

**Planning and Development Services: Building Division**  
**2019 Class of Permits and Fees**  
**Schedule "A"**

For the proper interpretation and application of this schedule refer to the General Notes Section following the fees table.

Classes of Permits	Unit of Measure	Fee
Minimum Permit Fee for Part 9 Residential Building	Per Application	\$280.00
Minimum Permit Fee for all Other Buildings	Per Application	\$565.00
<b>Group A Assembly (Applies to New Buildings and Additions)</b>		
Restaurants/Banquet Halls (Finished)	Per Square Metre	\$18.10
Restaurant/Banquet Hall (Shell)	Per Square Metre	\$11.00
Recreation Facilities, Schools, Libraries, Churches, Theaters and All Other Group A Occupancies	Per Square Metre	\$18.10
Group A Assembly (Alterations)	Per Square Metre	\$6.20
<b>Group B Institutional (Applies to New Buildings and Additions)</b>		
Residential Care Facilities, Nursing Homes and All Other Group B	Per Square Metre	\$18.10
Group B Institutional (Alterations)	Per Square Metre	\$6.20
<b>Group C Residential (Applies to New Buildings and Additions)</b>		
Single Family Detached (Semi, Row House, Link Dwellings)* <i>* Permit includes Building, HVAC, Plumbing and Residential Occupancy Permits.</i>	Per Square Metre	\$16.40
Multiple Residential and Apartments	Per Square Metre	\$15.40
Other Group C (Hotel/Motel Lodging Houses, Rooming Houses, Shelters etc.)	Per Square Metre	\$15.40
Group C Residential (Alterations)	Per Square Metre	\$6.20
Second Suite Dwelling Unit	Per Square Metre	\$6.20
<b>Group D Business and Personal Services (Applies to New Buildings and Additions)</b>		
Business and Personal Services (Shell)	Per Square Metre	\$12.30
Business and Personal Services (Finished)	Per Square Metre	\$15.40
Group D Business and Personal Services (Alterations)	Per Square Metre	\$7.20
<b>Group E Mercantile (Applies to New Buildings and Additions)</b>		
Mercantile (Shell)	Per Square Metre	\$12.30
Mercantile (Finished)	Per Square Metre	\$15.40
Group E Mercantile (Alterations)	Per Square Metre	\$6.20
<b>Group F Industrial (Applies to New Buildings and Additions)</b>		
Industrial (Shell)	Per Square Metre	\$8.20
Industrial (Finished - Including Self-Storage Buildings)	Per Square Metre	\$10.30
Storage Garages	Per Square Metre	\$5.10
Gas Stations/Repair Garages	Per Square Metre	\$9.20
Farm Buildings	Per Square Metre	\$4.40
Group F Industrial (Alterations)	Per Square Metre	\$5.10

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<b>Designated Structures</b>		
Wind Turbine Support Structure	Per Structure	\$325.00
Exterior Tank and Support not Regulated by TSSA, 2000	Per Structure	\$275.00
Retaining Walls	Per Linear Metre	\$8.00
Solar Collectors	Per Structure	\$325.00
<b>Stand Alone</b>		
Accessory Structures (Residential)	Flat Fee	\$280.00
Accessory Structures (All Other)	Flat Fee	\$540.00
Alternative Solutions	Per Application <i>(plus additional consulting costs - as applicable)</i>	\$1,050.00
Change of Use	Per Square Metre	\$7.20
Construction and Sales Trailers	Per Square Metre	\$10.80
Construction and Sales Trailers (Pre- Fabricated)	Per Square Metre	\$5.40
Conditional Permits	Per Square Metre of Applicable Residential or Commercial Fee  <i>(plus costs associated with preparation of an agreement, which cost shall not be less than \$1000.00 exclusive of Permit Fee)</i>	\$1,050.00
Demolition (Singles, Semis, Row Houses, Accessory Structures)	55 m <sup>2</sup> or less – Flat Fee	\$280.00
	Over 55m <sup>2</sup> – Flat Fee	\$330.00
Demolition (Others)	Flat Fee	\$540.00
Electromagnetic Locks	Each Lock	\$32.00
	Maximum Fee Per Application	\$320.00
Fire Alarm Retrofit	Per Application	\$320.00
Fireplaces, Woodstoves and Chimneys	Each	\$280.00
Foundation for Relocated Buildings	Per Square Metre	\$3.80
<u>HVAC Systems:</u> Residential All Other	Per System	\$280.00
	Per System	\$565.00
Kitchen Exhaust System	Per System	\$540.00
Marijuana Grow-Op Remediation	Minimum fee for a ten (10) hour plan review and inspection time	\$1,130.00
	Per Hour (After)	\$115.00

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Miscellaneous Permits	Where a Permit Application is for a Class not listed herein, the Unit of Measure and Fee shall be determined by the Chief Building Official.	
Model Certification	Per Square Metre	\$5.90
Permits for Certified Plans	Per Square Metre	\$10.50
Model Type Change	Per Square Metre	\$820.00
Outdoor Public Pool (3.11 OBC)	Per Square Metre	\$6.50
Occupancy of an Unfinished Building Permit	Per Application <i>(up to four (4) hours combined inspection time for building, plumbing, and fire services)</i>	\$450.00
	Per Hour <i>(for additional time)</i>	\$113.00
Partial Permits (Foundation, Structural, and Foundation/Structural)	Per Application	\$565.00
Portables	Each Portable	\$165.00
	Maximum Fee per Application	\$1,640.00
Revision to Permit Plan	Each Application <i>(up to three (3) hours review time - hourly rate after this time is as specified below)</i>	\$282.00
Shoring	Per Linear Metre	\$7.70
Solar Domestic Hot Water Systems	Per System	\$482.00
Sprinkler Retrofit	Per Square Metre	\$0.65
Temporary Building/Tent	Per Structure	\$165.00
	Maximum Fee per Application	\$1,640.00
Transit/Bus and Terminal/Bus Shelter	Per Square Metre <i>(see Group A Occupancies)</i>	\$14.00
Underpinning	Per Linear Metre	\$7.70
<b>Plumbing</b>		
<u>On Site Sewage Systems:</u>		
New Systems (200m <sup>2</sup> or less)	Per System	\$565.00
	Per Square Metre	\$3.85
	Maximum Fee per Application	\$3,235.00
New Systems (Greater than 200m <sup>2</sup> )		
Alterations to Sewage Disposal System	Per Application	\$270.00
Headers, Tank Removal or Decommissioning	Each	\$270.00

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<u>Stand-Alone Plumbing Fixtures, Equipment, Roof Drains:</u>		
Single Family Dwellings	Per Fixture	\$16.50
All Other Buildings	Per Fixture	\$16.50
Water Service (Residential)	Per Service	
Each Residential Drain and Sewer (Includes both Storm and Sanitary, Inside, Outside and Floor Drains)	Per Application	\$62.00
<b>Commercial, Industrial, Institutional and Apartment (Buildings and Units)</b>		
<u>Water Services:</u>		
50mm (2") or less	Each	\$26.00
100mm (4")	Each	\$46.00
150mm (6")	Each	\$67.00
200mm (8")	Each	\$87.00
250mm (10")	Each	\$108.00
300mm (12") or larger	Each	\$128.00
<u>Drains:</u> (Storm or Sanitary Drains - Inside or Outside)		
100mm (4")	Each	\$51.00
150mm (6")	Each	\$77.00
200mm (8")	Each	\$97.00
250mm (10")	Each	\$118.00
300mm (12") or larger	Each	\$138.00
<u>Miscellaneous Plumbing:</u>		
Manhole, Catch-Basin, Area Drain or Interceptors	Each	\$36.00
Testable Back-Flow Preventer	Each	\$67.00
<b>Other Fees</b>		
Re-Inspection Fee (Applicable at the Discretion of the Chief Building Official)	Each	\$113.00
Review of Plans	Per Hour	\$113.00
Permit Reactivation Fee	Each Permit	\$160.00
Administration Fee for Occupancy of a Residential Building Prior to Issuance of the Required Residential Occupancy Permit under the Building Code	Per Unit	\$810.00
Special Inspection Per Hour, Per Person Applicable at the Discretion of the Chief Building Official	Per Hour, Per Person	\$113.00
Special Investigation Fee Where Work for Which a Permit is Required by this By-law has Commenced Without the Authorization of a Permit, a Special Investigation Fee Shall be Paid in Addition to all Other Fees	Half the Permit Fee payable pursuant to this By-law or \$255.00 whichever is greater.	

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Classes of Permits	Unit of Measure	Fee
Transfer of Permit	Per Application	\$113.00
Zoning and Applicable Law Review	Per Proposal	\$138.00
Sewage System Maintenance Inspection	Per Inspection	\$155.00
Projects by the Municipality	No Fees Charged	

**General Notes – Interpretation and Application of Schedule "A"**

A building permit or permit fee is not required for any detached structure have an area less than 10 square metres except where plumbing is installed. However, the Town of Aurora Zoning By-law Number 2213-78, as amended, applies to all structures.

**Detached single family dwelling, semi-detached dwelling, row house and link house**

The service index applied to the construction or addition of a dwelling unit includes the building, plumbing, HVAC and occupancy permit components.

Where a proposal for the construction of a new dwelling unit includes a deck, porch or similar amenity structures those amenity structures are included in the permit fee and will not be charged the stand alone fee for such structures.

The measurement of floor area for a dwelling unit shall be measure from exterior face of exterior wall to same or centerline of party wall, firewall or common wall including the floor area of an attached garage, basements and cellars.

Where a proposal for construction includes an addition, alteration, accessory structures or any combination thereof the permit fee shall be the sum of the fees for the individual components.

**All Other Classes of Permits**

The service index applied to new construction includes the Building, Fire Services and HVAC components but does not include plumbing or site services which shall be charged a separate fee in accordance with this Schedule.

The occupancy classifications in this Schedule correspond with the Ontario Building Code. For mixed use floor areas, the service index for each applicable occupancy may be used.

Where a storage garage is located below the principle building and is considered a separate building the fee for the storage garage shall be calculated in accordance with the Group F industrial occupancy fees.

Mechanical penthouses and floors, mezzanines, lofts and balconies are to be included in all floor area calculations. No deductions shall be made for openings in a floor area with the exception of interconnected floor areas.

**Security Deposits**

In accordance with the Town of Aurora Infill Housing Policy a security deposit of \$10,000.00 is required prior to the issuance of a permit for the construction of new dwellings.

In accordance with the Town of Aurora By-law Number 4744-05.P, as amended, additions and accessory structures to dwelling units and demolitions require a road damage deposit is required in the amount of \$25/metre of frontage to a maximum of \$750.00.

In accordance with the Town of Aurora Policy regarding temporary sales trailers and construction trailers a security deposit in the amount of \$5000.00 is required to cover costs of removal should it become necessary.