



Corporation of the Town of Newmarket

By-law 2023-36

A By-law to amend the fees table of Schedule "A" of Building By-law 2015-58.

WHEREAS subsection 3(1) of the *Building Code Act, 1992*, S.O. 1992, c. 23, provides that the Council of the Corporation of the Town of Newmarket is responsible to ensure the enforcement of the *Building Code Act, 1992* within the Town of Newmarket; and,

AND WHEREAS section 7 of the *Building Code Act, 1992* authorizes the Council of a municipality to pass a by-law requiring the payment of fees and prescribing the amounts of fees on application for and issuance of permits, for maintenance inspections, used to administer and enforce the *Building Code Act, 1992*; and,

AND WHEREAS the Town desires to add a provision to the current Schedule "A" of Building Bylaw 2015-58 to ensure that the Town's Building Division is appropriately compensated for efforts made on behalf of individual property owners to remedy and make safe buildings; and,

AND WHEREAS the Town also desires to clarify the refund policies for Building Permit fees to establish that the administration provisions are both clear and equitable.

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

1. That Building Fees Table found in Schedule "A" of Building By-law 2015-58 be deleted in its entirety and replaced by the 2023 Building Fees Table attached hereto.
2. The 2023 Building Fees Table found in Schedule "A" attached hereto will come into force commencing immediately after passage of this bylaw.

Enacted this 26th day of June, 2023.

John Taylor, Mayor

Lisa Lyons, Town Clerk

TOWN OF NEWMARKET				
2023 USER FEES [AMENDED TABLE OF SCHEDULE "A" OF BUILDING BYLAW 2015-58]				
DEPARTMENT: BUILDING SERVICES DIVISION		Effective Date: <u>January 1, 2023</u> Refunds/Unsafe: Amended June 26, 2023		
SERVICE PROVIDED	2023 Fees	2022 Fees	% INCREASE	SUBJECT TO HST YES/NO
REFUNDS: No refunds shall be permitted after 1 year after any partial or full payment is made. At the sole discretion of the Chief Building Official, refunds may be allowed for exceptional circumstances which are beyond the control of payer. No Refunds shall be allowed where the Town has revoked a Permit, the Town cancelled an Application and/or where construction has commenced related to the requested cancelled Application/Permit. Development/Educational Charges can only be refunded directly by the individual Financial Departments having jurisdiction. Building Permit fees that may be refunded shall be a percentage of the fees payable under this Bylaw and calculated by the Chief Building Official as follows: a) 90 percent if administrative functions only have been performed; b) 80 percent if administrative and zoning functions only have been performed; c) 60 percent if administrative, zoning and plan examination functions have been performed; d) 40 percent if the permit has been issued and only one cancellation status field inspection has been performed. e) \$100.00 will be deducted from all refunds for each additional status field inspection that has been performed after the permit has been issued. f) If the calculated refund is less than the minimum fee applicable to the permit type, no refund shall be made.		(AMENDED POLICY) N/A	(AMENDED POLICY) N/A	NO
COST AND ADMINISTRATION TO REMEDY AN UNSAFE BUILDING OR CONSTRUCTION SITE: Where the Owner fails to remedy Unsafe building and/or maintain a construction safety barrier through a Building Division issued Order, the Town may complete the required work at the sole expense of the property Owner. Administration fees equal to the value of the work (materials and labour plus HST) shall be collected from the property owner and paid to the Town, which is in addition to the actual contractual cost of remediating the building and/or securing the site. The decision to demolish or repair a building shall be at the sole discretion of the Chief Building Official. Due to the urgent nature of these matters, the Town's Procurement Bylaw shall not apply to procuring outside service contracts to complete this work. Any unpaid amounts may be added to the property tax roll, or through the registration of a lien on the property title.		(NEW) N/A	(NEW) N/A	YES
MINIMUM FEE Detached, semi-detached, townhouse, rowhouse, duplex or live/work residential projects \$200.90 Non-residential projects or residential greater than three storeys, unless otherwise stated \$301.35		\$196.00 \$294.00	2.5% 2.5%	No No
PERMIT FEES: BY CLASS OF PERMIT, OCCUPANCY CLASSIFICATION <div>Fee Multiplier (\$ per m2 or as otherwise specified)</div>				
NEW BUILDINGS, ADDITIONS, ALTERATIONS OR UNIT FINISHES				
GROUP "A" ASSEMBLY				
New Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, OBC Regulated Swimming Pools, Gymnasiums	\$16.15	\$15.76	2.5%	No
Alteration, Renovation, Interior Finish, Unit Finish	\$4.77	\$4.65	2.5%	No
GROUP "B" INSTITUTIONAL				
New Hospital, Institutional Buildings, Nursing Homes and Other Buildings	\$18.01	\$17.57	2.5%	No
Alteration, Renovation, Interior Finish, Unit Finish	\$4.77	\$4.65	2.5%	No

GROUP "C" RESIDENTIAL					
* New Detached Dwelling, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units		\$15.86	\$15.47	2.5%	No
Additions		\$15.86	\$15.47	2.5%	No
* Accessory Dwelling Units	Flat Fee	\$432.86	\$422.30	2.5%	No
* New High-rise, Mid-rise, Stacked Townhouses, Motels, Hotels and all other Residential Occupancies		\$19.82	\$19.34	2.5%	No
* Note the above fees for residential new construction include the HVAC and Plumbing Fee		\$4.77	\$4.65	2.5%	No
Alteration, Renovation, Interior Finish, Unit Finish					
GROUP "D" BUSINESS AND PERSONAL SERVICES					
Shell		\$11.58	\$11.30	2.5%	No
Finished		\$14.47	\$14.12	2.5%	No
Alteration, Renovation, Interior Finish, Unit Finish		\$4.77	\$4.65	2.5%	No
GROUP "E" MERCANTILE					
Shell		\$10.72	\$10.46	2.5%	No
Finished		\$13.41	\$13.08	2.5%	No
Alteration, Renovation, Interior Finish, Unit Finish		\$4.77	\$4.65	2.5%	No
GROUP "F" INDUSTRIAL					
Shell		\$8.71	\$8.50	2.5%	No
Finished		\$10.89	\$10.62	2.5%	No
Alteration, Renovation, Interior Finish, Unit Finish		\$4.77	\$4.65	2.5%	No
Parking Garage		\$5.23	\$5.10	2.5%	No
DEMOLITION					
All Buildings up to 600 m2	Each	\$301.35	\$294.00	2.5%	No
All Buildings > 600 m2	Each	\$400.78	\$391.00	2.5%	No
DESIGNATED STRUCTURE (OBC 1.3.1.1.)					
Communication Tower (where applicable)	Flat Fee	\$601.68	\$587.00	2.5%	No
Outdoor Pool, Outdoor Spa (where applicable)	Flat Fee	\$601.68	\$587.00	2.5%	No
Crane Runway	Flat Fee	\$601.68	\$587.00	2.5%	No
Exterior Tank and Support (where applicable)	Flat Fee	\$601.68	\$587.00	2.5%	No
Pedestrian Bridge (where applicable)	Flat Fee	\$601.68	\$587.00	2.5%	No
Retaining Wall	Linear Metre	\$13.33	\$13.00	2.5%	No
Solar Panels (Domestic Hot Water or Photovoltaic, any area) - Low rise residential	Flat Fee	\$301.35	\$294.00	2.5%	No
- Other	Flat Fee	\$400.78	\$391.00	2.5%	No
Solar Collector, Satellite Dish	Flat Fee	\$400.78	\$391.00	2.5%	No

MISCELLANEOUS WORK					
Temporary Structures					
Tents and Temporary Buildings (<225 m2)		\$301.35	\$294.00	2.5%	No
Tents and Temporary Buildings (>225 m2)	Flat Fee	\$301.35	\$294.00	2.5%	No
Farm Building	Flat Fee	\$400.78	\$391.00	2.5%	No
Portable Classrooms (includes hallways for portapacks)		\$301.35	\$294.00	2.5%	No
Balcony Repair	each	\$301.35	\$294.00	2.5%	No
Garage - detached (Residential Only)	Flat Fee	\$100.45	\$98.00	2.5%	No
Garage - attached (Residential Only)	Flat Fee	\$200.90	\$196.00	2.5%	No
Carport, Decks, Porches, Porch Enclosures, Sheds (Residential Only)	Flat Fee	\$301.35	\$294.00	2.5%	No
Basement Finish - no change in use	Flat Fee	\$200.90	\$196.00	2.5%	No
Below Grade Entrance (Residential Only)	Flat Fee	\$200.90	\$196.00	2.5%	No
Load Bearing Wall Removal per each new Beam Span	Flat Fee	\$301.35	\$294.00	2.5%	No
Door, New Opening	Flat Fee	\$301.35	\$294.00	2.5%	No
Fire Code Retrofit (OFC S. 9.8)	Each	\$100.45	\$98.00	2.5%	No
Fireplace, wood-burning	Flat Fee	\$200.90	\$196.00	2.5%	No
Window, New Opening	Flat Fee	\$200.90	\$196.00	2.5%	No
Engineered Underpinning or Benching	Each	\$100.45	\$98.00	2.5%	No
Window Replacement - Part 3 - Building	Flat Fee	\$301.35	\$294.00	2.5%	No
Electromagnetic locking devices	Per Floor	\$200.90	\$196.00	2.5%	No
Fire Alarm	Flat Fee	\$301.35	\$294.00	2.5%	No
Ceiling - new, replacement	Flat Fee	\$301.35	\$294.00	2.5%	No
Shoring	m2	\$2.39	\$2.33	2.5%	No
Sprinklers	Flat Fee	\$301.35	\$294.00	2.5%	No
Standpipe and Hose System	Flat Fee	\$301.35	\$294.00	2.5%	No
Fire Suppression (Other than Sprinkler System)	Flat Fee	\$301.35	\$294.00	2.5%	No
Air Supported Structure	Flat Fee	\$301.35	\$294.00	2.5%	No
Door - new, man door or overhead loading	Flat Fee	\$301.35	\$294.00	2.5%	No
Emergency Lighting	Each	\$100.45	\$98.00	2.5%	No
Emergency Power	Flat Fee	\$301.35	\$294.00	2.5%	No
Foundation for Relocated Building, each	Flat Fee	\$301.35	\$294.00	2.5%	No
Fire Code Retrofit (other than residential)	m2	\$4.77	\$4.65	2.5%	No
Façade Alterations	Flat Fee	\$301.35	\$294.00	2.5%	No
	Linear Metre	\$3.17	\$3.09	2.5%	No

STANDALONE MECHANICAL					
STAND ALONE MECHANICAL - HVAC			\$301.35	\$294.00	2.5% No
Permit for heating, ventilating and air conditioning (per suite)					
STANDALONE PLUMBING					
Plumbing				\$26.00	2.5% No
For each fixture, floor drain, equipment, appliances, thermostatic mixing valve,	Each	\$26.65			
vented traps or roof hopper	Each	\$49.20		\$48.00	2.5% No
Storm and grease interceptor		\$49.20		\$48.00	2.5% No
Testable Backflow Prevention					
Water Services - for each water service		\$49.20		\$48.00	2.5% No
50 mm (2") or less		\$100.45		\$98.00	2.5% No
100 mm (4")		\$149.65		\$146.00	2.5% No
150 mm (6")		\$187.58		\$183.00	2.5% No
200 mm (8")		\$234.73		\$229.00	2.5% No
250 mm (10")		\$293.15		\$286.00	2.5% No
300 mm (12 ")					
Drains - Residential (single family swelling, for apartments see commercial)		\$100.45		\$98.00	2.5% No
For each residential drain and sewer (includes both storm and sanitary, inside, outside and floor drains)		\$49.20		\$48.00	2.5% No
For each conversion to sewers					
Miscellaneous		\$49.20		\$48.00	2.5% No
For each manhole, catchbasin or area drain					
On site sewage system		\$200.90		\$196.00	2.5% No
Septic Decommission					No
New Sewage System Installation	\$700.00 min. or \$5.76 / m2 of bldg. to max of \$3,600	\$303.40	\$	296.00	2.5% No
Repair/Minor alteration		\$270.60	\$	264.00	2.5% No
Planning Circulation - SPD, Zoning					
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		\$100.45		\$98.00	2.5% No
100 mm or less		\$149.65		\$146.00	2.5% No
150 mm (6")		\$187.58		\$183.00	2.5% No
200 mm (8")		\$234.73		\$229.00	2.5% No
250 mm (10")		\$293.15		\$286.00	2.5% No
300 mm (12 ") or larger					

ADMINISTRATION FEES					
Miscellaneous					
For each reinspection due to defective work	\$100.45	\$98.00	2.5%	No	
For each special inspection per hour, per person	\$200.90	\$196.00	2.5%	No	
Change of Use Permit (Excludes ADU's)	\$301.35	\$294.00	2.5%	No	
Transfer of Permit	\$200.90	\$196.00	2.5%	No	
Model Home Agreement	\$1,287.40	\$1,256.00	2.5%	No	
Conditional Building Permit	20% full permit fee			No	
Foundation Permit (ICI)	m2 \$2.39	m2 \$2.33	2.5%	No	
Foundation Permit (Residential)	\$200.90	\$196.00	2.5%	No	
Compliance Letter - Building	\$171.18	\$167.00	2.5%	No	
Alternative Solution	min. \$1000 +	min. \$1000 +			
Occupancy Permit Fee (after building is occupied)	\$200.9/hr after 3	\$196/hr after 3	2.5%	No	
Revision to plans fee (Minimum \$200.90)	\$200.90	\$ 196.00	2.5%	No	
Builder Model Fee	\$200.90/	\$196/hr	2.5%	No	
Builder Model Change Fee (where permit has been issued)	\$200.90	\$ 196.00	2.5%	No	
Permitted Use Lettersw / Zoning Reviews	\$200.90	\$ 196.00	2.5%	No	
Reproduction of Documents	\$100.45	\$ 98.00	2.5%	No	
No fees shall be charged for Town owned projects	Min. \$10 + \$87/hr	Min. \$10 + \$85/hr	2.4%	No	