a refund but may result in additional fees paid by the Applicant.
- IV. Should the Applicant request that a Public Meeting be cancelled (after Notices have been mailed out) and held at a later date, the total cost incurred for the second mailing of a Public Meeting Notice shall be borne by the Applicant.
- V. An appeal of any of the Planning Applications identified in this By-law to the Ontario Land Tribunal shall be subject to a \$957 Development and Parks Planning/Policy Planning and Special Programs Department administrative fee for each application appealed, to be paid by the Appellant.
- VI. Maintenance Fee of \$1,125 is charged to each inactive file where the file has been inactive for over 1 year (where the Applicant prefers not to close the file). The Development and Parks Planning/Policy Planning and Special Programs Departments may close a file if the Applicant does not pay the above within 30 days of written notice from the City.

2026 Fees and Charges By-law Schedule “H” - Community Services - Recreation Services Department

Item	Fee or Charge	HST
Facility Rental Rate and Services-in-Kind Rate Schedules		
Facility Rental Rate: Arenas, Gymnasiums, Baseball Diamonds, Soccer Fields, Tennis Courts, Parks (Picnics), Pools, Meeting Rooms, Halls, etc.	Facility Rental Rates are set out in accordance with the Recreation User Fee & Cost Recovery Policy, as approved by Council June 2025. A Rental Rate Schedule is published on the Recreation website. Indoor Facility rates are effective September of each year. Outdoor Facility rates are effective January of each year.	Y
Services-in-Kind Rate: City inventory, such as Picnic Tables, Tables and Chairs, Bleachers Rented Equipment, such as washrooms, dumpsters, road barricades, etc.	Services-in-Kind Rates are set out in accordance with the Recreation User Fee & Cost Recovery Policy, as approved by Council June 2025. A Services-in-Kind Rate Schedule is published on the Recreation website SIK rates are effective January of each year.	Y
Recreation Programs, Memberships & Services		
Spring and Summer, Fall and Winter and Day Camp Program fees, Point of Sale and Membership Passes.	Individual program and service fees are as set out in accordance with the Recreation User Fee & Cost Recovery Policy, as approved by Council June 2025. These fees are published on the Recreation website. Fees are effective September of each year.	Y/E *

*Exempt if provided to children 14 years of age or younger.

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

2026 Fees and Charges By-law Schedule "I" - Legal Services

Item	Fee or Charge		HST
	2026	2027	
Legal Services			
Preparation of Teraview Instrument and registration of any agreement , including but not limited to Subdivision Agreement, Site Plan Agreement, Condominium Agreement, Pre-Servicing Agreement, Servicing Agreement, Spine Services Agreement and Development Agreement, Public Art Agreement, Encroachment Agreement, Notice of Lease, and any other Agreements pursuant to the Planning Act, Building Code Act, Development Charges Act, per registration. *Includes review of parcel register(s) prior to registration of agreements on title	\$600.00 (plus disbursements)	\$600.00 (plus disbursements)	E
**Additional Fee for review of each instrument registered on title, per instrument	\$10.00 (plus disbursements)	\$10.00 (plus disbursements)	E
Review of By- law (e.g. assumption of services, road dedication, part lot control, stop up and close etc.), per registration.	\$400.00 (plus disbursements)	\$400.00 (plus disbursements)	E
Preparation of Teraview instrument and registration of By- law on title (e.g. road dedication, part lot control, stop up and close etc.), per registration.	\$400.00 (plus disbursements)	\$400.00 (plus disbursements)	E
Villa Giardino Consent (applies to properties containing similar type of restriction), per consent.	\$200.00	\$200.00	E
Review and/or preparation of Transfer/Deed, and registration of re-conveyance of lands back to Owner	\$600.00 (plus disbursements)	\$600.00 (plus disbursements)	E
Review of Teraview instruments and registration of Inhibiting Order , including solicitor's Title Opinion. • Plus additional review, coordination of electronic execution and/or registration of instruments in Teraview that are not included in the Inhibiting Order Schedule for purposes of conveyancing (external lands)/ releases/ postponements/ discharge of interests including Transfer, Transfer Easement, Postponement, Transfer Release and Abandonment, Discharge of Charge and Section 118 & Section 119 Restrictive Covenants of Teraview instrument related to the same application/transaction being registered at the same time	\$1500 - \$2000 (plus disbursements) \$200.00 per Instrument (includes disbursements)	\$1500 - \$2000 (plus disbursements) \$200.00 per Instrument (includes disbursements)	E
Review of Teraview instrument and deletion of an Inhibiting Order , per registration.	\$500.00 (including disbursements)	\$500.00 (including disbursements)	E
Review solicitor's title opinion for all conveyances of lands and easements to the City	\$250.00 to \$750.00 (based on complexity)	\$250.00 to \$750.00 (based on complexity)	E

2026 Fees and Charges By-law Schedule "I" - Legal Services

Preparation and execution of Consents relating to instruments registered on title, per Consent.	\$450.00	\$450.00	E
Review/preparation, coordination of electronic execution and/or registration of instrument in Teraview for purposes of conveyancing/ land exchange/ releases/ postponements/ discharge of interests including Transfer, Transfer Easement, Postponement, Transfer Release and Abandonment, Discharge of Charge and Section 118 & 119 Restrictive Covenants (1st instrument). • Plus additional Teraview instrument related to the same application/transaction being registered at the same time (for each instrument - 2nd and further).	\$600.00 (includes disbursements) \$200.00 (includes disbursements)	\$600.00 (includes disbursements) \$200.00 (includes disbursements)	E
Drafting and negotiation of Miscellaneous Agreements including: agreements pursuant to the Development Charges Act; Encroachment Agreement; Supplemental Agreements, agreements to fulfill conditions of Council's decision/resolution, Committee of Adjustment decision and/or Ontario Land Tribunal decision; Lease; License; Agreement of Purchase and Sale; Parkland Agreement; Land Exchange Agreement, and any other agreements the City is required to enter into, per agreement.	\$2,500.00 to \$15,000.00 (based on complexity)	\$2,500.00 to \$15,000.00 (based on complexity)	E - IF PERTAINS TO LAND TITLE OR WATER/ SEWER AGREEMENT; Y - ALL OTHER
Drafting and negotiation of Amendments of Miscellaneous Agreements including: agreements pursuant to the Development Charges Act; Encroachment Agreement; agreements to fulfill conditions of Council's decision/resolution, Committee of Adjustment decision and/or Ontario Land Tribunal decision; Lease*; License*; Agreement of Purchase and Sale; Parkland Agreement; and, any other agreements the City is required to enter, per amending agreement. * This fee is not applicable where the Lessee or Licensee is a Community Service Organization (CSO) as defined in the City of Vaughan CSO Policy or any successor thereof.	\$1,500.00 to \$8,000.00 (based on complexity)	\$1,500.00 to \$8,000.00 (based on complexity)	E - IF PERTAINS TO LAND TITLE OR WATER/ SEWER AGREEMENT; Y - ALL OTHER
Preparation and/or review of Permission to Enter Agreement (and Construct), per agreement*. * This fee is not applicable where the requestor is a governmental authority.	\$600.00 to \$1500.00 (based on complexity, plus disbursements)	\$600.00 to \$1500.00 (based on complexity, plus disbursements)	E
Preparation, negotiation and/or review of non-standard agreements and documents based on complexity and nature of the matter, such as POPS Agreements, Park Development Agreements, Reciprocal Easement and Operating Agreements, as determined by the City Solicitor and based on the hourly rate for senior legal counsel, legal counsel, law clerks, articling student and legal assistants (set below)	To be calculated at the time of execution	To be calculated at the time of execution	E - IF PERTAINS TO LAND TITLE OR WATER/ SEWER AGREEMENT; Y - ALL OTHER
Property Standard Orders registration (review, preparation and registration of Teraview instrument), per Order.	\$300.00 (plus disbursements)	\$300.00 (plus disbursements)	E

2026 Fees and Charges By-law Schedule “I” - Legal Services

Property Standard Orders removal (review, preparation and registration of Teraview instrument to remove Property Standards Orders from title), per Order.	\$250.00 (plus disbursements)	\$250.00 (plus disbursements)	E
Teraview searches related to an active application/transaction, per search	\$100.00 to \$200.00, depending on complexity (plus disbursements)	\$100.00 to \$200.00, depending on complexity (plus disbursements)	E
Corporate searches related to an active application/transaction, per search, includes review fee and disbursements.	\$75.00	\$75.00	Y
Third Party Production Request pursuant to the Rules of Civil Procedure	\$75.00 (plus 0.25¢ per page)	\$75.00 (plus 0.25¢ per page)	Y
General Inquiry Fee - Responses to Law Firms or members of the public, based on the hourly rate for senior legal counsel, legal counsel, law clerks, articling student and legal assistants (set below)	\$200.00 minimum (additional based on complexity)	\$200.00 minimum (additional based on complexity)	E - IF PERTAINS TO LAND TITLE OR WATER/SEWER AGREEMENT; Y - ALL OTHER
Legal Services Hourly Rates:			
Senior Legal Counsel	\$450.00	\$450.00	E - IF PERTAINS TO LAND TITLE OR WATER/SEWER AGREEMENT; Y - ALL OTHER
Legal Counsel	\$350.00	\$350.00	
Law Clerk	\$150.00	\$150.00	
Articling Student	\$185.00	\$185.00	
Legal Assistant	\$100.00	\$100.00	Y - ALL OTHER

**Depends on whether the bid relates to a taxable/exempt good or service.*

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

2026 Fees and Charges By-law Schedule "J" – Parks Department

Item	Fee or Charge		HST
	2026	2027	
Cemeteries - Purchase of Interment Rights			
Single Lot (Vaughan Resident)	\$3,247.71	\$3,410.10	Y
Single Lot (Non-Vaughan Resident)	\$4,384.41	\$4,603.63	Y
Cremation Lot (Vaughan Resident)	\$1,288.92	\$1,353.37	Y
Cremation Lot (Non-Vaughan Resident)	\$1,740.04	\$1,827.04	Y
Corner Markers (set of 4) (Vaughan Resident)	\$477.33	\$501.19	Y
Corner Markers (set of 4) (Non-Vaughan Resident)	\$644.39	\$676.61	Y
Transfer of Interment Rights			
Transfer Certificate (Vaughan Resident)	\$48.14	\$50.54	Y
Transfer Certificate (Non-Vaughan Resident)	\$64.98	\$68.23	Y
Interments			
Adult Single Grave (Vaughan Resident)	\$1,627.19	\$1,708.55	Y
Adult Single Grave (Non-Vaughan Resident)	\$2,092.10	\$2,092.10	Y
Child Single Grave (Vaughan Resident)	\$1,627.19	\$1,708.55	Y
Child Single Grave (Non-Vaughan Resident)	\$2,092.10	\$2,092.10	Y
Infant Single Grave (Vaughan Resident)	\$560.24	\$588.25	Y
Infant Single Grave (Non-Vaughan Resident)	\$756.32	\$794.13	Y
Grass & lowering device for caskets (Vaughan Resident)	\$110.24	\$115.75	Y
Grass & lowering device for caskets (Non-Vaughan Resident)	\$165.36	\$173.63	Y
Cremation (Vaughan Resident)	\$636.69	\$668.53	Y
Cremation (Non-Vaughan Resident)	\$859.54	\$902.52	Y
Hourly Surcharge for Weekdays after 2:30 pm and Weekends (3 Hour Minimum Applied to Weekends Only) (Vaughan Resident)	\$171.38	\$179.95	Y
Hourly Surcharge for Weekdays after 2:30 pm and Weekends (3 Hour Minimum Applied to Weekends Only) (Non-Resident)	\$214.24	\$224.95	Y
Extra Boards (Used for Muslim Burials Only) (Vaughan Resident)	\$57.13	\$59.99	Y
Extra Boards (Used for Muslim Burials Only) (Non-Vaughan Resident)	\$71.41	\$74.98	Y
Winter Interment Fee(Non-Vaughan Resident)	\$297.68	\$312.56	Y
Winter Interment Fee(Vaughan Resident)	\$220.50	\$231.53	Y
Cremation Lot-Maple Wall(Vaughan Resident)	\$2,205.00	\$2,315.25	Y
Cremation Lot-Maple Wall(Non-Vaughan Resident)	\$2,866.50	\$3,009.83	Y
All Social Services burials shall be subject to the same charges as outlined above			
Markers			
Flat Marker Installation* (Less than 173 sq. inches)	\$0.00	\$0.00	
Flat Marker* (173 sq. inches or more)	\$100.00	\$100.00	Y
Upright Marker Installation* (Four feet or more in height or length, including the base)	\$400.00	\$400.00	Y
Upright Marker Installation* (four feet or less in height or length, including the base)	\$200.00	\$200.00	Y
Forestry			
Private Property Tree Removal/Injury/Protection Permit Application Fee (includes processing for one tree, non - refundable)	\$270.00	\$270.00	E
Construction or Infill - Private Property Tree Removal/Injury/Protection Permit Application Fee (includes processing for one tree, non - refundable)	\$360.50	\$371.32	E
Private Property Tree Removal/Injury/Protection Permit Processing Fee (Second or Subsequent Trees)	\$153.25	\$153.25	E
Construction or Infill - Private Property Tree Removal/Injury/Protection Permit Processing Fee (Second or Subsequent Trees)	\$178.27	\$187.19	E
Tree Requirement Fee	\$600.00	\$600.00	E
Subdivision Re-inspection Fee	\$500.00	\$500.00	E
Tree Protection Security Deposit (20-30 cm tree)	\$1,000.00	\$1,000.00	E
Tree Protection Security Deposit (31-40 cm tree)	\$1,700.00	\$1,700.00	E
Tree Protection Security Deposit (41-50 cm tree)	\$2,472.00	\$2,546.16	E

2026 Fees and Charges By-law Schedule "J" – Parks Department

Tree Protection Security Deposit (> 50 cm tree)	\$3,193.00	\$3,288.79	E
Hourly Rate - Arborist Crew (3 staff, 1 Bucket Truck, 1 Brush Chipper)	\$231.75	\$238.70	Y
Hourly Rate - Forestry Inspector	\$74.00	\$76.22	Y
Tree Protection Inspection (Hoarding Inspection)	\$128.75	\$132.61	Y
Tree Removal Impact Review	\$222.00	\$228.66	Y
Tree Planting Security - Development (Per Tree)	\$1,433.26	\$1,433.26	E
Tree Protection Hoarding Security (per linear meter)	\$170.00	\$170.00	E
Tree Protection Agreement	\$5,800.00	\$5,800.00	E
Commemorative Bench and Tree Program			
Tree Dedication Fee	\$1,493.50	\$1,538.30	Y
Tree Dedication Plaque Fee	\$113.30	\$116.70	Y
Tree Dedication Application Fee (non - refundable)	\$154.50	\$159.14	Y
Park Bench Dedication Fee	\$3,468.24	\$3,641.66	Y
Park Bench Dedication Admin Fee (non - refundable)	\$77.56	\$81.44	Y
Other Park Fees			
Access Agreements Admin fee (non - refundable)	\$170.34	\$175.45	Y
Public Works Administration Fee (15% of direct costs for services completed for services under recoverable arrangements, including remediation, by-law contraventions, and capital projects)	15% of Direct Costs	15% of Direct Costs	Y

* Provincially Regulated fee.

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

2026 Fees and Charges By-Law Schedule “K” - Development Engineering

Item	Fee or Charge		HST
	2026	2027	
Title Restrictions and Administrative Services			
Document Search Fee Payment of non-refundable fee required to start search. No guarantee requested document will be found.	\$154.50	\$159.00	Y
Compliance Letters: Agreements only and Environmental Records Search	\$189.00	\$194.50	Y
Title Restriction Fee: Per lot or unit for buildings up to 3 storeys in height.	\$412.00	\$424.00	E
Expedited fee applies when complete application is submitted less than 5 business days prior to closing date.	\$824.00 (Expedited)	\$848.00 (Expedited)	E
Title Restrictions Fee: Multiple Unit buildings greater than 3 storeys in height.	Lesser of \$10,300 flat fee or \$412.00/unit	Lesser of \$10,600 flat fee or \$424.00/unit	E
Title Restriction Letter of Undertaking: Undertaking limited to one specific requirement which may include multiple lots/blocks for which requests for consents to transfer title in absence of required certifications and works are submitted to the City with set closing date(s) not exceeding 30 days from the date of undertaking.	\$1,030.00 per undertaking	\$1,060.00 per undertaking	E
Title Restriction Letter of Undertaking Amendment: Extension or amendment of existing Title Restriction Letter of Undertaking.	\$500.00 per undertaking	\$515.00 per undertaking	E
Consent to transfer vacant land, transfer mortgage, transfer easements or consents subject to continuance of section 118 restrictions (per lot, unit or block).	\$206.00	\$212.00	E
Expedited fee applies when complete application is submitted less than 5 business days prior to closing date.	\$412.00 (Expedited)	\$424.00 (Expedited)	
Consent to parcel lands and register maintenance easements (per request).	\$170.00	\$175.00	E
Expedited fee applies when complete application is submitted less than 5 business days prior to closing date.	\$340.00 (Expedited)	\$350.00 (Expedited)	
Title Restriction Consent Amendment: Changes to the title or renewal of consents beyond 30 days of the initial approval	\$154.50	\$159.00	E
Stop Up and Close By-law: Creation of new by-law or amendment to existing by-law.	\$6,454.50	\$6,648.00	E
Special Purchase Agreement: The transfer of lot/title in absence of a Building Occupancy Permit.	\$1,800.00	\$1,854.00	E
Site Alteration Permits			
Cut & Fill Operation	\$11,033.00	\$11,033.00	E
Excess Soil Import (Receiving Site)	\$11,033.00	\$11,033.00	E
Excess Soil Export (Source Site)	\$11,033.00	\$11,033.00	E
Non-Development (Final or Temporary Storage)	\$11,033.00	\$11,033.00	E
Permit Renewal	50% of original permit fee	50% of original permit fee	E

2026 Fees and Charges By-Law Schedule “K” - Development Engineering

Permit Amendment	50% of original permit fee	50% of original permit fee	E
Site Alteration Compliance Order Appeal Fee	\$309.00	\$318.00	E
Additional Inspection fee for non-compliance	\$353.00	\$364.00	E
Remedial order issuance administrative fee	\$185.00	\$185.00	E
Pool Enclosure Permits			
In-ground Pool Permit	\$929.00	\$957.00	E
Permanent Above-Ground Pool Permit (including hot tub/swim spa)	\$690.00	\$712.00	E
Temporary/Seasonal Pool Permit	\$484.00	\$498.00	E
Swimming Pool Enclosure Permit Renewal	\$208.00	\$214.00	E
Swimming Pool Enclosure Permit Revision (grading/zoning review only)	50% of original permit fee	50% of original permit fee	E
Swimming Pool Enclosure Permit Security Deposit	\$5,000.00	\$5,000.00	E
Residential Grading Permits			
Infill Lot Grading Approval	\$1,003.00	\$1,033.00	E
Addition/Accessory Structure: Over 40m ² Less than 40m ² * *including auxiliary basement entrance	\$1,003.00 \$693.00	\$1,033.00 \$713.00	E
Grading Permit Refundable Security Deposit: New Infill Home	\$10,000.00	\$10,000.00	E
Grading Permit Refundable Security Deposit: Structures > 40 sq.m	\$5,000.00	\$5,000.00	E
Grading Permit Refundable Security Deposit: Structures < 40 sq. m	\$2,500.00	\$2,500.00	E
Grading Permit Renewal	\$208.00	\$214.00	E
Grading Permit Revision	50% of original permit fee	50% of original permit fee	E
Subdivision Grading Permits			
Grading New Plans & Subdivision: Singles & Semis	\$630.00	\$649.00	E
Grading New Plans & Subdivision: Street Towns per unit	\$384.00	\$395.50	E
Grading Permit Revision	50% of original permit fee	50% of original permit fee	E
Additional Engineering Permit Review & Inspection			
For the third and each subsequent pool, residential or subdivision grading permit drawing re-submission prior to issuance.	\$155.00	\$160.00	E
Additional engineering inspection for security deposit release.	\$353.00	\$364.00	E

2026 Fees and Charges By-Law Schedule “K” - Development Engineering

Dewatering Discharge Permits			
Dewatering Discharge Permit	\$2,030.00	\$2,090.00	E
Dewatering Discharge Permit Extension	\$1,310.00	\$1,345.00	E
Pre-Servicing Agreement			
Pre-Servicing Agreement for Development Projects	\$8,665.00	\$8,925.00	E
Residential and ICI Service Connection			
Residential Service Connection Application Fee (city contractor)	\$290.00	\$299.00	E
Residential Service Connection	Cost of works + 15% administration (cost of works less application fee)		E
ICI Service Connection – city contractor	Cost of works + 15% administration (cost of works less application fee)		E
ICI Service Connection – by lot owner	Application fee + Minimum Agreement Fee + 15% administration (cost of works)		E
Agreements & Amendments			
Subdivision, Development, Spine Servicing and/or Servicing Agreement.	Minimum fee: \$8,704.00 7.5% administration (based on cost of works). 40% payable at submission. 60% payable at agreement execution.		Y
Amending and supplemental agreement - Complex	\$25,840.00	\$26,615.00	E
Amending and supplemental agreement - Minor	\$12,933.00	\$13,321.00	E
Amending and supplemental agreement – Administrative	\$5,155.00	\$5,310.00	E
Model Home Agreement	\$5,155.00	\$5,310.00	E
Encroachments			
Development Encroachment (Application Fee)	\$6,454.50	\$6,648.00	Y
Tie-back Encroachment (per lineal metre of tie-back)	\$13.35	\$13.75	Y
Hoarding Encroachment (per lineal metre)	\$21.50	\$22.15	Y
Short-term occupancy of municipal boulevard to facilitate building construction.	\$3.00/square metre per month		Y
Short-term occupancy on municipal roadway to facilitate building construction.	\$12.00/square metre per month		Y
Site Plan Applications – Engineering Review			
Minor Site Plan: (e.g. facade modification, building/patio additions, parking lot modifications, etc.)	\$742.00	\$764.00	E
Site Plan Simple: ICI and residential	\$8,363.00	\$8,615.00	E

2026 Fees and Charges By-Law Schedule “K” - Development Engineering

Site Plan Complex: ICI and mixed use (per sq.m. GFA) First 25,000 sq.m. GFA For portion over 25,000 sq.m. GFA	\$6.95 \$3.50	\$7.15 \$3.60	E
Site Plan Complex: Residential singles, semis & towns per unit. First 0 - 100 units For each unit above 100 units	\$1,230.00 \$615.00	\$1,268.00 \$634.00	E
Site Plan Complex: Residential Multiple Units (condo) First 0 - 300 units For each unit above 300 units	\$697.00 \$318.00	\$718.00 \$328.00	E
Site Plan Application Resubmission Fee: for the fourth and all subsequent resubmissions	\$5,627.00	\$5,795.00	E
Maximum Fee for Site Plan: includes grading inspection	\$375,000.00	\$375,000.00	E
Site Plan – Grading Inspection			
Residential Single, Semis and Towns per unit	\$156.00	\$161.00	E
Multiple Units, Apartment & Condo: Sites size 1 hectare or smaller: (base fee): Sites greater than 1 hectare: (base fee + per hectare):	\$601.50 \$149.00	\$620.00 \$154.00	E
ICI Base	\$450.00	\$463.00	E
Final Inspection Site Plan Letter of Credit release: First Inspection: Each additional inspection to address deficiencies:	\$535.00 \$353.00	\$552.00 \$364.00	Y
Other Services			
Peer Review Fee: Fee for third party consultant review of major development reports and studies.	Consultant fee + 15% administration		Y
Road Closure: Request for road closure* plus cost for public consultation, if required. *Payable upon approval	\$6,454.50	\$6,648.00	E
Road Closure Amendment: Request to change or extend a previously approved road closure.	\$3,090.00 per amendment	\$3,183.00 per amendment	E
Phased/Partial Assumption: Requests by Developers to phase/partial assumption of services other than as provided in original Subdivision or Servicing Agreements.	\$6,454.50	\$6,649.00	E

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

**2026 Fees and Charges By-law Schedule "L" -
Transportation and Environmental Services**

Item			HST
	2026	2027	
Road Occupancy Permit (As per agreement - Contact Dept. for details)	As per Agreement		E
Road Occupancy Permit - Simple (Short Duration)	\$355.00	\$366.00	E
Road Occupancy Permit - Simple (Long Duration)	\$505.00	\$520.00	E
Road Occupancy Permit (Simple) - Rush Fee	\$124.00	\$128.00	E
Road Occupancy Permit (Simple) - Extension Fee	\$93.00	\$96.00	E
Road Occupancy Permit (Simple) - Retroactive ROP Fee	\$350.00	\$361.00	E
Road Occupancy Permit - Complex (Short Duration)	\$2,333.00	\$2,403.00	E
Road Occupancy Permit - Complex (Long Duration)	\$3,157.00	\$3,252.00	E
Road Occupancy Permit (Complex) - Rush Fee	\$412.00	\$424.00	E
Road Occupancy Permit (Complex) - Extension Fee	\$103/day	\$106/day	E
Municipal Consent (As per agreement - Contact Dept. for details)	As per Agreement		E
Municipal Consent	\$603.00	\$621.00	E
Municipal Consent - Distance-Based Fee	\$0.75/m	\$0.78/m	E
Municipal Consent - Rush Fee	\$220.00	\$226.60	E
Municipal Consent - Resubmission Fee	\$280.00	\$289.00	E
Additional Inspection Fee - Second Inspection	\$72.00	\$74.00	E
Engineering Drawing Administration Fee (Includes 1st drawing)	Refer to Schedule R for Engineering fees.		
Engineering Digital Drawings (Subsequent/Additional Drawings)			
Engineering "D" Size Prints (Subsequent/Additional Drawings)			
Engineering "D" Size Colour Prints (Subsequent/Additional Drawings)			
Engineering "Ledger" Size Prints (Subsequent/Additional Drawings)			
Engineering Documents/Records			
Third Party Review Fee	Fee is 7% of the value of the infrastructure renewal due on third party projects		
Excess Load Permit Fee - Single Trip	\$258.00	\$266.00	E
Excess Load Permit Fee - Project Based	\$464.00	\$478.00	E
Excess Load Permit Fee - Annual	\$927.00	\$955.00	E
Culverts			
Materials or goods	\$ at cost (varies with size) + 20%		E
Installation Services (application, review of drawings, etc.)	\$ at cost (varies with size) + 20%		E
Service Connections	\$ at cost + 15%		E
Rural Street Number Sign	\$ at cost		Y
Signs on Public Property			
All signs on Public Property, except Religious, Charitable or Community Signs	\$75.00	\$77.00	Y
Builders' Portable Signs	\$412.00	\$424.00	Y
A-Frame (per sign for up to 6 months posting)			
Renewal of Permit	\$75.00	\$77.00	E
Roads Pre-event Inspection			
Traffic Control for Special Events	\$344.00	\$354.00	E
Curb Cut Permit (\$130.00 - \$225.00)	\$ at cost (varies with size) + 20%		E
Traffic Information - signal timing per intersection	\$82.00	\$84.00	E

**2026 Fees and Charges By-law Schedule "L" -
Transportation and Environmental Services**

Traffic Information - ATR count	\$70.00	\$72.00	E
Traffic Information - Intersection Turning Movement Count	\$225.00	\$232.00	E
Waste			
Blue Box (Each Unit)	\$15.00	\$15.00	Y
Green Bin (Each unit)	\$27.00	\$27.00	Y
Extra Large Blue Box (Each Unit)	\$49.00	\$49.00	Y
In-House Organic Container (Each unit)	\$10.00	\$10.00	Y
Garbage Tags (sold in sheets of 10 tags)	\$26.00	\$26.00	E
Back yard composters	\$20.00	\$20.00	Y
Appliance Collection (each appliance unit)	\$34.51	\$34.51	Y
Green Bin Developer fee	\$50.00	\$50.00	E
Delivery Fee for Individual Residential	\$15.00	\$15.00	Y
Delivery Fee for Multi-Residential Building	\$500.00	\$500.00	Y
Delivery Fee Per Unit for Townhouse Complexes	\$10.00	\$10.00	Y
Multi-Residential Organic Containers	\$13.00 per unit/bin plus administration	\$13.00 per unit/bin plus administration	Y
Multi-Residential Recycling Bags/Tools	\$4.00 per unit/bag plus administration	\$4.00 per unit/bag plus administration	Y
Additional Review of Eligibility for Multi-Residential Developments	\$500.00	\$500.00	Y
Multi-Residential Additional Garbage Pick-Up	\$50 administration fee plus \$20 per cubic yard	\$50 administration fee plus \$20 per cubic yard	Y

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

Fees and Charges Schedule "L-1" – Water 2026

METERED ACCOUNTS EFFECTIVE UNTIL MARCH 31, 2026			HST
A.	Water Consumption Rate	\$2.5257 per cubic metre (m3) based on water meter readings, effective until March 31, 2026.	Exempt
B.	Minimum Invoice Charge per Month	For low consumption accounts, a fee of \$18 per month applies, effective until March 31, 2026.	Exempt

METERED ACCOUNTS STARTING ON APRIL 1, 2026			HST
A.	Water Consumption Rate	\$2.6318 per cubic meter based on water meter readings starting on April 1, 2026.	Exempt
B.	Minimum Invoice Charge per Month	For low consumption accounts, a fee of \$18 per month applies, starting on April 1, 2026.	Exempt

UNMETERED ACCOUNTS			HST
A.	Per By-Law Number 177-16, all water supplied to a property shall pass through a water meter	Unmetered account is not allowed	Exempt

SERVICE CHARGES				HST	
A.	Shut OFF Water Service (Residential) includes costs for next water turn ON request (Note: 24 hours cancellation notice is required, otherwise, fee is not refundable)	During Working Hours (Monday to Friday from 8:00 a.m. to 3:30 p.m.)	\$189	Exempt	
		Other than Working Hours (Including Weekends and Holidays)	\$280	Exempt	
B.	Shut OFF Water Service (Multi-Residential and ICI) includes costs for next water turn ON request (Note: 24 hours cancellation notice is required, otherwise, fee is not refundable)	During Working Hours (Monday to Friday from 8:00 a.m. to 3:30 p.m.)	\$189	Exempt	
		Other than Working Hours (Including Weekends and Holidays)	\$280	Exempt	
C.	Water Meters**	Application for meters and temporary water fees***			
		Cost per Meter			
		5/8" x 1/2"	\$477.00	Yes	
		5/8" x 3/4"	\$477.00	Yes	
		3/4" x 3/4"	\$565.00	Yes	
		1"	\$696.00	Yes	
		1.5"	\$2,774.00	Yes	
		2"	\$2,219.00	Yes	
		3"	\$4,723.00	Yes	
		4"	\$6,106.00	Yes	
		6"	\$8,074.00	Yes	
		8"	\$11,831.00	Yes	
		10"	\$16,300.00	Yes	
22 Gauge, 3 conduit meter wire	\$321.00	Yes			
Fee for Sealing Confined Space	\$560.00	Yes			
	AMI remote read adaptor	Current Cost	Yes		
	Smart Point Cellular Register	\$552.07	Yes		
D.	Water Meter Removal Fee (up to 1.5 inch meter) (Note: 24 hours cancellation notice is required, otherwise, fee is not refundable)	During Working Hours (Monday to Friday from 8:00 a.m. to 3:30 p.m.)	\$189	Exempt	
		Other than Working Hours (Including Weekends and Holidays)	\$280	Exempt	
E.	Water Meter Removal Fee (above 1.5 inch)**	Site specific as quoted	Exempt		

Fees and Charges Schedule "L-1" – Water 2026

SERVICE CHARGES				HST
F.	Manual Water Meter Reading Fee - Customers who have requested a manual meter read will be charged a fee for each reading in order to recover the additional time and effort required by the operator. (Note: 24 hours cancellation notice is required, otherwise, fee is not refundable)	During Working Hours (Monday to Friday from 8:00 a.m. to 3:30 p.m.)	\$189	Exempt
		Other than Working Hours (Including Weekends and Holidays)	\$280	Exempt
G.	Bulk Water Sales (City of Vaughan Water Filling Stations)	New/Replacement Water Fob	\$ 81.00	Exempt
		Water consumption charged at the current approved rates for water and wastewater per m3. Charges include water plus wastewater rates NOTE- Amount to be deducted from a prepaid account based on consumption	\$ per m3 plus processing fee of \$27 per transaction	Exempt
H.	Hydrant Meter Rentals (meter is installed by city operators)	Deposit**	\$ 4,431	Exempt
		Installation and Equipment Use Fee**	\$ 468	Exempt
		Relocation**	\$ 170	Exempt
		Plus water consumption charged at the current approved rates for water and wastewater per m3. Charges include water plus wastewater rates	\$ per m3	Exempt
NOTE: Hydrant Meter Rentals are site specific by approval				
I.	Drinking Water - Form 1 Review of Watermain Alteration		\$ 4,714 per application	Exempt
J.	Sprinkler Connection		Site specific as quoted	Exempt
K.	Water Connection		Site specific as quoted	Exempt
L.	Water Disconnection		Site specific as quoted	Exempt
M.	Water Use for Testing and Flushing (Charge for watermain flushing, pressure testing, chlorination and commissioning for new subdivision)	Residential	\$74.38 per lot	Exempt
			\$37.19 per partial lot	Exempt
		Non-Residential	Minimum Charge of \$800	Exempt
			\$349.15 per lot/block	Exempt
N.	Municipal Water Service Check		\$ 779 activities to determine properties on municipal water within a prescribed area	Exempt
			\$ 226 per test	
O.	Hydrant Flow Testing**		All flow test equipment to be provided by the company/person requesting the flow test. The City of Vaughan's Certified Drinking Water Operator shall be responsible for operation of the hydrants.	Exempt
P.	Water Meter Installation Plumbing Not Ready		\$ 283	Exempt

Fees and Charges Schedule “L-1” – Water 2026

SERVICE CHARGES			HST	
Q.	Microbiological testing – New Mains	During Work Hours (Charge is applicable after the first 2 samples) (Monday to Friday from 8:00 a.m. to 3:30 p.m.)	\$ 272 per test	Exempt
		Other than Working Hours (Includes Weekends and Holidays)	\$ 326 per test	Exempt
R.	Meter Dispute Testing – customer requested **	- Cost is current meter size pricing plus cost to install and test the meter and any other associated costs incurred by the City. - The water meter will be removed and tested for accuracy by a third party contractor. The meter must meet the AWWA Standard for meter accuracy (plus or minus 1.5% of full scale – ie.: 98.5% to 101.5% accuracy). - If meter tests are outside parameters, the fee will be waived.		Exempt
S.	New Watermain Post Commissioning Flushing Program **	Cost is metered consumption charged at the current water and wastewater consumption rates.		Exempt
T.	Lost, stolen or damaged water meter**	Replacement cost of meter plus installation cost		Exempt
U.	Valve Boxes damage due to paving/asphalt**	Cost of repair		Exempt
V.	Backflow Prevention Program**	Initial Application Fee \$110		Exempt
		Annual Renewal Fee \$82		Exempt
W.	Missed or cancelled appointments (less than 24 hours notice), unless there is a defect with the City's equipment	\$ 283		As applicable
X.	General Administration Fee where applicable	15% to a maximum of \$1,000 per invoice		As applicable
Y.	A charge of \$45.00 shall be applied for each cheque returned by a bank or other financial institution due to insufficient funds			Exempt
Z.	Overdue accounts are subject to a late payment charge of 1.5% per month (compounded to 19.56% annually).			Exempt

HST will be added where applicable

**** Administrative Fee Applicable**

*****Disclaimer:**

- If meter size is not specified above, quote may be required. Price of meter is subject to change based on actual cost.
- As new contracts for water meters become effective, prices are subject to change based on the new contract.

2026 Fees and Charges Schedule “L-2” – Wastewater

METERED ACCOUNTS EFFECTIVE UNTIL MARCH 31, 2026			
A.	Wastewater Discharge Rate	\$ 2.8586 per cubic meter (m3) based on water meter readings until March 31, 2026.	Exempt
B.	Minimum Invoice Charge per Month	For low consumption accounts, a fee of \$21 per month applies, until March 31, 2026.	Exempt

METERED ACCOUNTS STARTING ON APRIL 1, 2026			
A.	Wastewater Discharge Rate	\$ 2.9302 per cubic meter based on water meter readings starting on April 1, 2026.	Exempt
B.	Minimum Invoice Charge per Month	For low consumption accounts, a fee of \$21 per month applies, starting on April 1, 2026.	Exempt

UNMETERED ACCOUNTS			HST
A.	Note: Per By-Law Number 177-2016, all water supplied to a Property shall pass through a Water Meter	Unmetered account is not allowed	Exempt

SERVICE CHARGES				HST
A.	Sewer Camera Service and Blockage Investigation (Where requested by Property Owner to investigate City Assets).	From Inside Building or Home to City Property Line	No longer provided by the City.	NA
		From the mainline pipe – scheduled during Working hours (Monday to Friday from 8:00 a.m. to 3:30 p.m.)	\$ 801 flat fee. (No fee if obstruction is found on City Property)	Yes
		From the mainline pipe - other than Working Hours (Including Weekends and Holidays)	\$ 475 per hour (minimum 3 hours) plus \$140 flat fee (No fee if obstruction is found on City Property)	Yes
B.	Sanitary Sewer Connection	Site specific as quoted	Exempt	
C.	Sanitary Sewer Disconnection	Site specific as quoted	Exempt	
D.	Temporary Dewatering Discharge Fees into Sanitary System	\$0.8228 per m3 based on meter read	Exempt	
E.	Dewatering Sampling cost	Site specific as quoted	Exempt	
F.	Flow Monitoring - Application Review and Analysis of data			
	Option A - Led by 3rd party		\$ 789 plus \$ 121 per month	Yes
	Option B – Contract (Tendered)		\$ 789 plus \$ 121 per month plus tender amount per contract	Yes
G.**	- Recovery of pumping station operating costs prior to assumption - CCTV costs related to new development - Recovery of operating costs related to infrastructure repairs and service calls in new development prior to assumption		Cost recovery specified in development agreements	Yes

2026 Fees and Charges Schedule “L-2” – Wastewater

SERVICE CHARGES			HST
H.	Review of Municipal Sewage Collection System Alteration	\$ 4,714 per application	Exempt
I.	Missed or canceled appointments (less than 24 hours notice), unless there is a defect with the City's equipment	\$ 283	As applicable
J.	General Administration Fee where applicable	15% to a maximum of \$1,000 per invoice	As applicable
K.	A charge of \$45.00 shall be applied for each cheque returned by a bank or other financial institution due to insufficient funds		Exempt
L.	Overdue accounts are subject to a late payment charge of 1.5% per month (compounded to 19.56% annually).		Exempt

HST will be added where applicable

**** Administrative Fee Applicable**

DRAFT

2026 Fees and Charges Schedule “L-3” – Stormwater

SERVICE CHARGES			HST	
A.	Storm Sewer Camera Service and Blockage Investigation (Where requested by Property Owner to investigate City Assets).	From Inside Building or Home to City Property Line	No longer provided by the City.	NA
		From the mainline pipe-scheduled During Working Hours (Monday - Friday 8:00 am to 3:30 pm)	\$ 801 flat fee. (No fee if obstruction is found on City Property)	Yes
		From the mainline pipe Other than Working Hours (includes Weekends and Holidays)	\$ 475 per hour (minimum 3 hours) plus \$140 flat fee. (No fee if obstruction is found on City Property)	Yes
B.	Storm Sewer Connection		Site specific as quoted	Exempt
C.	Storm Sewer Disconnection		Site specific as quoted	Exempt
D.	Dewatering Sampling cost		Site specific as quoted	Exempt
	Long Term Dewatering Charge		Site specific based on impacts	Exempt
E.	Review of Municipal Stormwater Management System Alteration		\$ 4,714 per application	Exempt
F.	Storm Water Charge – Charge is applied once per annum			
	Non-Residential (Small)		\$67.89	Exempt
	Non-Residential (Medium)		\$1,920.66	Exempt
	Non-Residential (Large)		\$29,334.40	Exempt
	Agricultural/Vacant		\$967.34	Exempt
	Residential (Low Density) - per unit		\$70.78	Exempt
	Residential (Medium Density) - per unit		\$45.43	Exempt
	Residential (High Density)		\$323.86	Exempt
G.	Missed or canceled appointments (less than 24 hours notice), unless there is a defect with the City's equipment		\$ 283	As applicable
H.	General Administration Fee where applicable		15% to a maximum of \$1,000 per invoice	As applicable
I.	A charge of \$45.00 shall be applied for each cheque returned by a bank or other financial institution due to insufficient funds			Exempt
J.	Overdue accounts are subject to a late payment charge of 1.5% per month (compounded to 19.56% annually).			Exempt

HST will be added where applicable

**** Administrative Fee Applicable**

2026 Fees and Charges By-law Schedule "M" - Committee of Adjustment
Pursuant to section 69(1) of the Planning Act, RSO. 1990, c P.13

Item	Fee or Charge		HST
	2026	2027	
Consent Application Fee - all land uses	\$4,809.00	\$4,930.00	E
Consent - Changing of Conditions	\$337.00	\$346.00	E
Consent - Application Recirculation	\$3,701.00	\$3,794.00	E
Consent - Certificate of Official	\$364.00	\$373.00	E
Consent - Cancelling Certificate	\$364.00	\$373.00	E
Minor Development Type 1 Application Fee ¹	\$1,886.00	\$1,933.00	E
Minor Development Type 2 Application Fee ²	\$2,441.00	\$2,502.00	E
Major Development Application Fee ³	\$6,766.00	\$6,935.00	E
After the Fact Variances ⁴	Double the applicable application fee		E
Application Recirculation - Minor Development Type 1, Minor Development Type 2, Major Development, and After the Fact Variances	50% of the application fee		E
Minor Variance & Consent - OLT Appeal Fee	\$1,010.00	\$1,035.00	E
Minor Variance & Consent - Adjournment Fee	\$656.00	\$672.00	E

¹ Minor Development Type 1:

All variances in support of Minor Development Type 1, including but not limited to:

- Driveway
- Landscape, including hard and soft landscape
- Swimming pool
- Accessory building or structure, Residential accessory structure
- Additional Residential Unit
- Balcony, porch, or uncovered platform
- Private garage or carport
- Encroachments including ornamental building feature

² Minor Development Type 2

All variances in support of Minor Development Type 2, including but not limited to:

- Building additions and alterations to existing dwelling with three dwelling units or less
- Home Industry
- Home Occupation
- Outdoor Display Area
- Outdoor Display Area, Seasonal
- Outdoor Patio associated with restaurant use
- Outdoor Storage

³ Major Development

All variances in support of residential, commercial, institutional, and industrial uses or development standards and the creation of new lots. Including, but not limited to:

- Dwelling (includes all dwelling types), Accessory Agriculture - Use Permissions, Creation of new Lots
- Model Home
- Temporary Sales Office

⁴ After the Fact Variances are required as a result of a registered complaint, construction inspection, building order or enforcement action.

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

2026 Fees and Charges By-law Schedule “N” – Business Licenses and Fees

CLASSES OF BUSINESS LICENSES	2026		2027		HST
	INITIAL FEE	RENEWAL FEE	INITIAL FEE	RENEWAL FEE	
Adult Entertainment Attendant	\$396.00	\$333.00	\$408.00	\$343.00	E
Adult Entertainment Operator	\$304.00	\$261.00	\$314.00	\$269.00	E
Adult Entertainment Parlour	\$9,311.00	\$7,797.00	\$9,591.00	\$8,031.00	E
Animal- Kennel	\$200.00	\$132.00	\$206.00	\$136.00	E
Arcade (A) per machine	\$14.00	\$13.00	\$15.00	\$14.00	E
Auction Hall	\$726.00	\$642.00	\$748.00	\$662.00	E
Auctioneer	\$738.00	\$622.00	\$761.00	\$641.00	E
Banquet Hall	\$739.00	\$377.00	\$762.00	\$389.00	E
Billiard Hall	\$420.00	\$188.00	\$433.00	\$194.00	E
Body Rub Parlour	\$9,460.00	\$7,771.00	\$9,744.00	\$8,005.00	E
Body Rub Parlour Attendant	\$380.00	\$321.00	\$392.00	\$331.00	E
Body Rub Parlour Operator	\$277.00	\$234.00	\$286.00	\$242.00	E
Clothing Donation Drop Boxes	\$98.00	\$84.00	\$101.00	\$87.00	E
Clothing Donation Drop Boxes Per Box	\$54.00	\$47.00	\$56.00	\$49.00	E
Commercial Dog Walker Licence	\$216.00	\$182.00	\$223.00	\$188.00	E
Commercial Dog Walking Licence - cost per additional dog walker working for a licensed Commercial Dog Walker	\$39.00	\$36.00	\$41.00	\$38.00	E
Driving School Instructors	\$283.00	\$243.00	\$292.00	\$251.00	E
Driving School Operators	\$288.00	\$238.00	\$297.00	\$246.00	E
Dry Cleaner	\$512.00	\$217.00	\$528.00	\$224.00	E
Eating Establishment	\$559.00	\$234.00	\$576.00	\$242.00	E
Encroachments	\$367.00		\$379.00		E
Fence Installer	\$591.00	\$248.00	\$609.00	\$256.00	E
Fence Vehicle licensing placard fee (per card)	\$12.00		\$13.00		E
Fire Works Vendors	\$406.00		\$419.00		E
Food Stuff	\$495.00	\$261.00	\$510.00	\$269.00	E
Inspection Fee for Animal-Related Business Licensing	\$247.00		\$255.00		E
Landscaper	\$591.00	\$248.00	\$609.00	\$256.00	E
Landscaper Vehicle licensing placard fee (per card)	\$12.00		\$13.00		E
Late Application Fee for Special Event Permit, Noise Monitoring, Noise Exemption, Filming and Photography Permits received less than 30 days prior to desired start	\$100.00		\$100.00		Y
Late Renewal Fee (31-90 days)	\$165.00		\$170.00		Y
Late Renewal Fee (up to 30 days)	\$86.00		\$89.00		Y
Limousine Company	\$635.00	\$354.00	\$655.00	\$365.00	E
Limousine Driver	\$282.00	\$237.00	\$291.00	\$245.00	E
Limousine Owner	\$809.00	\$681.00	\$834.00	\$702.00	E
Lounge	\$559.00	\$234.00	\$576.00	\$242.00	E
Mobile Sign Distributor	\$1,033.00	\$853.00	\$1,064.00	\$879.00	E
Newspaper box	\$99.00	\$82.00	\$102.00	\$85.00	E
Night Club	\$559.00	\$234.00	\$576.00	\$242.00	E
Paver	\$591.00	\$248.00	\$609.00	\$256.00	E
Paver Vehicle licensing placard fee (per card)	\$12.00		\$13.00		E
Pawn Shop/Second Hand Shop	\$512.00	\$217.00	\$528.00	\$224.00	E

2026 Fees and Charges By-law Schedule “N” – Business Licenses and Fees

Personal Service Shop	\$530.00	\$239.00	\$546.00	\$247.00	E
Pet Grooming Establishment	\$200.00	\$132.00	\$206.00	\$136.00	E
Pet Shop	\$200.00	\$132.00	\$206.00	\$136.00	E
Place of Amusement - Arcade (A)	\$352.00	\$297.00	\$363.00	\$306.00	E
Place of Amusement - Bowling Alley (C)	\$613.00	\$517.00	\$632.00	\$533.00	E
Place of Amusement - Theatre (B)	\$623.00	\$526.00	\$642.00	\$542.00	E
Pool Installer	\$591.00	\$248.00	\$609.00	\$256.00	E
Pool Installer Vehicle licensing placard fee (per card)	\$12.00		\$13.00		E
PTC (up to 24 vehicles)	\$635.00	\$348.00	\$655.00	\$359.00	E
PTC (25 to 99 vehicles)	\$2,425.00	\$2,043.00	\$2,498.00	\$2,105.00	E
PTC (100 to 499 vehicles)	\$4,038.00	\$3,402.00	\$4,160.00	\$3,505.00	E
PTC (500 or more vehicles)	\$16,449.00	\$13,858.00	\$16,943.00	\$14,274.00	E
PTC (all) per ride originating in Vaughan, paid quarterly	\$0.25		\$0.25		E
Pub	\$559.00	\$234.00	\$576.00	\$242.00	E
Public Garage	\$512.00	\$217.00	\$528.00	\$224.00	E
Refreshment vehicle event license (per vehicle, per event)	\$88.00		\$91.00		E
Refreshment Vehicles Driver	\$175.00	\$146.00	\$181.00	\$151.00	E
Refreshment Vehicles Owner Type 1/2	\$631.00	\$533.00	\$650.00	\$549.00	E
Refreshment Vehicles Owner Type 3	\$594.00	\$502.00	\$612.00	\$518.00	E
Refreshment Vehicles Temporary	\$80.00		\$83.00		E
Refreshment Vehicle Permit to Operate on City Property	\$600.00		\$600.00		E
Renovator Vehicle licensing placard fee (per card)	\$12.00		\$13.00		E
Renovators	\$591.00	\$248.00	\$609.00	\$256.00	E
Sign Registration fee for Candidate running for the office of the Mayor, Regional Councillor or for Provincial or Federal Office	\$401.00		\$414.00		E
Sign Registration fee for Candidate running for the office of the Ward Councillor	\$201.00		\$208.00		E
Sign Registration fee for each Candidate and/or Elections Question for which a person intends to Erect a Third-Party Elections Sign	\$134.00		\$139.00		E
Sign Registration fee for the office of the School Trustee	\$67.00		\$70.00		E
Snow Plow Contractor	\$591.00	\$248.00	\$609.00	\$256.00	E
Snow Plow Contractor licensing placard fee (per card)	\$12.00		\$13.00		E
Taxi 911 Stickers- Replacement	\$11.00		\$12.00		E
Taxi Brokerage	\$644.00	\$354.00	\$664.00	\$365.00	E
Taxi Drivers	\$283.00	\$239.00	\$292.00	\$247.00	E
Taxi Drivers - Accessible	\$145.00	\$120.00	\$150.00	\$124.00	E
Taxi Meter Seals	\$47.00		\$49.00		E
Taxi Owners	\$809.00	\$451.00	\$834.00	\$465.00	E
Taxi Owners - Accessible	\$407.00	\$224.00	\$420.00	\$231.00	E
Taxi Tariff Cards- Replacement	\$10.00		\$11.00		E
Tobacco Outlet	\$520.00	\$302.00	\$536.00	\$312.00	E
Vehicle Inspection Fee	\$120.00		\$124.00		E
Video Store	\$459.00	\$217.00	\$473.00	\$224.00	E
Video Store - Adult	\$1,510.00	\$715.00	\$1,556.00	\$737.00	E

2026 Fees and Charges By-law Schedule “N” – Business Licenses and Fees

Wildlife Removal Company	\$591.00	\$248.00	\$609.00	\$256.00	E
Wildlife Removal Company Vehicle licensing placard fee	\$12.00		\$13.00		E

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

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2026 Fees and Charges By-law Schedule "O" - Procurement

Item	Fee or Charge		HST
	2026	2027	
Procurement Services			
Purchasing Bid Documents per set	\$10.00 to \$750.00	\$10.00 to \$750.00	Y/E*

**Depends on whether the bid relates to a taxable/exempt good or service.*

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

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2026 Fees and Charges By-law Schedule “P” - Real Estate

Item	Fee or Charge		HST
	2026	2027	
Real Estate			
Application Fee for Purchase of Land			
Application Fee for purchase of City Land	\$1,750.00	\$1,750.00	E
General Inquiry Fee	\$65.00	\$65.00	E
Appraisal Fee (when performed by the Senior Manager of Real Estate)	\$1,060.00	\$1,060.00	Y

**Depends on whether the bid relates to a taxable/exempt good or service.*

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

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2026 Fees and Charges By-law Schedule “Q” - By-law Compliance

Item	Fee or Charge		HST
	2026	2027	
By-law & Compliance Services			
Construction Parking Permit (per vehicle permit)	\$7.00	\$7.00	E
Each failure to attend a meeting before a Screening Officer - Automated Speed Enforcement	\$60.00	\$62.00	E
Each failure to attend a meeting before a Screening Officer	\$165.00	\$169.00	E
Each failure to pay an administrative penalty within the prescribed time frame	\$55.00	\$57.00	E
Fence Height Exemption Application	\$514.00	\$530.00	E
Filming Event Permit	\$450.00	\$464.00	E
Lotteries - Raffles / B.O.T.	3% of prize	3% of prize	E
Mobile Sign Permit	\$175.00	\$181.00	E
Mobile Sign Removal Fee	\$200.00	\$200.00	Y
Monthly On-Street Parking Permit	\$60.00	\$60.00	E
Motor vehicle information (for each vehicle)	\$10.50	\$11.00	E
Noise Exemption Application Fee	\$449.00	\$463.00	E
Noise Monitoring - PER HOUR	\$156.00	\$161.00	Y
Other Signs Removal Fee	\$200.00	\$206.00	Y
Other Signs Retrieval Fee	Up to \$2,737.00	Up to \$2,737.00	Y
Parking Enforcement on private property - PER HOUR	\$142.00	\$147.00	Y
Parking Enforcement performed by private companies	\$1,817.00	\$1,872.00	Y
Parking Permit Transaction Fee (all online parking permit payments)	\$2.00	\$2.00	E
Penalty Notice Transaction Fee (all online penalty notice payments)	\$2.00	\$2.00	E
Pool Fence Inspection (after the first inspection)	\$371.00	\$383.00	Y
Portable Sign Removal Fee	\$50.00	\$52.00	Y
Poster Sign Removal Fee	\$50.00	\$52.00	Y
Private municipal law enforcement officer training	\$423.00	\$436.00	Y
Re-inspection fee (applicable for every attendance by an Officer that confirms non-compliance with a notice or order)	\$160.00	\$165.00	Y
Remedial administration fee (applicable on top of any direct costs to perform remedial work authorized under by-law)	\$319.00	\$329.00	E
Seasonal Outdoor Patio Endorsement	\$213.00	\$220.00	E
Sign Disposal Fee	\$50.00	\$52.00	Y
Sign Storage Fee (per day)	\$20.00	\$21.00	Y
Visitor Parking Permit (per vehicle permit)	\$7.00	\$7.00	E
Animal Licensing / Identification Fees			
Dogs / cats owned by Senior Citizens	\$12.50	\$12.50	E
Loft Inspection Fee	\$160.00	\$165.00	Y
Male or female Biting Dog or Menacing Dog	\$55.00	\$55.00	E
Male or female dog or cat	\$25.00	\$25.00	E
Microchip Implant	\$25.00	\$25.00	Y
Name Tag	\$10.00	\$10.00	Y
Pet Adoption Fee	\$10.00 - \$285.00	\$10.00 - \$285.00	Y
Pigeon Licence Fee	\$70.00	\$73.00	E
Rabies Vaccination	\$25.00	\$25.00	Y
Replacement tag	\$14.00	\$14.00	Y
Impound Fees (Dogs and Cats)			
Board Fee - Per day	\$50.00	\$50.00	Y
First impound	\$40.00	\$40.00	E

2026 Fees and Charges By-law Schedule "Q" - By-law Compliance

Second impound	\$75.00	\$75.00	E
Third and each subsequent Impoundment	\$105.00	\$105.00	E
Pound Fees			
Pound Fees- keeping of a horse, cattle or bull per animal per day	\$128.00	\$132.00	Y
Pound Fees- keeping of animals other than a horse, cattle or bull per animal per day	\$81.00	\$84.00	Y
Animal Transportation Costs			
Animal Disposal Fee	\$96.00	\$99.00	Y
Animal Surrender Fee	\$255.00	\$255.00	Y
Animal Trap Fee	\$35.00	\$35.00	Y
Transportation for any horse, cattle or bull per hour	\$150.00	\$155.00	Y
By-law Special Event Permit Fees			
Special event permit – up to 250 people	\$80.00	\$83.00	E
Special event permit – up to 500 people	\$160.00	\$165.00	E
Special event permit – up to 1,000 people	\$316.00	\$326.00	E
Special event permit – more than 1,000 people	\$626.00	\$645.00	E
Special event damage deposit – up to 250 people	\$1,000.00	\$1,000.00	E
Special event damage deposit – up to 500 people	\$2,500.00	\$2,500.00	E
Special event damage deposit – up to 1,000 people	\$5,000.00	\$5,000.00	E
Special event damage deposit – more than 1,000 people	\$10,000.00	\$10,000.00	E

Short Term Rentals	2026		2027		HST
	INITIAL FEE	RENEWAL FEE	INITIAL FEE	RENEWAL FEE	
Short-Term Rental broker - up to 10 properties	\$356.00	\$298.00	\$367.00	\$307.00	E
Short-Term Rental broker - 11 to 50 properties	\$706.00	\$595.00	\$728.00	\$613.00	E
Short-Term Rental broker - 51 to 100 properties	\$3,457.00	\$2,967.00	\$3,561.00	\$3,057.00	E
Short-Term Rental broker- more than 100 properties	\$7,043.00	\$5,933.00	\$7,255.00	\$6,111.00	E
Short-Term Rental Owner	\$213.00	\$181.00	\$220.00	\$187.00	E

**Depends on whether the bid relates to a taxable/exempt good or service.*

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2026 Fees and Charges By-law Schedule "R" - Facilities and Parks Delivery

Item			HST
	2026	2027	
Engineering Drawing Administration Fee (Includes 1st drawing)	\$51.00	\$51.00	Y
Engineering Digital Drawings (Subsequent/Additional Drawings)	\$31.00	\$31.00	Y
Engineering "D" Size Prints (Subsequent/Additional Drawings)	\$39.00	\$39.00	Y
Engineering "D" Size Colour Prints (Subsequent/Additional Drawings)	\$47.00	\$47.00	Y
Engineering "Ledger" Size Prints (Subsequent/Additional Drawings)	\$24.00	\$24.00	Y
Engineering Documents/Records	\$47.00	\$47.00	Y

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

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