

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 191-2016

A By-law of the Corporation of the City of Vaughan to amend Building By-law 044-2015, 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:

THAT By-law 044-2015 be amended as follows:

1. Schedule "A" – Classes of Permits and Fees – is deleted and replaced with Schedule "A" attached to this By-law.
2. The following definition for "Fast Track Services" is added to section 1.1:

"Fast Track Services" means, when authorized by the Chief Building Official, an expedited plan examination service conducted outside the normal review process, usually contracted out, with no guarantee of earlier permit issuance.

3. The following sections are added to section 5, Fees, Charges and Refunds:

5.9 Fast Track Service fee

Where the applicant for a building permit requests a Fast Track Service, additional fees as detailed in Schedule "A" shall apply.

5.10 Work without benefit of permits at any stage of construction fee

Any person or Corporation who commences construction, demolition or changes the use of a building before submitting an application for a permit or receiving a permit, shall in addition to any other penalty under the Act, Building Code, or this By-law, pay an additional fee equal to 50% of the amount calculated as the full permit fee for the entire project (up to a maximum of \$5000) in order to compensate the Corporation for the additional work incurred by such early start of work.

5.11 Sewage System Maintenance Program Inspections

Existing on-site sewage systems described in the City of Vaughan's On-Site Sewage System Maintenance Inspection Program must be inspected by January 1, 2017 and re-inspected every 5 years.

In accordance with Clause 7(f)(b.1), Subsection 8.9 of the Building Code Act, 1992 and as required under Article 1.10.2.3. of Division C of the Building Code, the Corporation hereby authorizes the Chief Building Official with the power to develop and administer the City of Vaughan's On-Site Sewage System Maintenance Program.

Enacted by City of Vaughan Council this 13th day of December, 2016.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 8 of Report No. 15
of the Finance, Administration and Audit Committee
Adopted by Vaughan City Council on
December 13, 2016

Authorized by Item No. 1 of Report No. 14
of the Finance, Administration and Audit Committee
Adopted by Vaughan City Council on
December 13, 2016 (Special Council)

SCHEDULE "A"

BY-LAW 191-2016

CLASSES OF PERMITS AND FEES

1. Except where a minimum/maximum or flat fee is indicated for Occupancy Classification or Type of Construction, the fee per m² 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 m².
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 m².
3. Where a change of occupancy from one classification to another classification of a higher hazard is proposed, the fee multiplier 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) Horizontal projection of sloping and stepped floors shall be used in lieu of actual surface area.
 - f) "Custom built" means the construction of a new building or addition with finished interior and all required services.
 - g) "Custom built" and "interior alteration" fees include the installation of ceilings.
 - h) The fee for common facilities such as corridors, lobbies, washrooms etc., in "shell" buildings shall be calculated at the "custom built" rate according to the occupancy classification of the floor area on which the facilities are located.
5. The following fees shall be used to calculate the total permit fee. However the minimum fee for any permit shall be \$150.00 unless otherwise indicated.

| CLASS OF PERMIT | OCCUPANCY CLASSIFICATION OR TYPE OF CONSTRUCTION | FEES⁽¹⁾ (m²) 2017 | FEES⁽¹⁾ (m²) 2018 |
|---|---|--|--|
| Building Permit to construct a new building or addition. | Group A (Assembly) | | |
| | Speculative (shell) | \$ 12.20 | \$ 12.50 |
| | Custom built | \$ 17.50 | \$ 18.00 |
| | Transit Stations | \$ 14.00 | \$ 14.50 |
| | Group B (Institutional) | | |
| | All Buildings | \$ 18.50 | \$ 19.00 |
| | Group C (Residential) | | |
| | Single DDU and semi | \$ 11.10 | \$ 11.40 |
| | Multiple Units building less than 4 storeys including townhouses | \$ 12.50 | \$ 13.00 |
| | Apartment Buildings Greater than 4 storeys | \$ 12.50 | \$ 13.00 |

| CLASS OF PERMIT | OCCUPANCY CLASSIFICATION OR TYPE OF CONSTRUCTION | FEES⁽¹⁾ (m²) 2017 | FEES⁽¹⁾ (m²) 2018 |
|---|--|--|--|
| | Accessory Dwelling Units | \$ 9.60 | \$ 9.90 |
| | Six storey wood midrise | \$ 17.50 | \$ 18.00 |
| | Group D (Business and Personal Services) | | |
| | Speculative (shell) | \$ 11.10 | \$ 11.40 |
| | Custom built | \$ 14.00 | \$ 14.50 |
| | Group E (Mercantile) | | |
| | Speculative (shell) | \$ 9.60 | \$ 9.90 |
| | Custom built | \$ 13.50 | \$ 14.00 |
| | Group F (Industrial) | | |
| | Speculative (shell inclusive of offices to a maximum of 10% of floor area of building or unit) | \$ 6.80 | \$ 7.00 |
| | Custom built | \$ 9.20 | \$ 9.50 |
| | Parking garage | \$ 4.50 | \$ 4.60 |
| Building permit to alter or repair a building. | Interior alteration and repair of buildings not listed below (Min. \$150) | \$ 4.00 | \$ 4.10 |
| | Interior alteration for all Group A buildings >30 seats (Min. \$150) | \$ 5.40 | \$ 5.60 |
| | Garages and accessory buildings on single family and semi-detached property (Min. \$150) | \$ 2.10 | \$ 2.15 |
| | Balcony including guards (Min. \$150) | \$ 0.50 | \$ 0.50 |
| | Re-cladding (Min. \$150) | \$ 0.35 | \$ 0.35 |
| | Window Enlargement (Min. \$150) | \$ 2.10 | \$ 2.15 |
| | Demising Walls | \$ 150.00 | \$ 155.00 |
| | Fireplace/stove | \$ 150.00 | \$ 155.00 |
| | Ceilings (new or replacement) (Min. \$150) | \$ 0.35 | \$ 0.35 |
| | Deck, patio or porch structure and residential balcony | \$ 150.00 | \$ 155.00 |
| | Shoring (linear metre) | \$ 7.90 | \$ 8.10 |
| | Residential (Part 9) heating, mechanical ventilating and air-conditioning equipment (per unit) | \$ 150.00 | \$ 155.00 |

| CLASS OF PERMIT | OCCUPANCY CLASSIFICATION OR TYPE OF CONSTRUCTION | FEES⁽¹⁾ (m²) 2017 | FEES⁽¹⁾ (m²) 2018 |
|------------------------|---|--|--|
| | Non-residential & Res. Part 3 mechanical heating, ventilating and air-conditioning equipment (flat fee) | \$ 212.00 | \$ 218.00 |
| | Retaining Wall (linear metre) | \$ 6.90 | \$ 7.10 |
| | Finished basement in dwelling unit (Min. \$150) | \$ 2.70 | \$ 2.80 |
| | Unfinished basement (except dwelling unit) | \$ 3.40 | \$ 3.50 |
| | New Mezzanine (Min. \$150.00) | \$ 5.40 | \$ 5.60 |
| | Racking System (Min. \$150.00) | \$ 1.10 | \$ 1.15 |
| | Portable Classroom | \$ 212.00 | \$ 218.00 |
| | Sales Pavilion (Min. \$150) | \$ 7.90 | \$ 8.10 |
| | Tent, air-supported and designated structure (Min. \$150) | \$ 2.70 | \$ 2.80 |
| | Tent or trailer (temporary use) Flat Fee | \$ 150.00 | \$ 155.00 |
| | Farm Buildings and silos (Min. \$150) | \$ 4.70 | \$ 4.80 |
| | Electro-magnetic locks Flat Fee | \$ 150.00 | \$ 155.00 |
| | Solar Panels - Residential Flat Fee | \$ 150.00 | \$ 155.00 |
| | Solar Panels - Industrial/Commercial/Institutional Flat Fee | \$ 530.00 | \$ 546.00 |
| Fire | Fire Alarm system Part 9 Flat Fee | \$ 266.00 | \$ 274.00 |
| | Part 3 Per Floor | \$ 133.00 | \$ 137.00 |
| | Sprinkler system (Min. \$150) | \$ 0.35 | \$ 0.35 |
| | Revision to alarm system, fire suppression, or sprinkler system (Min. \$150) | \$ 212.00 | \$ 218.00 |
| | Plus per hour | \$ 79.00 | \$ 81.00 |
| | Fire Repair (includes Vehicle Impact): | | |
| | Residential Flat Fee | \$ 1.35 | \$ 1.40 |
| | \$ 150.00 | \$ 155.00 | |
| | Non Residential Flat Fee | \$ 530.00 | \$ 546.00 |

| CLASS OF PERMIT | OCCUPANCY CLASSIFICATION OR TYPE OF CONSTRUCTION | FEES⁽¹⁾ (m²) 2017 | FEES⁽¹⁾ (m²) 2018 |
|---|--|--|--|
| Demolition Permit | Residential Flat Fee | \$ 150.00 | \$ 155.00 |
| | Non-residential Flat Fee | \$ 530.00 | \$ 546.00 |
| Permit to authorize occupancy of a building prior to its completion pursuant to Div. C, Part 1 Section 1.3.3.2 and 1.3.3.4 of O.B.C. | Per Unit | \$ 150.00 | \$ 155.00 |
| | | | |
| Pool Enclosure Permit (Fence). (septic only) Div. B. Part 8 compliance as per O.B.C. | Flat Fee | \$ 424.00 | \$ 437.00 |
| | | | |
| Revised Permit. (Revised application and revision to permit). | Administration Only | \$ 150.00 | \$ 155.00 |
| | | | |
| | Administration OBC plans review: Residential Flat Fee | \$ 150.00 | \$ 155.00 |
| | Plus per hr. (min. 3 hours) | \$ 79.00 | \$ 81.00 |
| | Administration OBC plans review Flat Fee | \$ 212.00 | \$ 218.00 |
| | Industrial, Commercial and Institutional Plus per hr. (min. 3 hours) | \$ 79.00 | \$ 81.00 |
| | Lot Grading Review (on-site sewage system) | \$ 478.00 | \$ 492.00 |
| | Changing house type/model, (within a residential plan of subdivision where building permits have been issued for various house types) | \$ 424.00 | \$ 437.00 |
| | Plus new SFD per m ² of portion thereof | \$ 11.10 | \$ 11.40 |
| | Transfer Permit (to new owner) | \$ 150.00 | \$ 155.00 |
| | Renewal Permit | \$ 150.00 | \$ 155.00 |
| | Certified Models – Single Family (additional cost) | \$1,591.00 | \$1,639.00 |
| | Change of Use Permit - No construction | \$ 212.00 | \$ 218.00 |
| | Change of Use Permit - with construction (Group A2) | \$ 212.00 | \$ 218.00 |
| | | \$ 5.40 | \$ 5.60 |
| | Change of Use Permit - all others | \$ 212.00 | \$ 218.00 |
| | | \$ 4.00 | \$ 4.10 |

| CLASS OF PERMIT | OCCUPANCY CLASSIFICATION OR TYPE OF CONSTRUCTION | FEES⁽¹⁾ (m²) 2017 | FEES⁽¹⁾ (m²) 2018 |
|--|--|--|--|
| Fast Track | | | |
| In addition to regular permit fee payable for the entire project, a required premium fee equal to the greater of 50% of the regular permit fee or the max/min will be charged: | <ul style="list-style-type: none"> Commercial Projects Detached & Semi Detached Residential Dwellings Residential – other than Detached and Semi-Detached Dwellings | \$750.00 (min) - \$7500 (max) | \$773.00 (min) - \$7725 (max) |
| | Work Without Benefit of a Permit | (50% of full permit fee (up to a maximum of \$5000)) | |
| | Conditional Permit (regular permit fee plus 10% of that fee or \$1000 whichever is greater) | \$1,061.00 (Administration Fee) | \$1,093.00 (Administration Fee) |
| | For extensions an additional \$1000 will apply. Conditional Permit fees are non-refundable. | | |
| | Amend Conditional Agreement | \$ 212.00 | \$ 218.00 |
| | Alternative Solutions | \$ 212.00 | \$ 218.00 |
| | Per Hour Per Person for Meetings and Review | \$ 79.00 | \$ 81.00 |
| | Limiting Distance Agreement | \$ 318.00 | \$ 328.00 |
| | Re-inspection Fee Per Inspection | \$ 150.00 | \$ 155.00 |
| | Plumbing Fixtures | \$ 16.00 | \$ 16.50 |
| | Toilets, urinals, lavatories, floors drains, vented traps, roof drains and backflow, preventers Grease Interceptors | \$ 64.00 | \$ 66.00 |
| Water Services | 50 mm or less | \$ 21.00 | \$ 21.50 |
| | 100 mm | \$ 42.00 | \$ 43.00 |
| | 150 mm | \$ 64.00 | \$ 66.00 |
| | 200 mm | \$ 84.00 | \$ 87.00 |
| | 250 mm | \$ 106.00 | \$ 109.00 |
| | 300 mm or larger | \$ 128.00 | \$ 132.00 |
| | Residential Water Connection | \$ 21.00 | \$ 21.50 |
| | Drains - residential | \$ 150.00 | \$ 155.00 |
| | Drains non-residential and Multi Residential | | |
| | 100 mm | \$ 42.00 | \$ 43.00 |
| | 150 mm | \$ 64.00 | \$ 66.00 |

| CLASS OF PERMIT | OCCUPANCY CLASSIFICATION OR TYPE OF CONSTRUCTION | FEES⁽¹⁾ (m²) 2017 | FEES⁽¹⁾ (m²) 2018 |
|------------------------|--|--|--|
| | 200 mm | \$ 84.00 | \$ 87.00 |
| | 250 mm | \$ 106.00 | \$ 109.00 |
| | 300 mm or larger | \$ 128.00 | \$ 132.00 |
| Miscellaneous | Manholes, Catch Basins and Area Drains | \$ 42.00 | \$ 43.00 |
| Septic Systems | (i) Residential, Commercial, Industrial, GFA<186 m ² | \$ 530.00 | \$ 546.00 |
| | | \$ 3.40 | \$ 3.50 |
| | (ii) Farm Related Project (without internal plumbing) | \$ 150.00 | \$ 155.00 |
| | (iii) Additions and structures Non Habitable Additional/Structure (no effect on system) | \$ 150.00 | \$ 155.00 |
| | Non Habitable Addition/structure (change to system) | \$ 212.00 | \$ 218.00 |
| | Habitable Addition/structure (no effect on system) | \$ 150.00 | \$ 155.00 |
| | Habitable Addition/Structure <185 m ² | \$ 530.00 | \$ 546.00 |
| | Change to system >186 m ² | \$ 3.40 | \$ 3.50 |
| | Inspection Fee for On-site Sewage System Maintenance Inspection Program | \$ 750.00 | \$ 772.50 |
| | (\$0 for Third Party Reports) | | |

¹Indexation is subject to a comprehensive review of building permit fees in 2017.