

**SCHEDULE K  
PLANNING AND 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

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<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
<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

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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
<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 reclad 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

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<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
<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

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6.5 Issuance of a Summons (each) Plus Legal Expenses	\$742.00
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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
<p><b>NOTES:</b></p> <p>Except as provided in sections 1.2, 1.11 and 1.12, the permit fee for a project shall be calculated by:</p> <ul style="list-style-type: none"> <li>a) Determining the occupancy classification, gross floor area and scope of work for which the permit applies;</li> <li>b) Multiplying the fee rate listed in sections 1.3 to 1.8 by the appropriate measure;</li> <li>c) Adding any additional fee rates listed in 1.9 and 1.10; and</li> <li>d) Ensuring the total permit fee is at least the minimum fee listed in section 1.1.</li> </ul> <p>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.</p> <p>Fees not listed shall be determined by the Chief Building Official by reasonable comparison with the listed fee rates.</p> <p><b>SECTION 2: BY-LAW ADMINISTRATION/ENFORCEMENT</b></p>	
<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

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ITEM	2017 APPROVED FEE
<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
<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

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ITEM	2017 APPROVED FEE
<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
<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

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ITEM	2017 APPROVED FEE
<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
<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



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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 Conformity Review	\$1,908.20
12.2 Permitted Use Letter	\$123.00
12.3 Address Change Request	\$203.00