



Corporation of the Town of Newmarket

By-law 2020-04

A By-law to amend the Building By-law 2015-58 being a By-Law under the Building Code Act Respecting Construction, Demolition and Change of Use Permits and Inspections.

Whereas Section 7 of the Building Code Act, 1992 S.O., Chapter 23 as amended, empowers Council to pass certain By-laws respecting construction, demolition, change of use, transfer of permits, inspections, the setting and refunding of fees, and related matters; and,

Whereas Council enacted By-law 2015-58 Schedule A to establish a Building Permit Fee Schedule; and,

Whereas it is deemed necessary to amend Schedule A of By-law 2015-58.

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. That Schedule A to the By-law 2015-58 be repealed and replaced by the attached Schedule A.

Enacted this 20th day of January, 2020.

John Taylor, Mayor

Lisa Lyons, Town Clerk

Schedule A

2020 BUILDING PERMIT FEE SCHEDULE		
MINIMUM FEE		
Detached, semi-detached, townhouse, rowhouse, duplex or live/work residential projects		\$190.00
Non-residential projects or residential greater than three storeys, unless otherwise stated		\$285.00
PERMIT FEES		
CLASS OF PERMIT, OCCUPANCY CLASSIFICATION	Fee Multiplier (\$ per m2 or as otherwise specified)	
A. CONSTRUCTION: NEW BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; ALTERATION OR UNIT FINISH		
GROUP "A" ASSEMBLY		
New Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums		\$15.30
Alteration, Renovation, Interior Finish, Unit Finish		\$4.51
GROUP "B" INSTITUTIONAL		
New Hospital, Institutional Buildings, Nursing Homes and Other Buildings		\$17.06
Alteration, Renovation, Interior Finish, Unit Finish		\$4.51
GROUP "C" RESIDENTIAL		
* New Detached Dwelling, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units		\$15.02
Additions		\$15.02
* Accessory Dwelling Units	Flat Fee	\$410.00
* New Motels, Hotels and all other Residential Occupancies		\$18.78
* Note the above fees for residential new construction include the HVAC and Plumbing Fee		
Alteration, Renovation, Interior Finish, Unit Finish		\$4.51
GROUP "D" BUSINESS AND PERSONAL SERVICES		
Shell		\$10.97
Finished		\$13.71
Alteration, Renovation, Interior Finish, Unit Finish		\$4.51
GROUP "E" MERCANTILE		
Shell		\$10.16
Finished		\$12.70
Alteration, Renovation, Interior Finish, Unit Finish		\$4.51
GROUP "F" INDUSTRIAL		
Shell		\$8.25
Finished		\$10.31
Alteration, Renovation, Interior Finish, Unit Finish		\$4.51
Parking Garage		\$4.95
B. DEMOLITION		
All Buildings up to 600 m2	Each	\$285.00
All Buildings > 600 m2	Each	\$380.00
C. DESIGNATED STRUCTURE (OBC 1.3.1.1.)		
Communication Tower (where applicable)	Flat Fee	\$570.00
Outdoor Pool, Outdoor Spa (where applicable)	Flat Fee	\$570.00
Crane Runway	Flat Fee	\$570.00
Exterior Tank and Support (where applicable)	Flat Fee	\$570.00
Pedestrian Bridge (where applicable)	Flat Fee	\$570.00
Retaining Wall	Linear Metre	\$12.61
Solar Panels (Domestic Hot Water or Photovoltaic, any area) - Low rise residential	Flat Fee	\$285.00
- Other	Flat Fee	\$380.00
Solar Collector, Satellite Dish	Flat Fee	\$380.00
D. STANDALONE AND MISCELLANEOUS WORK		
Temporary Structures		\$285.00
Tents and Temporary Buildings (<225 m2)	Flat Fee	\$285.00
Tents and Temporary Buildings (>225 m2)	Flat Fee	\$380.00
Farm Building		\$285.00
Portable Classrooms (includes hallways for portapacks)	each	\$285.00
Balcony Repair	Flat Fee	\$95.00

Garage - detached (Residential Only)	Flat Fee	\$190.00
Garage - attached (Residential Only)	Flat Fee	\$285.00
Carport, Decks, Porches, Porch Enclosures, Sheds (Residential Only)	Flat Fee	\$190.00
Basement Finish - no change in use	Flat Fee	\$190.00
Below Grade Entrance (Residential Only)	Flat Fee	\$285.00
Load Bearing Wall Removal	Flat Fee	\$285.00
Door, New Opening	Each	\$95.00
Fire Code Retrofit (OFC S. 9.8)	Flat Fee	\$190.00
Fireplace, wood-burning	Flat Fee	\$190.00
Window, New Opening	Each	\$95.00
Underpinning/Benchfootings	Flat Fee	\$285.00
Window Replacement - Part 3 - Building	Per Floor	\$190.00
Electromagnetic locking devices	Flat Fee	\$285.00
Fire Alarm	Flat Fee	\$285.00
Ceiling - new, replacement	m2	\$2.26
Shoring	Flat Fee	\$285.00
Sprinklers	Flat Fee	\$285.00
Standpipe and Hose System	Flat Fee	\$285.00
Fire Suppression (Other than Sprinkler System)	Flat Fee	\$285.00
Air Supported Structure	Flat Fee	\$285.00
Door - new, man door or overhead loading	Each	\$95.00
Emergency Lighting	Flat Fee	\$285.00
Emergency Power	Flat Fee	\$285.00
Foundation for Relocated Building, each	m2	\$4.51
Fire Code Retrofit (other than residential)	Flat Fee	\$285.00
Façade Alterations	Linear Metre	\$3.00

E. STANDALONE MECHANICAL

STAND ALONE MECHANICAL - HVAC

Permit for heating, ventilating and air conditioning (per suite)	\$285.00
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F. PLUMBING AND DRAINAGE SYSTEM FIXTURES/EQUIPMENT ROOF DRAINS - STANDALONE

Plumbing		
For each fixture, floor drain, equipment, appliances, thermostatic mixing valve, vented traps or roof hopper	Each	\$25.00
Storm and grease interceptor	Each	\$47.00
Testable Backflow Prevention		\$47.00
Water Services - for each water service		
50 mm (2") or less		\$47.00
100 mm (4")		\$95.00
150 mm (6")		\$142.00
200 mm (8")		\$178.00
250 mm (10")		\$222.00
300 mm (12 ")		\$278.00
Drains - Residential (single family swelling, for apartments see commercial)		
For each residential drain and sewer (includes both storm and sanitary, inside, outside and floor drains)		\$95.00
For each conversion to sewers		\$47.00
Miscellaneous		
For each manhole, catchbasin or area drain		\$47.00
On site sewage system		
Septic Decommission		\$190.00
New Sewage System Installation		\$690.00 min. or \$5.52 / m2 of bldg to max of \$3,600
Repair/Minor alteration		\$ 287.00
Planning Circulation - SPD, Zoning		\$ 256.00

Sewage System Maintenance and Inspection Program

\$150 or septic tank report from a qualified contractor

Drains- Commercial (commercial and industrial buildings and units, institutional buildings and apartment buildings for each storm or sanitary drain inside) or: for each storm or sanitary sewer	
100 mm or less	\$95.00
150 mm (6")	\$142.00
200 mm (8")	\$178.00
250 mm (10")	\$222.00
300 mm (12 ") or larger	\$278.00

G. ADMINISTRATION FEES

Miscellaneous	
For each reinspection due to defective work	\$95.00
For each special inspection per hour, per person	\$190.00
Change of Use Permit where no construction is proposed or required (Excludes AdU's)	\$285.00
Transfer of Permit	\$190.00
Model Home Agreement	\$1,220.00
Conditional Building Permit	20% full permit fee
Foundation Permit (ICI)	m2 \$ 2.26
Foundation Permit (Residential)	\$ 190.00
Compliance Letter - Building	\$162.00
Alternative Solution	min. \$1000 + \$190/hr after 3 hours
Occupancy Permit Fee (after building is occupied)	\$ 190.00
Revision to plans fee	\$190/hr
Builder Model Fee	\$ 190.00
Builder Model Change Fee (where permit has been issued)	\$ 190.00
Permitted Use Letter	\$ 95.00
Construction Activity Report (annual subscription)	\$ 190.00
Reproduction of Documents	Min. \$10 + \$82/hr