

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 189-2019**

**A By law of the Corporation of the City of Vaughan to amend Building By-law 050-2018 Fees Schedule, as amended.**

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

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

1. That By-law 050-2018 Schedule “A” – Classes of Permits and Fees be deleted and replaced with Schedule “A” attached to this By-law.
2. This By-law shall come into full force and effect on January 1<sup>st</sup>, 2020.

Enacted by City of Vaughan Council this 17<sup>th</sup> day of December, 2019.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

## **Schedule A – By-Law 050-2018**

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

1. Except where a flat fee is indicated for an Occupancy Classification or Type of Construction, the fee per m<sup>2</sup> of floor area set out in Schedule A, shall be used by the Chief Building Official in determining the permit fee, by multiplying the floor area by the fee per m<sup>2</sup>, subject to maximum and minimum fees where indicated.
2. For new buildings and additions, fees for sprinkler and fire alarm systems, unfinished basements (except within dwelling units), finished basement areas in single family, semi-detached and townhouse dwellings and any balconies, decks, patio and porch structures are in addition to the Occupancy Group Fee per m<sup>2</sup>.
3. Where a change of occupancy from one classification to another classification of a higher hazard is proposed, the fee for the proposed occupancy applies. Where a change of use permit is denied, fees paid may be credited to an alteration permit which incorporates the construction required to accommodate the change of use.
4. For the purpose of this schedule the occupancy classification and floor area shall be determined on the following basis:
  - a) The occupancy classification shall be established in accordance with the occupancy definitions of the Ontario Building Code.
  - b) Except as provided in 4.d), the floor area is the sum of the areas of all floors including basement, balconies and mezzanines and shall be measured to the outer face of the exterior walls or structure. For interior alterations, measurements are taken to the inner face of walls.
  - c) No deductions shall be made for openings within the floor area, i.e. stairs, elevators, ducts.
  - d) A garage serving only the dwelling unit to which it is attached or built-in and an unfinished basement located within a dwelling unit shall not be included in the area calculations.
  - e) The horizontal projection of sloping and stepped floors shall be used in lieu of actual surface area.
  - f) The fee for common facilities such as corridors, lobbies, washrooms etc., in “shell” buildings shall be calculated at the “finished” rate according to the occupancy classification of the floor area on which the facilities are located.
5. The fees shown in the following table will be used to calculate the total permit fee. However, the minimum fee for any permit shall be \$164.00 (2020 Rate) unless otherwise indicated.
6. Fees for years after 2018 have been indexed at 3 percent per year. The minimum fee will be indexed at 3 percent per year after 2018.
7. The fee for any permit or service not listed in this schedule will be charged at the hourly rate for review and inspections and the minimum fee will apply.

**Schedule A – By-Law 050-2018**  
**Classes of Permits and Fees**

Occupancy Classification / Type of Construction	2020 Permit Fees			2021
<b>Construction Permits</b>				
Group A (Assembly) - Shell Building	17.06	per m <sup>2</sup>	-	19.53
Group A (Assembly) - Finished (Shell and Interiors)	20.43	per m <sup>2</sup>	-	21.72
Group A (Assembly) - Interior Alteration	6.05	per m <sup>2</sup>	164.00 min	6.28
Group A (Assembly) - Additions & Mezzanines	20.43	per m <sup>2</sup>	-	21.72
Group B (Institutional) - Shell Building	22.58	per m <sup>2</sup>	-	24.50
Group B (Institutional) - Finished (Shell and Interiors)	28.25	per m <sup>2</sup>	-	33.26
Group B (Institutional) - Interior Alteration	5.52	per m <sup>2</sup>	164.00 min	6.28
Group B (Institutional) - Additions & Mezzanines	28.07	per m <sup>2</sup>	-	33.26
Group C (Part 3 Buildings) - Finished (Shell and Interiors)	15.85	per m <sup>2</sup>	-	17.39
Group C (Part 3 Buildings) - Interior Alteration	5.52	per m <sup>2</sup>	164.00 min	6.28
Group C (Part 3 Buildings) – Additions & Mezzanines	15.85	per m <sup>2</sup>	-	17.39
Group C (Midrise Wood) - Finished (Shell and Interiors)	19.10	per m <sup>2</sup>	-	19.67
Group C (Midrise Wood) - Interior Alteration	5.52	per m <sup>2</sup>	164.00 min	6.28
Group C (Midrise Wood) - Additions & Mezzanines	19.10	per m <sup>2</sup>	-	19.67
Group C (Part 9 Buildings) - Single Dwelling Unit (including secondary unit)	16.17	per m <sup>2</sup>	-	18.75
Group C (Part 9 Buildings) - Multi Unit/Stacked Townhouses	17.85	per m <sup>2</sup>	-	20.48
Group C (Part 9 Buildings) - Semis and Towns	17.85	per m <sup>2</sup>	-	20.48
Group C (Part 9 Buildings) - Interior Alteration	5.52	per m <sup>2</sup>	164.00 min	6.28
Group C (Part 9 Buildings) - Additions & Mezzanines	16.17	per m <sup>2</sup>	164.00 min	18.75
Group C (Part 9 Buildings) - Accessory Buildings/Structures (Sheds, decks, garages)	210.41	flat fee	-	240.40
Group D (Office) - Shell Building	13.83	per m <sup>2</sup>	-	15.13
Group D (Office) - Finished (Shell and Interiors)	17.89	per m <sup>2</sup>	-	19.71

**Schedule A – By-Law 050-2018**  
**Classes of Permits and Fees**

Occupancy Classification / Type of Construction	2020 Permit Fees			2021
Group D (Office) - Interior Alteration	5.52	per m <sup>2</sup>	164.00 min	6.28
Group D (Office) - Additions & Mezzanines	17.89	per m <sup>2</sup>	-	19.71
Group E (Mercantile) - Shell Building	11.92	per m <sup>2</sup>	-	13.00
Group E (Mercantile) - Finished (Shell and Interiors)	16.01	per m <sup>2</sup>	-	17.08
Group E (Mercantile) - Interior Alteration	5.52	per m <sup>2</sup>	164.00 min	6.28
Group E (Mercantile) - Additions & Mezzanines	16.01	per m <sup>2</sup>	-	17.08
Group F1&F2 (Industrial) - Shell Building & Mezzanines	7.89	per m <sup>2</sup>	-	8.36
Group F1 & F2 (Industrial) - Finished (Shell and Interiors)	11.17	per m <sup>2</sup>	-	12.07
Group F1&F2 (Industrial) - Interior Alteration, Unfinished to Finished Areas (Partitioned Areas other than Warehouse & Manufacturing)	5.52	per m <sup>2</sup>	164.00 min	6.28
Group F1&F2 (Industrial) – Interior Alteration, Unfinished to Finished Areas including occupancy (Warehouse & Manufacturing Use Areas)	3.28	per m <sup>2</sup>	164.00 min	3.71
Group F1&F2 (Industrial) - Interior Alteration, to existing occupied areas. Fee applied to area of work proposed.	5.52	per m <sup>2</sup>	164.00 min	6.28
Group F1&F2 (industrial) – Additions & Mezzanines	11.17	per m <sup>2</sup>	164.00 min	12.07
Group F3 (Storage) - (Parking) Garage	6.92	per m <sup>2</sup>	164.00 min	8.18
<b>Plumbing / Sewage Systems</b>				
Site Services - Residential Projects (plus fee for water service/drains)	165.00	flat fee	-	170.00
Site Services - Other Than Residential Projects (plus fee for water service/drains)	165.00	flat fee	-	170.00
Water Service 50mm to 100mm	36.00	flat fee	-	37.00
Water Service 150mm 200mm 250mm	92.00	flat fee	-	95.00
Water Service over 250mm	140.00	flat fee	-	144.00
Residential Water Service (50mm or less)	34.00	flat fee	-	41.00
Drains – Residential	164.00	flat fee	-	169.00
Drains – Non-Residential/Multi Res. 100mm 150mm	57.00	flat fee	-	59.00

**Schedule A – By-Law 050-2018**  
**Classes of Permits and Fees**

Occupancy Classification / Type of Construction	2020 Permit Fees			2021
Drains – Non-Residential/Multi Res. 200mm 250mm	101.00	flat fee	-	104.00
Drains – Non-Residential/Multi Res larger than 250mm	140.00	flat fee	-	144.00
Plumbing Fixtures (Toilets, Urinals, lavatories, sinks, floor drains, vented traps, roof drains, backflow preventers)	17.50	flat fee per fixture	-	18.00
Grease Interceptors	70.00	flat fee	164.00 min	72.11
Plumbing – Miscellaneous (manholes, catch basins, area drains)	45.62	flat fee	164.00 min	46.94
Septic System – Residential, commercial, industrial (GFA less than 186 m <sup>2</sup> ) Additional fee 186m <sup>2</sup> and over	579.25 3.70	flat fee plus per m <sup>2</sup>	164.00 min	596.63 3.80
Septic System – Farm related project (without internal plumbing)	164.00	flat fee	-	169.00
Septic System – non-habitable addition/structure (no effect on system)	164.00	flat fee	-	169.00
Septic System – non-habitable addition/structure (change to system)	231.30	flat fee	-	238.20
Septic System – habitable addition/structure (no effect on system)	164.00	flat fee	-	169.00
Septic System – habitable addition/structure (change to system) less than 186m <sup>2</sup> Additional fee 186m <sup>2</sup> and over	579.25 3.70	flat fee plus per m <sup>2</sup>	-	596.63 3.80
On Site Sewage System – Maintenance Program Inspection Fee	1,335.00	flat fee	-	1,640.00
<b>Mechanical - HVAC</b>				
Mechanical - HVAC - Residential	250.00	flat fee	-	300.00
Mechanical – HVAC - Non-Residential	465.00	flat fee	-	600.00
Hazardous Processes - Kitchen Exhaust Hood, Spray Booth, Storage of Hazardous Material, Dust Collector	430.00	flat fee	-	575.00
<b>Subdivisions – Certified Models</b>				
Certified Models – Single Dwelling Unit up to 3 Different Elevations (additional cost)	2,280.00	flat fee	-	2,530.00
One Additional Elevation (beyond 3 included in Certified Model, part of Certified Model application)	164.00	flat fee	-	169.00
Change House Type Model (residential plan of subdivision where permit has been issued for a different house type)	464.00	flat fee	-	478.00
Change House Type Model – additional cost per m <sup>2</sup> or portion thereof	12.00	per m <sup>2</sup>	-	12.45

**Schedule A – By-Law 050-2018**  
**Classes of Permits and Fees**

<b>Occupancy Classification / Type of Construction</b>	<b>2020 Permit Fees</b>			<b>2021</b>
<b>Permit Revisions</b>				
Permit Revisions – Residential (when original permit calculated as a flat fee)	164.00	flat fee	-	169.00
Permit Revisions – Residential (includes 3 hours review time)	422.00	flat rate	-	435.00
Permit Revisions – Non-Residential (includes 3 hours review time)	490.00	flat rate	-	504.00
<b>Demolition</b>				
Demolition – Part 9 Residential (plus hourly rate for review over 3 hours)	250.00	flat fee	-	305.00
Demolition – Part 3 Residential and Non-Residential (plus hourly rate for review over 3 hours)	830.00	flat fee	-	985.00
<b>Fire/Life Safety</b>				
Active Fire Protection Systems - Fire Alarm, Sprinkler or Standpipe Systems, Mag-Locks (plus additional fee in this section, below)	195.00	flat fee	-	220.00
Part 9 Fire Alarm System (additional fee)	0.33	per m <sup>2</sup>	-	0.38
Part 3 Per Floor (additional fee)	153.00	per floor	-	158.00
Sprinkler / Standpipe System (additional fee)	0.45	per m <sup>2</sup>	-	0.50
<b>Fast Track Permit Process</b>				
Additional fee – (percentage of full permit fee subject to maximum/minimum amounts below)	50%		-	50%
Commercial	820.00 8,195.00	minimum maximum	-	845.00 8,441.00
Residential - Detached/Semi Detached	546.00	flat fee	-	563.00
Residential - other than detached/semi detached	273.00 8,195.00	per unit maximum	-	282.00 8,441.00
<b>Designated Structures</b>				
Miscellaneous - Designated Structure/Public Pool/Public Spa/Retaining Wall	445.00	flat fee	-	605.00
Solar Collectors (residential Part 9)	164.00	flat fee	-	169.00
Solar Collectors (Part 3 residential, industrial, commercial, institutional)	546.00	flat fee	-	546.00
<b>Miscellaneous Permits / Services</b>				

**Schedule A – By-Law 050-2018**  
**Classes of Permits and Fees**

Occupancy Classification / Type of Construction	2020 Permit Fees			2021
Alternative Solutions (plus cost of additional review/meetings and any 3 <sup>rd</sup> party review)	1,100.00		-	1,150.00
Balcony, including guards	0.53	per m <sup>2</sup>	164.00 min	0.55
Change of Use where no construction is proposed - For all Types of Classifications (plus hourly rate for each hour or part thereof)	290.00	flat fee	-	330.00
Conditional Permit (10% of building permit fee in addition to building permit fee)	1,160.00 2,652.00	minimum maximum	-	1,195.00 2,732.00
Conditional Permit Agreement (amendment)	231.00	flat fee	-	238.00
Construction/Demolition/Change of Use without permit – additional 50% of permit fee	164.00 5,305.00	minimum maximum	-	169.00 5,464.00
Demising Walls (no other construction)	4.63	per linear metre	164.00 min	4.77
Demountable Event Structures (platforms, stages, bleachers, structures supporting lighting, audio and similar equipment)	164.00	flat fee per structure	-	169.00
Farm Buildings	5.55	per m <sup>2</sup>	164.00 min	5.95
Fireplace / Stove	164.00	flat fee	-	169.00
Hourly Rate for Review or Inspection (minimum 3 hours may apply)	86.00	per hour	-	89.00
Limiting Distance Agreement	495.00	flat fee	-	585.00
Occupancy Permit – Div C. 1.3.3.1 & 1.3.3.5 (per stage of occupancy)	255.00	flat fee	-	305.00
Partial Permit (additional fee)	265.00	flat fee	-	273.00
Portable Classroom	231.00	flat fee	-	238.00
Recladding	0.45	per m <sup>2</sup>	164.00 min	0.50
Request to Defer Revocation (permit extension)	164.00	flat fee	-	169.00
Sales Pavilion	8.60	per m <sup>2</sup>	164.00 min	8.90
Shelf and Racking System	4.00	per m <sup>2</sup>	164.00 min	5.00
Signs	See Schedule F of By-law 171-2013 as amended			
Shoring	10.30	per linear metre	164.00 min	10.60
Tents/Air Supported Structures	5.12	per m <sup>2</sup>	164.00 min	6.38

**Schedule A – By-Law 050-2018**  
**Classes of Permits and Fees**

Occupancy Classification / Type of Construction	2020 Permit Fees			2021
Tents not intended as Permanent Structures	164.00	flat fee per tent	-	169.00
Transfer Permit (to new owner)	164.00	flat fee	-	169.00
Window Enlargement	2.28	per m <sup>2</sup>	164.00 min	2.34