



Bill No. 089

**BY-LAW NUMBER 2021-**

**A By-law of The Corporation of the City of Barrie to further amend By-law 2021-020 with respect to the establishment and requirement of the payment of fees for information, services, activities and use of City property.**

**WHEREAS** the Council of The Corporation of the City of Barrie may pass by-laws establishing and requiring the payment of fees for information, services, activities and use of City property;

**AND WHEREAS** Section 391 of the *Municipal Act*, 2001, S.O. 2001, c.25 as amended, provides for a municipality to pass by-laws imposing fees or charges on persons for services and activities provided or done by or on behalf of it, for cost payable by it for services or activities provided or done by or on behalf of any other municipality or local board, and for the use of its property including property under its control;

**AND WHEREAS** Section 69 (1) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, provides that a municipality may establish a tariff of fees for the processing of applications;

**AND WHEREAS** Section 7 of the *Building Code Act*, 1992, S.O. 1992, c.23 as amended, authorizes a municipal Council to pass by-laws concerning the issuance of permits and related matters requiring the payment of fees on applications for and on the issuance of permits;

**AND WHEREAS** as approved by motion 21-P-023 the Council of The Corporation of the City of Barrie deems it expedient to pass such by-law.

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** By-law Number 2021-020 be further amended by deleting Schedule "K" and replacing it with Schedule "K" attached hereto and forming part of this by-law.
2. **THAT** this By-law shall come into force and effect immediately unless specifically identified otherwise.

**READ** a first and second time this 4<sup>th</sup> day of October, 2021.

**READ** a third time and finally passed this 4<sup>th</sup> day of October, 2021.

**THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR – J.R. LEHMAN**

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**CITY CLERK –WENDY COOKE**

**SCHEDULE K  
PLANNING AND BUILDING SERVICES**

ITEM	2020 APPROVED FEE	2021 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)	\$157.79	\$160.95
1.1.2 All other projects (each)	\$255.22	\$260.32
<b>1.2 Tents and Temporary Structures</b>		
1.2.1 Tent (Aggregate area of tents, per m2) (min. \$158.10)	-	\$2.50
1.2.2 Temporary office/trailer (per m2)	\$7.64	\$7.79
1.2.3 Other temporary structures including bleachers (per m2)	\$9.47	\$9.66
1.2.4 Portable classrooms, single units (each)	\$486.71	\$496.44
<b>1.3 Group A, Assembly Uses</b>		
1.3.1 New, additions, including interiors (per m2)	\$23.62	\$24.80
1.3.2 New, additions, shell only (per m2)	\$17.71	\$18.60
1.3.3 Alterations/repairs/interior finishing (per m2)	\$7.64	\$7.79
<b>1.4 Group B, Institutional Uses</b>		
1.4.1 New, additions, including interiors (per m2)	\$29.52	\$30.11
1.4.2 New, additions, shell only (per m2)	\$22.40	\$22.84
1.4.3 Alterations/repairs/interior finishing (per m2)	\$10.49	\$10.70
<b>1.5 Group C, Residential Uses</b>		
1.5.1 New houses, additions to houses (excludes finished basements) (per m2)	\$15.37	\$15.68
1.5.2 New Certified House Models, for construction (per m2)	\$14.15	\$14.43
1.5.3 Other residential, New and Additions (per m2)	\$21.28	\$21.70
1.5.4 Finished Basement when completed with house construction (m2)	-	\$5.00
1.5.5 Alterations/repairs to houses (per m2)	\$6.92	\$7.06
1.5.6 Alterations/repairs to other residential (per m2)	\$9.06	\$9.24
<b>1.6 Group D, Business and Personal Service Uses</b>		
1.6.1 New, additions, including interior finishing (per m2)	\$21.28	\$21.70
1.6.2 New, additions, shell only (per m2)	\$16.49	\$16.82
1.6.3 Alterations/repairs/interior finishing (per m2)	\$6.11	\$6.23
<b>1.7 Group E, Mercantile Uses</b>		
1.7.1 New, additions, including interior finishing (per m2)	\$18.93	\$19.31
1.7.2 New, additions, shell only (per m2)	\$14.15	\$14.43
1.7.3 Alterations/repairs/interior finishing (per m2)	\$6.11	\$6.23
<b>1.8 Group F, Industrial Uses</b>		
1.8.1 New, additions, including interior finishing (per m2)	\$11.81	\$12.04
1.8.2 New, additions, shell only (per m2)	\$11.30	\$11.53
1.8.3 Alterations/repairs/interior finishing (per m2)	\$4.78	\$4.88
1.8.4 Parking garages, new, additions (per m2)	\$9.77	\$9.97
1.8.5 Parking garages, alterations/repairs (per m2)	\$4.78	\$4.88
1.8.6 Farm buildings (per m2)	\$4.78	\$4.88
<b>1.9 Additional Fees for All Occupancies</b>		
1.9.1 Shoring	7.64 per meter of length	\$1,000.00
1.9.2 Underpinning	11.81 per meter of length	\$350.00
1.9.3 Signs attached to a building (installed at one time)	\$227.83	\$232.38
1.9.4 Grading Review	-	\$500.00
<b>1.10 Additional Fees for Private Sewage Systems</b>		
1.10.1 Greywater sewage system/leaching pit	\$577.00	\$577.00
1.10.2 New septic system	\$652.95	\$652.95
1.10.3 Holding tank	\$415.45	\$415.45
1.10.4 Septic tank replacement only	\$415.45	\$415.45
1.10.5 Leaching field replacement/repair/additions	\$504.52	\$504.52
1.10.6 Performance level plan review for proposed additions (fee to be applied to permit fees if required)	\$225.49	\$225.49
1.10.7 Compliance inspection of existing septic system	\$225.49	\$230.00
<b>1.11 Stand Alone Work</b>		
1.11.1 Relocated building placement	\$7.64 per m2	\$500.00
1.11.2 New Certified House Models, plan review only (each)	\$783.55	\$783.55
1.11.3 Water service and/or sewer connection (per m length of trench)	\$1.43	\$1.45
1.11.4 Fire Alarm/Sprinkler System Installation or Alteration (per m2)	-	\$0.66
1.11.5 Electromagnetic lock installation/upgrade	\$78.28	\$79.85
(a) Plus per lock	\$118.60	\$120.97
1.11.6 Commercial cooking hood install/upgrade (per hood)	\$356.10	\$363.22
1.11.7 Dust collectors	\$237.30	\$242.04
1.11.8 Spray booth install/upgrade (per booth)	\$474.80	\$484.29
1.11.9 Decks less than 20sm	\$333.60	\$200.00
(a) Decks 20sm or greater, per additional meter squared	-	\$7.00
1.11.10 Accessory Structures	\$7.64	\$7.79
<b>Stand Alone Mechanical Fees</b>		
1.11.11 Heating system installation/upgrade	\$78.28	\$79.85
1.11.12 Plus per damper or firestop	\$39.09	\$39.87
<b>Stand Alone Plumbing Fees</b>		
1.11.13 Greywater recycling system (each)	\$382.26	\$389.91
1.11.14 Plumbing Alterations, including backflow (per building)	-	\$255.21
<b>1.12 Designated Structures</b>		
1.12.1 Communication tower (each)	\$474.80	\$484.29
1.12.2 Exterior storage tank (each)	\$474.80	\$484.29
1.12.3 Pedestrian Bridge (per m2)	\$15.37	\$15.68
1.12.4 Satellite dish, solar collector, wind turbine (each)	\$379.92	\$387.52
1.12.5 Solar Panels - Residential, single family dwelling	-	\$379.92
1.12.6 Solar Panel Arrays - All others occupancies	-	\$1,800.00
1.12.7 Freestanding signs (each)	\$332.38	\$255.00
<b>1.13 Retaining Walls</b>		
1.13.1 Retaining Wall - Residential Single Lot	-	\$200.00
1.13.2 Retaining Walls - Multi Lot and Non-Residential	-	\$450.00
<b>2. CONDITIONAL PERMITS</b>		
2.1 Conditional Permit Application	-	\$5,000.00

**SCHEDULE K  
PLANNING AND BUILDING SERVICES**

ITEM	2020 APPROVED FEE	2021 APPROVED FEE
<b>3. DEMOLITION PERMITS</b>		
3.1 Buildings up to 600m2 building area and up to 3 storeys in building height (each)	\$332.38	\$339.02
3.2 All other buildings (each)	\$783.55	\$799.23
<b>4. CHANGE OF USE PERMITS</b>		
4.1 Group A, Assembly Uses (per m2)	\$2.75	\$2.75
4.2 Group B, Institutional Uses (per m2)	\$3.77	\$3.77
4.3 Group C, Residential Uses (per m2)	\$3.16	\$3.16
4.4 Group D, Business and Personal Service Uses (per m2)	\$2.55	\$2.55
4.5 Group E, Mercantile Uses (per m2)	\$2.55	\$2.55
4.6 Group F, Industrial Uses (per m2)	\$2.55	\$2.55
<b>5. SPECIAL SERVICES</b>		
5.1 Revised Part 9 permits or applications (per hour)	\$177.95	\$80.00
5.2 Revised Part 3 permits or applications (per hour)	\$213.68	\$100.00
5.3 Transfer of Permit to new Owner	\$160.23	\$160.23
5.4 Alternative Solution Review - Single Family Dwelling	\$314.56	\$500.00
5.5 Alternative Solution Review - All Other Occupancies	-	\$2,500.00
5.6 Spatial Separation Agreements	-	\$2,500.00
<b>6. ENFORCEMENT SERVICES</b>		
6.1 Construction, alteration, or mechanical work commenced prior to issuance of a permit and where an Order to Comply (OTC) and/or Stop Work Order (SWO) has been issued, a Pre-Permit Surcharge shall be added in the amount of \$110.00 or the following percentage of the permit fee, which ever is greater. Maximum Pre-Permit Surcharge shall not exceed \$32,000.00.	-	Fees will be a % of total permit fee or minimum \$110.00
6.1(a) 25% if Stop Work Order issued to Home Owner for Part 9 Building	-	Fees will be a % of total permit fee or minimum \$110.00
6.1(b) 50% if Stop Work Order issued to Builder for Part 9 Building	-	Fees will be a % of total permit fee or minimum \$110.00
6.1(c) 50% if Stop Work Order issued for Part 3 Building	-	Fees will be a % of total permit fee or minimum \$110.00
Re-inspection of defective or incomplete work (each)	\$166.14	\$169.46
<b>NOTES:</b> 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 The Chief building Official may determine appropriate fees where not listed in the schedule or where special circumstances warrant different fees.		
<b>SECTION 2. BY-LAW ADMINISTRATION/ENFORCEMENT</b>		
<b>1. POOL ENCLOSURE BY-LAW</b>		
1.1 Pool Enclosure Permit	\$290.13	\$295.93
1.2 Hot tub enclosure permit (lockable lid)	-	\$150.00
1.3 Pre-permit surcharge fee when pool/hot tub is installed before an enclosure permit is issued	\$203.60	\$207.67
<b>PRIVATE RETAINING WALL BY-LAW</b>		
<b>TIE BACKS AND CRANE JIB PERMITS</b>		
<b>2. REPORTS</b>		
2.1 Issuance Listing Report	\$83.07	\$83.07
<b>3. ADMINISTRATION FEES FOR SUBDIVISION AGREEMENTS AND SITE PLAN AGREEMENTS</b>		
3.1 Per dwelling unit in new plans of subdivision, collected at time of permit application	\$237.30	\$242.04
3.2 Per building for projects regulated by site plan control, for initial development, collected at time of permit application	\$403.64	\$411.71
<b>4. RESEARCH REQUESTS</b>		
4.1 Special requests for file research (per 15 minutes)	156.47/hour	\$39.90
4.2 Release of drawings Application	\$39.07	\$39.85
4.3 USB Memory Device	-	\$10.00
<b>5. COMPLIANCE REPORTS/LETTERS</b>		
5.1 Standard department information (each property)	\$88.87	\$90.65
5.2 Forty-eight hour rush response (each property)	\$136.41	\$139.14
<b>SECTION 3. PLANNING SERVICES FEES</b>		
<b>1. OFFICIAL PLAN/ZONING BY-LAW AMENDMENTS</b>		
1.1 Rezoning - without Official Plan Amendment	\$21,446.88	\$21,875.82
1.2 Rezoning Applications with Official Plan Amendments	\$23,440.51	\$23,909.32
1.3 Official Plan Amendments	\$24,017.04	\$24,497.38
1.4 Rezoning- Removal of Holding Provision	\$2,214.54	\$2,258.83
1.5 Temporary Use	\$9,326.94	\$9,513.48
1.6 Extension of Temporary Use - per request	\$4,730.82	\$4,825.44
<b>2. PLAN OF SUBDIVISION/CONDOMINIUM</b>		
2.1 Plan of Subdivision Application - Base fee plus per unit fee	\$18,648.49	\$19,021.46
(a) Units 1-25	\$376.90	\$384.44
(b) Units 26-100	\$270.74	\$276.15
(c) Units 101-200	\$217.65	\$222.00
(d) Units 201+	\$159.26	\$162.44
2.2 Plan of Condominium application	\$9,898.09	\$10,096.05
2.3 Plan of Subdivision - extension of draft plan time	\$4,019.58	\$4,099.97
2.4 Plan of Condominium - extension of draft plan time	\$3,831.00	\$3,907.62
2.5 Condominium Exemption	\$3,087.43	\$3,149.18
2.6 Application for Red Line Revision	\$5,851.57	\$5,968.60
2.7 Fourth and Subsequent Subdivision and Site Plan Submission Review	\$5,468.88/ full submission - plan of subdivision \$1,643.53/full submission - site plan	\$5,578.26 /full submission - plan of subdivision - \$1,676.40 /full submission - site plan

**SCHEDULE K  
PLANNING AND BUILDING SERVICES**

ITEM	2020 APPROVED FEE	2021 APPROVED FEE
<b>3. SITE PLAN</b>		
3.1 - Up to 5000 m2	\$9,132.97	\$9,315.63
(a) - 5001 to 20,000 m2	\$11,783.95	\$12,019.63
(b) - 20,001-35,000 m2	\$14,084.70	\$14,366.40
(c) - Developments greater than 35,000 m2	\$16,407.00	\$16,735.14
3.2 Revision to Site Plan	\$3,583.14	\$3,654.80
3.3 Extension of Site Plan Approval	\$2,677.93	\$2,731.49
3.4 Site Plan Exemption	\$1,077.63	\$1,099.19
3.5 Site Plan Light	\$4,648.68	\$4,741.65
<b>4. PRE-CONSULTATIONS</b>		
4.1 All Applications	\$2,025.95	\$2,066.47
4.2 Conformity Review Fee	\$2,025.95	\$2,066.47
<b>5. CASH-IN-LIEU OF PARKING SPACE</b>		
5.1 Cash-in-lieu of Parking Rate Per Stall	\$16,164.54	\$16,487.83
5.2 Cash-in-lieu of Parking Rate Per Stall - C1 Zones within the City Centre	\$5,388.18	\$5,495.95
<b>6. TELECOMMUNICATIONS FACILITIES</b>		
6.1 Processing and review of applications for the installation of telecommunication	\$3,254.46	\$3,319.55
6.2 Processing and review of applications for the installation of small cell telecommunication (per structure)	-	\$100.00
<b>7. SITE PLAN</b>		
7.1 Request for Validation Order	\$657.35	\$670.50
<b>8. DEEMING BY-LAW</b>		
8.1 Application fee (includes legal fees)	\$845.95	\$862.87
<b>9. PART LOT CONTROL</b>		
9.1 Application fee (includes legal fees)	\$1,255.45	\$1,280.56
<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	\$140.10	\$142.90
10.2 Severance/Consent Application	\$2,516.28	\$2,566.61
10.3 Application for Minor Variance	\$1,999.02	\$2,039.00
10.4 Easements for Utilities	\$1,201.57	\$1,225.60
10.5 Multiple Application Reduction (on second and subsequent applications)	\$105.58 off original fee	\$107.69 off original fee
10.6 Deferral/Amendments requiring recirculation	50% off original fee	50% off original fee
10.7 Special Meeting Request	\$872.88	\$890.34
10.8 Stamping of Deed	\$150.87	\$153.88
<b>11. ZONING REVIEW OF DEVELOPMENT APPLICATIONS</b>		
11.1 Residential Building Permit (New, additions)	\$74.31/dwelling unit for first 10 units, plus \$37.17 /dwelling unit thereafter	\$75.80 /dwelling unit for first 10 units, plus \$37.91 /dwelling unit thereafter
11.2 Residential Building Permit (Alterations, repairs)	\$32.33/dwelling unit, maximum of \$334	\$32.98/dwelling unit, maximum of \$341
11.3 Allandale Historic Neighbourhood New Building Permit and Alterations/Repairs in Scoped Site Plan Review Area - Allandale Heritage Urban Design Guidelines	\$301.74	\$307.77
11.4 Non-residential Building Permit (new, <50 m2, per building)	\$74.35	\$75.84
11.5 Non-residential Building Permit (new, additions, per building)	\$214.18	\$218.46
11.6 Non-residential Building Permit (Alterations, repairs, per application)	\$74.35	\$75.84
11.7 Two-Unit Registration or Business License review/investigation (per hour, minimum 0.5 hours)	\$148.71	\$151.68
11.8 Pool Enclosure Permit	\$51.72	\$52.76
11.9 Pool Enclosure Permit when project is combined with a deck permit or change house permit issued concurrently	\$29.09	\$29.68
11.10 Retaining walls not regulated by Building Code	\$51.72	\$52.76
11.11 Change of Use Permit	\$74.35	\$75.84
11.12 Scoped site plan review of detached accessory dwelling units		\$307.77
<b>12. MISCELLANEOUS PLANNING FEES</b>		
12.1 Permitted Use Letter	\$130.60	\$133.21
12.2 Address Change Request	\$215.53	\$219.84
<b>13. ZONING BY-LAW ENFORCEMENT</b>		
13.1 Fee invoiced to the property owner when an investigation confirms the property does not comply with the City's Zoning By-law		
13.1.1 Upon issuance of a first warning letter/notice – interior and exterior of building	\$173.50	\$176.97
13.1.2 Upon issuance of a first warning letter/notice – exterior of building only	\$86.75	\$88.49
13.1.3 Upon issuance of a second warning letter/notice – interior and exterior of building	\$719.86	\$734.26
13.1.4 Upon issuance of a second warning letter/notice – exterior of building only	\$393.33	\$401.20
13.2 Issuance of a Summons (each) Plus Legal expenses	\$779.13	\$794.71
<b>14. TWO-UNIT HOUSE REGISTRATION BY-LAW</b>		
14.1 Registration Fee - existing two unit registration	\$526.43	\$526.43
14.2 File management fee when a second or subsequent letter is issued to an unregistered two-unit house	\$156.25	\$156.25
14.3 Issuance of a Summons (each) Plus Legal Expenses	\$779.13	\$779.13