

SCHEDULE K  
PLANNING BUILDING SERVICES

ITEM	2017 APPROVED FEE
<b>SECTION 1: BUILDING CODE ADMINISTRATION/ENFORCEMENT</b>	
<b>1. CONSTRUCTION PERMITS</b>	
<b>1.1 Minimum Permit Fee</b>	
1.1.1 Group C Houses (each)	\$155.00
1.1.2 All other projects (each)	\$227.90
<b>1.2 Tents and Temporary Structures</b>	
1.2.1 Tents, one only (each)	\$143.10
1.2.2 Tents, two to ten, same site (per site)	\$217.30
1.2.3 Tents, more than ten, same site (per site)	\$434.60
1.2.4 Temporary office/trailer (per m <sup>2</sup> )	\$6.90
1.2.5 Other temporary structures including bleachers (per m <sup>2</sup> )	\$8.50
1.2.6 Portable classrooms, single units (each)	\$434.60
<b>1.3 Group A, Assembly Uses</b>	
1.3.1 New, additions, including interiors (per m <sup>2</sup> )	\$21.20
1.3.2 New, additions, shell only (per m <sup>2</sup> )	\$15.90
1.3.3 Alterations/repairs/interior finishing (per m <sup>2</sup> )	\$6.90
1.3.4 Transportation terminals (per m <sup>2</sup> )	\$13.80
1.3.5 Accessory structures <50m <sup>2</sup> (per m <sup>2</sup> )	\$6.90
<b>1.4 Group B, Institutional Uses</b>	
1.4.1 New, additions, including interiors (per m <sup>2</sup> )	\$26.50
1.4.2 New, additions, shell only (per m <sup>2</sup> )	\$20.10
1.4.3 Alterations/repairs/interior finishing (per m <sup>2</sup> )	\$9.50
1.4.4 Accessory structures <50m <sup>2</sup> (per m <sup>2</sup> )	\$6.90
<b>1.5 Group C, Residential Uses</b>	
1.5.1 New houses, additions to houses (per m <sup>2</sup> )	\$13.80
1.5.2 New Certified House Models, for construction (per m <sup>2</sup> )	\$12.70
1.5.3 New, additions, other residential (per m <sup>2</sup> )	\$19.10
1.5.4 Addition to houses for garage (per m <sup>2</sup> )	\$8.00
1.5.5 Alterations/repairs to houses (per m <sup>2</sup> )	\$6.50
1.5.6 Alterations/repairs to other residential (per m <sup>2</sup> )	\$8.50
1.5.7 Accessory structures <50m <sup>2</sup> (per m <sup>2</sup> )	\$6.90
<b>1.6 Group D, Business and Personal Service Uses</b>	
1.6.1 New, additions, including interiors (per m <sup>2</sup> )	\$19.10
1.6.2 New, additions, shell only (per m <sup>2</sup> )	\$14.80
1.6.3 Alterations/repairs/interior finishing (per m <sup>2</sup> )	\$5.60
1.6.4 Accessory structures <50m <sup>2</sup> (per m <sup>2</sup> )	\$6.90

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<b>1.7 Group E, Mercantile Uses</b>	
1.7.1 New, additions, including interiors (per m <sup>2</sup> )	\$17.00
1.7.2 New, additions, shell only (per m <sup>2</sup> )	\$12.70
1.7.3 Alterations/repairs/interior finishing (per m <sup>2</sup> )	\$5.60
1.7.4 Accessory structures <50m <sup>2</sup> (per m <sup>2</sup> )	\$6.90
<b>1.8 Group F, Industrial Uses</b>	
1.8.1 New, additions, including interiors (per m <sup>2</sup> )	\$10.60
1.8.2 New, additions, shell only (per m <sup>2</sup> )	\$10.20
1.8.3 Alterations/repairs/interior finishing (per m <sup>2</sup> )	\$4.30
1.8.4 Gas stations/canopies, car washes (per m <sup>2</sup> )	\$9.40
1.8.5 Repair garages (per m <sup>2</sup> )	\$10.20
1.8.6 Parking garages, new, additions (per m <sup>2</sup> )	\$8.80
1.8.7 Parking garages, alterations/repairs (per m <sup>2</sup> )	\$4.30
1.8.8 Accessory structures <50m <sup>2</sup> (per m <sup>2</sup> )	\$6.90
1.8.9 Farm buildings (per m <sup>2</sup> )	\$4.30
<b>1.9 Additional Fees for All Occupancies</b>	
1.9.1 Shoring (per meter of length)	\$6.90
1.9.2 Underpinning (per meter of length)	\$10.60
1.9.3 Mechanical penthouse (per m <sup>2</sup> )	\$6.90
1.9.4 Public Pools (each)	\$1,036.70
1.9.5 Greywater recycling system (each)	\$341.30
1.9.6 Signs attached to a building	\$271.30
Each Additional Sign	\$67.80
1.9.7 Change of Use to Group A, B or C combined with construction (per m <sup>2</sup> of area affected)	\$2.60
1.9.8 Change of Use to Group D, E or F combined with construction (per m <sup>2</sup> of area affected)	\$2.30
<b>1.10 Additional Fees for Private Sewage Systems</b>	
1.10.1 Greywater sewage system/leaching pit	\$515.20
1.10.2 New septic system	\$583.00
1.10.3 Holding tank	\$371.00
1.10.4 Septic tank replacement only	\$371.00
1.10.5 Leaching field replacement/repair/additions	\$450.50
1.10.6 Performance level plan review for proposed additions (fee to be applied to permit fees if required)	\$201.40
1.10.7 Compliance inspection of existing septic system	\$201.40

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<b>1.11 Stand Alone Work</b>	
1.11.1 Relocated building placement (per m <sup>2</sup> )	\$6.90
1.11.2 New Certified House Models, plan review only (each)	\$699.60
1.11.2A Certified House Model Extra Elevation Options, plan review only (each)	\$699.60
1.11.3 Roof sheathing repair or replacement (per m <sup>2</sup> )	\$3.00
1.11.4 Repair or re clad exterior walls (per m <sup>2</sup> )	\$3.00
1.11.5 New/enlarged exterior window/door openings (each)	\$56.20
1.11.6 Replace existing windows, same opening (each)	\$13.80
1.11.7 Replacing/repairing guards/railings (per m of length)	\$2.10
1.11.8 Ceiling (new or replacement) (per m <sup>2</sup> )	\$0.70
1.11.9 Plumbing alterations, extensions to existing distribution and drainage systems (per fixture)	\$15.90
1.11.9(a) Except for backflow devices, all plumbing alterations or extensions to existing distribution and drainage systems (per fixture)	\$15.90
1.11.9(b) Backflow devices being installed at one time (first 5),	\$227.90
(b) (cont'd) additional devices being installed at the same time	\$31.80 each
1.11.10 Water service and/or sewer connection (per m length of trench)	\$1.35
1.11.11 Fire alarm installation/upgrade	\$70.00
Plus per device	\$4.20
1.11.12 Sprinkler installation/upgrade	\$70.00
Plus per device	\$1.35
1.11.13 Standpipe installation/upgrade	\$70.00
Plus per cabinet	\$70.00
1.11.14 Electromagnetic lock installation/upgrade	\$70.00
Plus per lock	\$106.00
1.11.15 Heating system installation/upgrade	\$70.00
Plus per damper or firestop	\$35.00
1.11.16 Commercial cooking hood install/upgrade (per hood)	\$318.00
1.11.17 Dust collectors	\$212.00
1.11.18 Spray booth install/upgrade (per booth)	\$424.00
1.11.19 Decks, deck extensions	\$297.90
<b>1.12 Designated Structures</b>	
1.12.1 Communication tower (each)	\$424.00
1.12.2 Exterior storage tank (each)	\$424.00
1.12.13 Pedestrian Bridge (per m <sup>2</sup> )	\$13.80
1.12.4 Retaining wall - first 20M	\$212.00
per 20M or portion thereafter	\$132.50
1.12.5 Satellite dish, solar collector, wind turbine (each)	\$339.20
1.12.6 Freestanding signs (each)	\$296.80

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ITEM	2017 APPROVED FEE
<b>2. CONDITIONAL PERMITS</b>	
2.1 Conditional Permit - houses (each)	\$212.00
2.2 Conditional Permit - other (each)	\$339.20
<b>3. DEMOLITION PERMITS</b>	
3.1 Buildings up to 600m <sup>2</sup> building area and up to 3 storeys in building height (each)	\$296.80
3.2 All other buildings (each)	\$699.60
<b>4. CHANGE OF USE PERMITS</b>	
4.1 Group A, Assembly Uses (per m <sup>2</sup> )	\$2.50
4.2 Group B, Institutional Uses (per m <sup>2</sup> )	\$3.50
4.3 Group C, Residential Uses (per m <sup>2</sup> )	\$2.95
4.4 Group D, Business and Personal Service Uses (per m <sup>2</sup> )	\$2.30
4.5 Group E, Mercantile Uses (per m <sup>2</sup> )	\$2.30
4.6 Group F, Industrial Uses (per m <sup>2</sup> )	\$2.30
<b>5. SPECIAL SERVICES</b>	
5.1 Revised Part 9 permits or applications (per hour)	\$159.00
5.2 Revised Part 3 permits or applications (per hour)	\$190.80
5.3 Pre-submission plan reviews – Residential (per model)	\$424.00
5.4 Pre-submission plan reviews – Non-Residential (per building)	\$699.60
5.5 Transfer of Permit to new Owner	\$143.10
5.6 Request to Use Alternative Solution (per hour)	\$280.90
5.7 Deferral of Revocation of an Issued Permit (each)	\$74.20
5.8 Occupant Load Inspection and Report	\$222.60
<b>6. ENFORCEMENT SERVICES</b>	
6.1 Surcharge for Pre-permit Start (each)	25% of permit fee minimum \$206
6.2 Re-inspection of defective or incomplete work (each)	\$148.40
6.3 Issuance of an Order/ Deficiency Report (each)	\$159.00
6.4 File Management fee if Order Registered on Title	\$742.00
6.5 Issuance of a Summons (each) Plus Legal Expenses	\$742.00
6.6 After-hours Inspection Fee, Part 9 buildings (per hour)	\$153.70
6.7 After-hours Inspection Fee, Part 3 buildings (per hour)	\$159.00
After-hours Emergency Call-Out (per hour)	\$360.40

**NOTES:**

Except as provided in sections 1.2, 1.11 and 1.12, the permit fee for a project shall be calculated by:

- a) Determining the occupancy classification, gross floor area and scope of work for which the permit applies;
- b) Multiplying the fee rate listed in sections 1.3 to 1.8 by the appropriate measure;
- c) Adding any additional fee rates listed in 1.9 and 1.10; and
- d) Ensuring the total permit fee is at least the minimum fee listed in section 1.1.

Except as provided in the additional fee rates listed in sections 1.9 and 1.10, all plumbing, heating, air conditioning and ventilation work associated with a project and shown on the permit drawings are included in the base fee rate.

Fees not listed shall be determined by the Chief Building Official by reasonable comparison with the listed fee rates.

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ITEM	2017 APPROVED FEE
<b>SECTION 2: BY-LAW ADMINISTRATION/ENFORCEMENT</b>	
<b>1. POOL ENCLOSURE BY-LAW</b>	
1.1 Pool Enclosure Permit	\$285.00
1.2 Pool Enclosure Permit when project is combined with a deck permit or change house permit issued concurrently	\$75.00
1.3 Pre-permit surcharge fee when pool installed before an enclosure permit is issued	\$200.00
1.4 Re-inspection fee due to non-compliance or temporary fencing	\$145.00
1.5 Fee invoiced to property owner when an inspection confirms a by-law contravention	\$145.00
1.6 Issuance of a Summons (each) Plus Legal Expenses	\$712.50
<b>2. PRIVATE RETAINING WALL BY-LAW</b>	
2.1 Retaining walls regulated by municipal by-law and not regulated by the Ontario Building Code, first 20m of length or portion thereof	\$201.40
2.2 Each additional 20m of length or portion thereof	\$132.50
2.3 Permit surcharge when work commenced before permit issued	\$212.00
2.4 Re-inspection fee due to non-compliance	\$153.70
2.5 Issuance of a Summons (each) Plus Legal Expenses	\$755.30
<b>3. TIE BACKS AND CRANE JIB PERMITS</b>	
3.1 Application fee, per site	\$1,590.00
<b>4. REPORTS</b>	
4.1 Issuance Listing Report	\$74.20
<b>5. ADMINISTRATION FEES FOR SUBDIVISION AGREEMENTS AND SITE PLAN AGREEMENTS</b>	
5.1 Per dwelling unit in new plans of subdivision, collected at time of permit application	\$212.00
5.2 Per building for projects regulated by site plan control, for initial development, collected at time of permit application	\$360.40
5.3 Plan revisions	\$47.70
5.4 Re-inspection fee due to corrective work by the developer, per hour, minimum 0.5 hours	\$153.70
5.5 Upon issuance of a first warning letter/notice of default to the land developer	\$434.60
5.6 Upon issuance of a second warning letter/notice of default to the land developer	\$212.00
5.7 Letter issued to current property owners advising of City's undertaking of deficient work (per property)	\$153.70
5.8 Work undertaken on behalf of developer	City's out-of-pocket expenses plus 50%
<b>6. RESEARCH REQUESTS</b>	
6.1 Special requests for file research (per hour)	\$153.70
<b>7. COMPLIANCE REPORTS/LETTERS</b>	
7.1 Standard department information (each property)	\$79.50
7.2 Forty-eight hour rush response (each property)	\$121.90

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ITEM	2017 APPROVED FEE
<b>SECTION 3: PLANNING SERVICES FEES</b>	
<b>1. OFFICIAL PLAN/ZONING BY-LAW AMENDMENTS</b>	
1.1 Rezoning - without Official Plan Amendment	\$15,661.45
1.2 Rezoning Applications with Official Plan Amendments	\$17,539.20
1.3 Official Plan Amendments	\$18,082.23
1.4 Rezoning- Removal of Holding Provision	\$2,085.83
1.5 Temporary Use	\$8,784.83
1.6 Extension of Temporary Use - per request	\$4,455.85
<b>2. PLAN OF SUBDIVISION/CONDOMINIUM</b>	
2.1 Plan of Subdivision Application - Base fee plus per unit fee	\$17,564.58
(a) Units 1-25	\$355.00
(b) Units 26-100	\$255.00
(c) Units 101-200	\$205.00
(d) Units 201+	\$150.00
2.2 Plan of Condominium application	\$9,322.78
2.3 Plan of Subdivision - extension of draft plan time	\$3,785.95
2.4 Plan of Condominium - extension of draft plan time	\$3,608.33
2.5 Condominium Exemption	\$2,907.98
2.6 Application for Red Line Revision	\$5,511.45
2.7 Fourth and Subsequent Subdivision and Site Plan Submission Review	\$5,151/ full submission - plan of subdivision \$1,548/full submission - site plan

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ITEM	2017 APPROVED FEE
<b>3. SITE PLAN</b>	
3.1 - Up to 5000 m2	\$8,602.13
(a) - 5001 to 20,000 m2	\$11,099.03
(b) - 20,001-35,000 m2	\$13,266.05
(c) - Developments greater than 35,000 m2	\$15,453.38
3.2 Revision to Site Plan	\$3,374.88
3.3 Extension of Site Plan Approval	\$2,522.28
3.4 Site Plan Exemption	\$1,015.00
<b>4. PRE-CONSULTATIONS</b>	
4.1 All Applications	\$1,908.20
<b>5. CASH-IN-LIEU OF PARKING SPACE</b>	
5.1 Cash-in-lieu of Parking Rate Per Stall	\$15,225.00
5.2 Cash-in-lieu of Parking Rate Per Stall - C1 Zones within the City Centre	\$5,075.00
<b>6. TELECOMMUNICATIONS FACILITIES</b>	
6.1 Processing and review of applications for the installation of telecommunication facilities	\$3,065.30
<b>7. SITE PLAN</b>	
7.1 Request for Validation Order	\$619.15
<b>8. DEEMING BY-LAW</b>	
8.1 Application fee (includes legal fees)	\$796.78
<b>9. PART LOT CONTROL</b>	
9.1 Application fee (includes legal fees)	\$1,182.48
<b>10. COMMITTEE OF ADJUSTMENT FEES</b>	
10.1 Preconsultation (per hour) with a minimum of 0.5 hours, with 50% credited to the subsequent application fee	\$131.95
10.2 Severance/Consent Application	\$2,370.03
10.3 Application for Minor Variance	\$1,882.83
10.4 Easements for Utilities	\$1,131.73
10.5 Collier Street - North side from Poyntz Street to Berczy Street	103 off original fee
10.6 Deferral/Amendments requiring recirculation	50% off original fee
10.7 Special Meeting Request	\$822.15
10.8 Stamping of Deed	\$142.10

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ITEM	2017 APPROVED FEE
<b>11. ZONING REVIEW OF DEVELOPMENT APPLICATIONS</b>	
11.1 Residential Building Permit (New, additions)	\$70/dwelling unit for first 10 units, plus \$35/dwelling unit thereafter
11.2 Residential Building Permit (Alterations, repairs)	\$30.45/dwelling unit, maximum of \$305
11.3 Allandale Historic Neighbourhood New Building Permit and Alterations/Repairs in Scoped Site Plan Review Area - Allandale Heritage Urban Design Guidelines	\$284.20
11.4 Non-residential Building Permit (new, <50 m2, per building)	\$70.04
11.5 Non-residential Building Permit (new, additions, per building)	\$201.73
11.6 Non-residential Building Permit (Alterations, repairs, per application)	\$70.04
11.7 Two-Unit Registration or Business License review/investigation (per hour, minimum 0.5 hours)	\$140.07
11.8 Pool Enclosure Permit	\$48.72
11.9 Pool Enclosure Permit when project is combined with a deck permit or change house permit issued concurrently	\$27.41
11.10 Retaining walls not regulated by Building Code	\$48.72
11.11 Change of Use Permit	\$70.04
<b>12. MISCELLANEOUS PLANNING FEES</b>	
12.1 Zoning/Second Suites Certificates	\$137.03
12.2 Permitted Use Letter	\$123.00
12.3 Address Change Request	\$203.00