

By-law Number 6737-25
Schedule "G"
Building Division
Effective January 1, 2026

| Description of Service for Fee or Service Charge | Unit of Measure (i.e. per hour, page, document, etc.) | 2026 (Including H.S.T. where applicable) |
|---|--|---|
| Minimum Permit Fee for Part 9 Residential Building | per application | \$ 342.00 |
| Minimum Permit Fee for all Other Buildings | per application | \$ 687.00 |
| Group A Assembly (Applies to New Buildings and Additions) | | |
| Restaurants/ Banquet Halls (Finished) | per square metre | \$ 22.50 |
| Restaurant/ Banquet Hall (Shell) | per square metre | \$ 13.50 |
| Recreation Facilities, Schools, Libraries, Churches, Theatres and All Other Group A Occupancies | per square metre | \$ 22.50 |
| Group A Assembly (Alterations) | per square metre | \$ 7.50 |
| Group B Institutional (Applies to New Buildings and Additions) | | |
| Residential Care Facilities, Nursing Homes and All Other Group B | per square metre | \$ 22.50 |
| Group B Institutional (Alterations) | per square metre | \$ 7.50 |
| Group C Residential (Applies to New Buildings and Additions) | | |
| Single Family Detached Semi, Row House, Link Dwellings* *Permit includes Building, HVAC, Plumbing and Residential Occupancy Permits. | per square metre | \$ 20.00 |
| Multiple Residential and Apartments | per square metre | \$ 19.00 |
| Other Group C (Hotel/Motel Lodging Houses, Rooming Houses, Shelters, etc.) | per square metre | \$ 19.00 |
| Group C Residential (Alterations) | per square metre | \$ 7.50 |
| Second Suite Dwelling Unit | per square metre | \$ 7.50 |
| Group D Business and Personal Services (Applies to New Buildings and Additions) | | |
| Business and Personal Services (Finished) | per square metre | \$ 19.00 |
| Business and Personal Services (Shell) | per square metre | \$ 15.50 |
| Group D Business and Personal Services (Alterations) | per square metre | \$ 8.75 |
| Group E Mercantile (Applies to New Buildings and Additions) | | |
| Mercantile (Finished) | per square metre | \$ 19.50 |
| Mercantile (Shell) | per square metre | \$ 15.50 |
| Group E Mercantile (Alterations) | per square metre | \$ 8.75 |
| Group F Industrial (Applies to New Buildings and Additions) | | |
| Industrial (Finished - Including Self-Storage Buildings) | per square metre | \$ 12.75 |
| Industrial (Shell) | per square metre | \$ 10.25 |
| Storage Garages | per square metre | \$ 6.50 |
| Gas Stations/Repair Stations | per square metre | \$ 11.25 |
| Farm Buildings | per square metre | \$ 5.75 |
| Group F Industrial (Alterations) | per square metre | \$ 6.25 |
| Designated Structures | | |
| Wind Turbine Support Structure | per structure | \$ 396.00 |
| Exterior Tank and Support not regulated by <i>TSSA, 2000</i> | per structure | \$ 336.00 |
| Retaining Walls | per linear metre | \$ 10.00 |
| Solar Collectors | per structure | \$ 396.00 |
| Stand Alone | | |
| Accessory Structures (Residential) | flat fee | \$ 342.00 |
| Accessory Structures (All Other) | flat fee | \$ 657.00 |
| Alternative Solutions | per application | \$1,276.00 - plus consulting costs as applicable |
| Change of Use | per square metre | \$ 8.75 |
| Construction and Sales Trailers | per square metre | \$ 13.25 |
| Construction and Sales Trailers (Pre-Fabricated) | per square metre | \$ 6.75 |
| Conditional Permits | per square metre of applicable residential or commercial fee | \$1,276.00 - plus agreement preparation costs (min \$1,216.00) |
| Demolition (Singles, Semis, Row Houses, Accessory Structures) | 55m ² or less - flat fee | \$ 342.00 |
| | Over 55m ² - flat fee | \$ 402.00 |
| Demolition (Others) | flat fee | \$ 657.00 |

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| Electromagnetic Locks | per lock | \$38.75 - to a maximum of \$388.00 |
| Fire Alarm Retrofit | per application | \$ 389.00 |
| Fireplaces, Woodstoves and Chimneys | each | \$ 342.00 |
| Foundation for Relocated Buildings | per square metre | \$ 5.00 |
| HVAC Systems | per residential system | \$ 342.00 |
| | per all other systems | \$ 687.00 |
| Kitchen Exhaust System | per system | \$ 657.00 |
| Marijuana Grow-OP Remediation | minimum fee - includes 10 hours of plan review and inspection | \$ 1,374.00 |
| | per hour (after) | \$ 139.00 |
| 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 | each | tbd |
| Model Certification | per square metre | \$ 7.25 |
| Permits for Certified Plans | per square metre | \$ 12.75 |
| Model Type Change | per square metre | \$ 996.00 |
| Outdoor Public Pool (3.11 OBC) | per square metre | \$ 8.00 |
| Occupancy of an Unfinished Building Permit | per application - up to 4 hours of combined inspection time for building, plumbing and fire services | \$ 547.00 |
| | per hour (additional time) | \$ 137.00 |
| Partial Permits (Foundation, Structural and Foundation/Structural) | per application | \$ 687.00 |
| Portables | per portable | \$199.00 - to a maximum of \$1,990.00 |
| Revision to Permit Plan | per application - up to 3 hours of review time | \$ 345.00 |
| Shoring | per linear metre | \$ 9.50 |
| Solar Domestic Hot Water Systems | per system | \$ 587.00 |
| Sprinkler Retrofit | per square metre | \$ 0.82 |
| Temporary Building/Tent | per structure | \$199.00 - to a maximum of \$1,989.00 |
| Transit/Bus and Terminal/Bus Shelter | per square metre (see Group A Occupancies) | \$ 17.50 |
| Underpinning | per linear metre | \$ 9.50 |
| Plumbing | | |
| On Site Sewage Systems - New Systems (200m ² or less) | per system | \$ 687.00 |
| On Site Sewage Systems - New Systems (Greater than 200m ²) | per square metre | \$5.00 - to a maximum of \$3,932.00 |
| Alterations to Sewage Disposal System | per application | \$ 328.00 |
| Headers, Tank Removal or Decommissioning | each | \$ 328.00 |
| Stand Alone Plumbing Fixtures, Equipment, Roof Drains Single Family Dwelling | per fixture | \$ 20.00 |
| Stand Alone Plumbing Fixtures, Equipment, Roof Drains All Other Buildings | per fixture | \$ 20.00 |
| Water Service (Residential) | per application | \$ 31.75 |
| Each Residential Drain and Sewer (Includes both Storm and Sanitary, Inside, Outside and Floor Drains) | per application | \$ 74.00 |
| Commercial, Industrial, Institutional and Apartment (Buildings and Units) | | |
| Water Services | | |
| 50mm (2") or less | each | \$ 31.50 |
| 100mm (4") | each | \$ 56.00 |
| 150mm (6") | each | \$ 80.00 |
| 200mm (8") | each | \$ 106.00 |
| 250mm (10") | each | \$ 131.00 |
| 300mm (12") or larger | each | \$ 156.00 |

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| Drains (Storm or Sanitary Drains - Inside or Outside) | | |
| 100mm (4") | each | \$ 62.00 |
| 150mm (6") | each | \$ 96.00 |
| 200mm (8") | each | \$ 117.00 |
| 250mm (10") | each | \$ 142.00 |
| 300mm (12") or larger | each | \$ 168.00 |
| Miscellaneous Plumbing | | |
| Manhole, Catch-Basin, Area Drain or Interceptors | each | \$ 45.00 |
| Testable Back-Flow Preventer | each | \$ 80.00 |
| Other Fees | | |
| Re-Inspection Fee (Applicable at the discretion of the Chief Building Inspector) | each | \$ 137.00 |
| Review of Plans | per hour | \$ 137.00 |
| Permit Reactivation Fee | per permit | \$ 194.00 |
| Administration Fee for Occupancy of a Residential Building Prior to Issuance of the Required Residential Occupancy Permit under the Building Code | per unit | \$ 985.00 |
| Special Inspection Fee - per Hour, per Person (Applicable at the discretion of the Chief Building Inspector) | per hour per person | \$ 137.00 |
| Special Investigation Fee - Where work for which a permit is required by the Building By-law has commenced without the authorization of a permit, in addition to all other fees) | each | Half the permit fee payable pursuant to this By-law or \$309.00, whichever is greater |
| Transfer of Permit | per application | \$ 137.00 |
| Zoning and Applicable Law Review | per proposal | \$ 168.00 |
| Project by the Municipality | each | No Fees Charged |
| Notes | | |
| General Notes - Interpretation and Application of Schedule G | | |
| A building permit or permit fee is not required for any detached structure having an area of less than 15 square metres, except where plumbing is installed. However, the Town of Aurora Zoning By-law Number 6000-17, 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 of a new dwelling 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 amenities are included in the permit fee and will not be charged the stand alone fee for such structures. | | |
| The measurement of a floor area for a dwelling unit shall be measured 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, basement and cellar. | | |
| 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 the construction of a new dwelling 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 a 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 Policy regarding temporary sales trailers and construction trailers, a security deposit in the amount of \$5,000.00 is required to cover the cost of removal, should it become necessary. | | |
| In accordance with the Town of Aurora Policy regarding demolition permits for Listed Heritage Buildings or Structures, a security deposit in the amount of \$10,000 is required prior to the issuance of the permit. | | |