



# Corporation of the Town of Newmarket

## By-law 2021-68

A By-law to adopt Fees and Charges for Services or Activities Provided by the Town of Newmarket for the following (Building Permit Fees)

Whereas the Municipal Act, 2001 authorizes a municipality to enact by-laws imposing fees or charges for services or activities provided or done by or on behalf of it; and,

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

That the attached appendix of By-law 2021-68 be enacted; and,

That should any section of this by-law be declared invalid by a court of competent jurisdiction, such section shall be construed as being severed here from and the remainder of the by-law shall continue in full force and effect; and

That notwithstanding fees and charges prescribed by other legislation, By-law 2021-68 supersedes all other fees and charges previously established by the Town of Newmarket for the services identified in this by-law; and,

For the purposes of such, the prescribed rate of inflation is defined to be the lessor of 2.5% and the target rate established by Council as part of their budget direction. The target rate will be the annual increase in the Consumer Price Index (CPI) for Toronto at the end of March, but will be subject to Council review and approval. There is one exception to this restriction; for low dollar fees that for practical reasons are best subject to increases every few years and not annually. For such items, the increase would be limited not the prescribed rate of inflation, but by the accumulated inflation since the last rate adjustment.

That this by-law shall come into full force and effect on January 1, 2022.

Enacted this 13<sup>th</sup> day of December, 2021.

John Taylor, Mayor

Lisa Lyons, Town Clerk

## 2022 BUILDING PERMIT FEE SCHEDULE

### MINIMUM FEE

Detached, semi-detached, townhouse, rowhouse, duplex or live/work residential projects	\$196.00
Non-residential projects or residential greater than three storeys, unless otherwise stated	\$294.00

### PERMIT FEES

CLASS OF PERMIT, OCCUPANCY CLASSIFICATION	Fee Multiplier (\$ per m2 or as otherwise specified)
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### 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, OBC Regulated	\$15.76
Swimming Pools, Gymnasiums	
Alteration, Renovation, Interior Finish, Unit Finish	\$4.65

#### GROUP "B" INSTITUTIONAL

New Hospital, Institutional Buildings, Nursing Homes and Other Buildings	\$17.57
Alteration, Renovation, Interior Finish, Unit Finish	\$4.65

#### GROUP "C" RESIDENTIAL

* New Detached Dwelling, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units	\$15.47
Additions	\$15.47
* Accessory Dwelling Units	Flat Fee \$422.30
* New High-rise, Mid-rise, Stacked Townhouses, Motels, Hotels and all other Residential Occupancies	\$19.34
* Note the above fees for residential new construction include the HVAC and Plumbing Fee	
Alteration, Renovation, Interior Finish, Unit Finish	\$4.65

#### GROUP "D" BUSINESS AND PERSONAL SERVICES

Shell	\$11.30
Finished	\$14.12
Alteration, Renovation, Interior Finish, Unit Finish	\$4.65

#### GROUP "E" MERCANTILE

Shell	\$10.46
Finished	\$13.08
Alteration, Renovation, Interior Finish, Unit Finish	\$4.65

## 2022 BUILDING PERMIT FEE SCHEDULE

### GROUP "F" INDUSTRIAL

Shell		\$8.50
Finished		\$10.62
Alteration, Renovation, Interior Finish, Unit Finish		\$4.65
Parking Garage		\$5.10

### B. DEMOLITION

All Buildings up to 600 m2	Each	\$294.00
All Buildings > 600 m2	Each	\$391.00

### C. DESIGNATED STRUCTURE (OBC 1.3.1.1.)

Communication Tower (where applicable)	Flat Fee	\$587.00
Outdoor Pool, Outdoor Spa (where applicable)	Flat Fee	\$587.00
Crane Runway	Flat Fee	\$587.00
Exterior Tank and Support (where applicable)	Flat Fee	\$587.00
Pedestrian Bridge (where applicable)	Flat Fee	\$587.00
Retaining Wall	Linear Metre	\$13.00
Solar Panels (Domestic Hot Water or Photovoltaic, any area) - Low rise residential	Flat Fee	\$294.00
- Other	Flat Fee	\$391.00
Solar Collector, Satellite Dish	Flat Fee	\$391.00

### D. STANDALONE AND MISCELLANEOUS WORK

Temporary Structures		\$294.00
Tents and Temporary Buildings (<225 m2)	Flat Fee	\$294.00
Tents and Temporary Buildings (>225 m2)	Flat Fee	\$391.00
Farm Building		\$294.00
Portable Classrooms (includes hallways for portapacks)	each	\$294.00
Balcony Repair	Flat Fee	\$98.00
Garage - detached (Residential Only)	Flat Fee	\$196.00
Garage - attached (Residential Only)	Flat Fee	\$294.00
Carport, Decks, Porches, Porch Enclosures, <b>Sheds (Residential Only)</b>	Flat Fee	\$196.00
Basement Finish - no change in use	Flat Fee	\$196.00

## 2022 BUILDING PERMIT FEE SCHEDULE

Below Grade Entrance (Residential Only)	Flat Fee	\$294.00
Load Bearing Wall Removal per each new Beam Span	Flat Fee	\$294.00
Door, New Opening	Each	\$98.00
Fire Code Retrofit (OFC S. 9.8)	Flat Fee	\$196.00
Fireplace, wood-burning	Flat Fee	\$196.00
Window, New Opening	Each	\$98.00
Engineered Underpinning or Benching	Flat Fee	\$294.00
Window Replacement - Part 3 - Building	Per Floor	\$196.00
Electromagnetic locking devices	Flat Fee	\$294.00
Fire Alarm	Flat Fee	\$294.00
Ceiling - new, replacement	m2	\$2.33
Shoring	Flat Fee	\$294.00
Sprinklers	Flat Fee	\$294.00
Standpipe and Hose System	Flat Fee	\$294.00
Fire Suppression (Other than Sprinkler System)	Flat Fee	\$294.00
Air Supported Structure	Flat Fee	\$294.00
Door - new, man door or overhead loading	Each	\$98.00
Emergency Lighting	Flat Fee	\$294.00
Emergency Power	Flat Fee	\$294.00
Foundation for Relocated Building, each	m2	\$4.65
Fire Code Retrofit (other than residential)	Flat Fee	\$294.00
Façade Alterations	Linear Metre	\$3.09

### E. STANDALONE MECHANICAL

#### STAND ALONE MECHANICAL - HVAC

Permit for heating, ventilating and air conditioning (per suite)	\$294.00
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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	\$26.00
Storm and grease interceptor	Each	\$48.00
Testable Backflow Prevention		\$48.00

## 2022 BUILDING PERMIT FEE SCHEDULE

### Water Services - for each water service

50 mm (2") or less	\$48.00
100 mm (4")	\$98.00
150 mm (6")	\$146.00
200 mm (8")	\$183.00
250 mm (10")	\$229.00
300 mm (12 ")	\$286.00

### 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)	\$98.00
For each conversion to sewers	\$48.00

### Miscellaneous

For each manhole, catchbasin or area drain	\$48.00
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### On site sewage system

Septic Decommission	\$196.00
New Sewage System Installation	\$700.00 min. or \$5.76 / m2 of bldg. to max of \$3,600
Repair/Minor alteration	\$296.00
Planning Circulation - SPD, Zoning	\$264.00
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	\$98.00
150 mm (6")	\$146.00
200 mm (8")	\$183.00
250 mm (10")	\$229.00
300 mm (12 ") or larger	\$286.00

## G. ADMINISTRATION FEES

### Miscellaneous

For each reinspection due to defective work	\$98.00
For each special inspection per hour, per person	\$196.00
Change of Use Permit where no construction is proposed or required (Excludes AdU's)	\$294.00

## 2022 BUILDING PERMIT FEE SCHEDULE

Transfer of Permit	\$196.00
Model Home Agreement	\$1,256.00
Conditional Building Permit	20% full permit fee
Foundation Permit (ICI)	m2 \$2.33
Foundation Permit (Residential)	\$196.00
Compliance Letter - Building	\$167.00
Alternative Solution	min. \$1000 + \$196/hr after 3 hours
Occupancy Permit Fee (after building is occupied)	\$196.00
Revision to plans fee	\$196/hr
Builder Model Fee	\$196.00
Builder Model Change Fee (where permit has been issued)	\$196.00
Permitted Use Letter	\$98.00
Construction Activity Report (annual subscription)	\$196.00
Reproduction of Documents	Min. \$10 + \$85/hr
No fees shall be charged for Town owned projects	