

Authority: Planning and Growth Management Committee Item 33.10, adopted as amended, by City of Toronto Council on November 30, December 1, 2, 4 and 7, 2009 and Planning and Growth Management Committee Item 34.1, as adopted by City of Toronto Council on January 26 and 27, 2010
Enacted by Council: February 23, 2010

CITY OF TORONTO

BY-LAW No. 195-2010

To amend City of Toronto Municipal Code Chapter 441, Fees and Charges, and to amend City of Toronto Municipal Code Chapter 363, Construction and Demolition, with respect to certain fee schedule amendments.

WHEREAS subsection 8(1) of the *City of Toronto Act, 2006* provides the City with broad authority to provide any service or thing the City considers necessary or desirable for the public; and

WHEREAS City Council has the authority to pass by-laws respecting matters related to Structures, including fences and signs under subsection 8(2) of the *City of Toronto Act, 2006*; and

WHEREAS section 259 of the *City of Toronto Act, 2006* provides that the City may pass by-laws imposing fees and charges on persons for services or activities provided or done by or on behalf of it; and

WHEREAS section 7 of the *Building Code Act, 1992*, authorizes a municipal council to pass by-laws concerning the issuance of permits and related matters; and

WHEREAS it is necessary to provide that Toronto Building has the ability to recover the cost of administering services respecting the erection of signs; and

WHEREAS the City provides regulation of the erection and display of signs to the citizens of Toronto as a necessary and desirable service; and

WHEREAS it is necessary to amend Chapter 441, Fees and Charges, of the Toronto Municipal Code to include the fees related to the regulation of signs; and

WHEREAS it is necessary to amend Chapter 363, Building Construction and Demolition, of the Toronto Municipal Code to include the fees related to the regulation of the erection of signs; and

WHEREAS notice of the intention to enact this by-law has been provided in accordance with the *City of Toronto Act, 2006* and its regulations;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Chapter 441, Fees and Charges, of the Municipal Code of the City of Toronto is amended by deleting Appendix C - Schedule 8, Toronto Building, of City of Toronto Municipal Code Chapter 441, Fees and Charges, in its entirety and replacing it with Schedule "1" to this By-law.

2. Chapter 363, Construction and Demolition, of The City of Toronto Municipal Code, is amended by adding a new building classification "Sign structure" in the left hand column and a corresponding fee in the right hand column of "\$55.00 per installation" to Part E. Stand Alone and Miscellaneous Work of Schedule A, to Chapter 363, Article I, Classes of Permits and Permit Fees.
3. This by-law comes into force on the 6th day of April, 2010.

ENACTED AND PASSED this 23rd day of February, A.D. 2010.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1" TO BY-LAW No. 195-2010

**TORONTO MUNICIPAL CODE
FEES AND CHARGES**

Appendix C – Schedule 8, Toronto Building

Ref No.	I Service	II Fee Description	III Fee Basis	IV Fee	V Annual Adjustment
1	Preliminary Project Review	Review fee for a first party identification sign	Each permit	\$150.00	No
2	Preliminary Project Review	Review fee for a first party identification sign	First two signs on the property	\$75.00	No
3	Preliminary Project Review	Review fee for a third-party advertising sign	Each – for first two signs	\$75.00	No
4	Preliminary Project Review	Review fee for each additional first party advertising sign	Each additional signs	\$25.00	No
5	Preliminary Project Review	Review fee for a third-party advertising sign	Each application	\$225.00	No
6	Preliminary Project Review	Preliminary review fee for accessory residential buildings and structures	Per project	\$75.00	No
7	Preliminary Project Review	Review fee for a proposed new house against applicable laws	Per project	\$175.00	No
8	Preliminary Project Review	Preliminary review fee for new buildings, additions or conversions – cost less than \$1 million	Per project	\$250.00	No
9	Preliminary Project Review	Preliminary review fee for new buildings, additions or conversions – cost is greater than \$1 million	Per project	\$500.00	No
10	Preliminary Project Review	Review fee for all proposals not identified in fee schedule	Per project	\$125.00	No
11	Preliminary Project Review	Preliminary review fee with respect to business license applications	Per application	\$210.00	No
12	Brownfield Regulation Implementation	Brownfield regulation implementation fee for new residential unit	Per new residential unit	\$43.88	Yes
13	Sign Permits	Application fee for intake, review, and inspection of roof signs	Per square metre	\$35.20 (minimum \$205.36)	Yes
14	Sign Permits	Application fee for intake, review, and inspection for signs other than roof signs	Per square metre	\$29.35 (minimum \$205.36)	Yes
15	Sign Permits	Plan revisions; alterations/relocation of existing signs on same property, and permit renewals	Each application	\$205.36	Yes
16	Sign Variances	Sign variance application fee for application intake, report preparation and scheduling item	Each application	\$704.12	Yes

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17	Sign Permits	Enforcing the mobile sign by-laws, and monitoring sign companies	Per company per year	\$1,000.00	Yes
18	Other Services	Subscription for building permit activity report	Per month	\$20.00	No
19	Sign Permits	Plan review and comparison of proposal with the uniformity plan	Per plan	\$315.00	No
20	Sign Permit Fees	Transfer of ownership of a Sign Permit	Per permit	\$96.38	Yes
21	Sign Permit Fees	Additional Review or Inspection of a Sign Permit Application	Per hour	\$72.29	Yes
22	Sign Permit Fees	Additional administration and inspection services for Sign Structures erected or displayed prior to the issuance of a sign permit	Per sign face	\$750.00	Yes
23	Sign Permit Fees	Application for Renewal of Sign Permit	Per square metre of sign face area	\$17.61	Yes
24	Sign Variance Fee	Application for a variance to Chapter 694 with respect to a First-Party Sign	Per application	\$662.44	Yes
25	Sign Variance Fee	Application for a variance to Chapter 694 with respect to a Third-Party Sign	Per application	\$1,500.00	Yes
26	Sign Variance Fee	Appeal to Sign Variance Committee with respect to a First Party Sign variance application	Per application	\$600.00	Yes
27	Sign Variance Fee	Additional administration and inspection services for Sign Structures erected or displayed prior to the commencement of an application for a variance to Chapter 694	Per sign face	\$750.00	Yes
28	Sign Variance Fee	Additional administration fees with respect to providing notice to all mailing addresses within the prescribed radius from the premises on which the sign is proposed to be erected or displayed	Per mailing address	\$1.50	No
29	Sign By-law Amendment Fee	To obtain a site-specific amendment to Chapter 694 or to enact a Signage Master Plan	Per application	\$2,500	Yes
30	Sign By-law Amendment Fee	Additional administration and inspection services for Sign Structures erected or displayed prior to commencement of an application to obtain a site-specific amendment to Chapter 694 or to enact a Signage Master Plan	Per sign face	\$750.00	Yes

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31	Sign By-law Amendment Fee	Additional administration fees with respect to providing notice to all mailing addresses within the prescribed radius from the premises on which the sign is proposed to be erected or displayed	Per mailing address	\$0.57	No
32	Other Services	Permitted use letter required to determine the compliance of the proposed land use	Per letter	\$75.00	No
33	Other Services	Routine compliance search fee to process the application, and carry out the review	Per request	\$120.48	Yes
34	Other Services	Application fee for, plan review, and inspection activities – work without prescribed const. value	Per hour	\$72.29	Yes
35	Other Services	Application fee for, plan review, and inspection activities – work without prescribed constr. value	Per \$1000 of prescribed construction value	\$16.87	Yes
36	Other Services	Review permit for change in ownership	Per permit	\$96.38	Yes
37	Other Services	Special inspection fee for inspection activities after hours/weekends	Per hour	\$72.29	Yes
38	Other Services	Revise and issue permit for application intake, plan review, and inspection activities	Per hour	\$72.29	Yes
39	Other Services	Permit for change of use for application intake, plan review and inspection activities	Per hour	\$72.29 (Minimum \$240.95)	Yes
40	Other Services	Permission to defer revocation – fee for administration and inspection activities	Per hour	72.29 (Minimum \$240.95)	Yes
41	Other Services	Part permit fee for application intake, plan review and inspection activities	Each part permit	\$240.95	Yes
42	Other Services	Conditional permit fee for application intake, plan review and inspection activities	Per permit – An additional 10% of the permit fee for the entire project	\$240.95 minimum - \$2,409.53 maximum	Yes
43	Other Services	Construction w/o building permit fee for investing and documenting the process	Per permit phase – 50% of the estimated permit fees for that phase	Variable up to Maximum \$22,947.87	Yes
44	Other Services	To recover the costs surrounding the investigation and documentation process	Per project – 50% of estimated permit fees	\$114.74 Minimum; \$22,947.87 Maximum of	Yes
45	Other Services	The application intake, and plan review activities for revision to a permit not issued	Per revision per hour	\$72.29 – (Max of \$96.38)	Yes
46	Other Services	Hourly rate for examination and inspection activities beyond 5 hours	Per hour	\$72.29	Yes

47	Other Services	Fee for inspection activities for authority to occupy prior to completion	Per project	\$361.43	Yes
48	Group A – Construction of Assembly	Application intake, plan review, and inspection activities for assemble occupancies	Per square metre	\$24.10	Yes
49	Group A – Construction of Assembly	Application intake, plan review, and inspection activities for restaurants (shell)	Per square metre	\$20.17	Yes
50	Group A – Construction of Assembly	Application intake, plan review, and inspection activities – open public swimming pools	Per square metre	\$6.48	Yes
51	Group A – Construction of Assembly	Application intake, plan review, and inspection activities – transit stations, subways, etc.	Per square metre	\$18.65	Yes
52	Group A – Construction of Assembly	Application intake, plan review, and inspection activities – all other Group A buildings	Per square metre	\$24.10	Yes
53	Group B – Construction of Institutional Occupancies	Application intake, plan review, and inspection activities - institutional occupancies	Per square metre	\$25.64	Yes
54	Group C – Construction of Residential Occupancies	Application intake, plan review, and inspection activities fee or residential occupancies	Per square metre	\$14.46	Yes
55	Group C – Construction of Residential Occupancies	Application intake, plan review, and inspection activities fee – multiple unit buildings	Per square metre	\$22.89	Yes
56	Group C – Construction of Residential Occupancies	Application intake, plan review, and other administrative activities fees – certification of plans	Per square metre	\$7.23	Yes
57	Group C – Construction of Residential Occupancies	Application intake, plan review, and inspection activities fees – building permits certified plans	Per square metre	\$12.28	Yes
58	Group C – Construction of Residential Occupancies	Application intake, plan review, and inspection activities fees – all other residential occupancies	Per square metre	\$14.46	Yes
59	Group D – Construction of Business and Personal Service Occupancies	Application intake, plan review, and inspection activities fee – office bldgs (shell) Grp D bldgs (shell)	Per square metre	\$15.15	Yes
60	Group D – Construction of Business and Personal Service Occupancies	Application intake, plan review and inspection activities – finished bldgs Group D	Per square metre	\$19.05	Yes
61	Group E – Construction of Mercantile Occupancies	Application intake, plan review, and inspection activities fee-mercantile occupancies etc (shell)	Per square metre	\$12.28	Yes

62	Group E – Construction of Mercantile Occupancies	Application intake, plan review, and inspection activities – mercantile occupancies (finished)	Per square metre	\$16.18	Yes
63	Group F- Construction of Industrial Occupancies	Application intake, plan review, and inspection activities fee- industrial occupancies less < 7500 m ²	Per square metre – bldgs shell	\$9.64	Yes
64	Group F – Construction of Industrial Occupancies	Application intake, plan review, and inspection activities fee- industrial bldgs less than 7500 m ²	Per square metre – finished bldgs	\$13.25	Yes
65	Group F – Construction of Industrial Occupancies	Application intake, plan review, and inspection activities fee – industrial bldgs shell > 7500 m ²	Per square metre	\$7.80	Yes
66	Group F – Construction of Industrial Occupancies	Application intake, plan review, and inspection activities fee – finished industrial bldgs > 7500 m ²	Per square metre	\$11.70	Yes
67	Group F – Construction Industrial Occupancies	Application intake, plan review, and inspection activities fee – gas stations, car washes	Per square metre	\$12.05	Yes
68	Group F – Construction Industrial Occupancies	Application intake, plan review, and inspection activities fee – parking garages	Per square metre	\$6.31	Yes
69	Group F – Construction Industrial Occupancies	Application intake, plan review, and inspection activities fee – all other Group F bldgs	Per square metre	\$13.25	Yes
70	Alterations and Renovations	Application intake, plan review, and inspection activities fee – alterations/renovations	Per square metre	\$3.90	Yes
71	Alterations and Renovations	Application intake, plan review, and inspection activities fee – interior alterations	Per square metre	\$3.61	Yes
72	Demolition	The application intake, and review activities for proposed	Per square metre	\$0.13	Yes
73	Demolition	Application intake, and review activities for demolition implosion building demolition	Each request	\$1,807.15	Yes
74	Demolition	Application fee for intake, and review activities for environmental review	Each request	\$803.18	Yes
75	Designated Structures	Fee for application intake, plan review, and inspection activities for communication towers	Per structure	\$331.31	Yes
76	Designated Structures	Fee for application intake, plan review, and inspection activities for crane runway	Per structure	\$331.31	Yes
77	Designated Structures	Fee for application intake, plan review, and inspection activities – exterior tank & support	Per structure	\$331.31	Yes

78	Designated Structures	Fee for application intake, plan review, and inspection activities – pedestrian bridge	Per structure	\$331.31	Yes
79	Designated Structures	Fee for application intake, plan review, and inspection activities fees – retaining wall	\$ per lineal metre	\$9.64	Yes
80	Designated Structures	Fee for application intake, plan review, and inspection activities – satellite dish, solar collector	Per structure	\$331.31	Yes
81	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – pool fence enclosures	Per application	\$96.38	Yes
82	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – air supported structures	Per square metre	\$6.88	Yes
83	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities fee – balcony guards/replacement guards	Per lineal metre	\$1.80	Yes
84	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities fee – balcony repairs	Per balcony	\$16.87	Yes
85	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities fee – basement finishing dwellings &/houses	Per square metre	\$4.82	Yes
86	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – unfinished – nonresidential bldgs	Per square metre	\$4.82	Yes
87	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – canopy (not enclosed)	Per square metre	\$5.16	Yes
88	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – ceilings (added or replacement)	Per square metre	\$0.48	Yes
89	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – demising walls	Per square metre	\$4.82	Yes
90	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – electromagnetic locks	Per lock (maximum of \$361.43)	\$36.14	Yes
91	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – emergency lightings	Per storey (maximum of \$412.67)	\$42.17	Yes
92	Stand Alone and Miscellaneous Work	To recover the costs for application intake, plan review, and inspection activities – farm buildings	Per square metre	\$8.43	Yes
93	Stand Alone and Miscellaneous Work	The costs for application intake, plan review, and inspection activities – fire alarms	Per storey (maximum of \$602.38)	\$60.24	Yes
94	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – window replacements	Per window	\$2.41	Yes

95	Other Plumbing Work	Application intake, plan review, and inspection activities – manholes, catchbasins etc.	Each	\$30.12	Yes
96	Other Plumbing Work	Application intake, plan review, and inspection activities – backflow prevention devices	Each	\$7229	Yes
97	Other Plumbing Work	Application intake, plan review, and inspection activities – holding tanks	Each	\$301.19	Yes
98	Other Plumbing Work	Application intake, plan review, and inspection activities – septic tanks	Each	\$18.07	Yes
99	Plumbing and Drainage Systems	Application intake, plan review, and inspection activities – fixtures, equipment, etc.	Each fixture, equipment, roof drain	\$24.10	Yes
100	Plumbing and Drainage Systems	Application intake, plan review, and inspection activities – fixtures, equipment roof drain	Each fixture, equipment, roof drain	\$96.38	Yes
101	Plumbing and Drainage Systems	Application intake, plan review, and inspection activities – piping, water services etc.	Each	\$96.38	Yes
102	Plumbing and Drainage Systems	Application intake, plan review, and inspection activities – buried plumbing, drainage piping	Each	\$2.04	Yes
103	Plumbing and Drainage Systems	Application intake, plan review, and inspection activities – inside sanitary and storm piping	Per lineal metre	\$2.04	Yes
104	Plumbing and Drainage Systems	Application intake, plan review, and inspection activities – sanitary and storm piping	Per lineal metre		Yes
105	Heating, Ventilation, and Air Conditioning Systems	Application intake, plan review, and inspection activities – Group A&B Occupancies	Per square metre	\$1.49	Yes
106	Heating, Ventilation, and Air Conditioning Systems	Application intake, plan review, and inspection activities – heating and Ventilation only with no ductwork	Flat fee	\$150.60	Yes
107	Heating, Ventilation, and Air Conditioning Systems	Application intake, plan review, and inspection activities – Heating, Ventilation and Air Conditioning (HVAC)	Flat fee	\$210.83	Yes
108	Heating, Ventilation, and Air Conditioning Systems	Application intake, plan review, and inspection activities – boiler or furnace replacement	Flat fee	\$120.48	Yes
109	Heating, Ventilation, and Air Conditioning Systems	Application intake, plan review, and inspection activities – air conditioning unit addition	Flat fee	\$120.48	Yes
110	Heating, Ventilation, and Air Conditioning Systems	Application intake, plan review, and inspection activities – Other group C occupancies	Per square metre	\$1.09	Yes

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111	Heating, Ventilation, and Air Conditioning Systems	Application intake, plan review, and inspection activities – Group D&E bldgs	Per square metre	\$1.20	Yes
112	Heating, Ventilation, and Air Conditioning Systems	Application intake, plan review, and inspection activities – small bldgs up to 230 m ²	Flat fee	\$180.71	Yes
113	Heating, Ventilation, and Air Conditioning Systems	To recover the costs for application intake, plan review, and inspection activities – Laboratories	Per square metre	\$1.49	Yes
114	Heating, Ventilation, and Air Conditioning Systems	To recover the costs for application intake, plan review, and inspection activities – parking garages	Per square metre	\$0.30	Yes
115	Heating, Ventilation, and Air Conditioning Systems	To recover the costs for application intake, plan review, and inspection activities fee – all other Group F Occupancies	Per square metre	\$0.84	Yes
116	Heating, Ventilation, and Air Conditioning Systems	To recover the costs for application intake, plan review, and inspection activities – HVAC alterations (Unit Heater, Make-up Air Unit, Exhaust Fan) and/or Ductwork Alterations	Flat fee	\$150.60	Yes
117	Heating, Ventilation, and Air Conditioning Systems	To recover the costs for application intake, plan review, and inspection activities – HVAC alterations (Boiler/Furnace, or Air Conditioning Unit)	Flat fee	\$301.19	Yes
118	Heating, Ventilation, and Air Conditioning Systems	Application intake, plan review, and inspection activities – special ventilation systems	Flat fee	\$361.43	Yes
119	Temporary Structures	Application intake, plan review, and inspection activities – tent certification	Up to two tents	\$96.38	Yes
120	Temporary Structures	Application intake, plan review, and inspection activities – tent certification	Per additional tent (over two)	\$30.12	Yes
121	Temporary Structures	Application intake, plan review, and inspection activities – permits for certified tent	Per tent	\$96.38	Yes
122	Temporary Structures	Application intake, plan review, and inspection activities – temporary tent up to 225 m ²	Per square metre	\$1.20	Yes
123	Temporary Structures	Application intake, plan review, and inspection activities – additional tent area > 225 m ²	Per square metre	\$0.30	Yes
124	Temporary Structures	Application intake, plan review, and inspection activities – temporary structures	Per square metre	\$12.05	Yes
125	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – underpinnings	Per linear meter	\$9.64	Yes

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126	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – fire doors retrofit	Each (maximum of \$361.43)	\$24.10	Yes
127	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – fireplaces and/or woodstoves	Each	\$96.38	Yes
128	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – mechanical service spaces/penthouses	Per square metre	\$8.43	Yes
129	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities fee – parking garage repairs/slab reconstruct	Per square metre	\$4.82	Yes
130	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – all other construction	Per square metre	\$1.80	Yes
131	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – portable classrooms: on certified	Per portable	\$120.48	Yes
132	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities fee – portable classrooms: certification	Per portable	\$120.48	Yes
133	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities fee – certified classrooms	Per portable	\$60.24	Yes
134	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – repairs/recladding walls, re-roofing	Per square metre	\$0.60	Yes
135	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities fee- re-roofing with structural work	Per square metre	\$4.82	Yes
136	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities fee – residential deck, carport, porch	Each	\$96.38	Yes
137	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities – shoring	Per lineal metre	\$9.64	Yes
138	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities fee – detached garages, accsry structures	Each	\$96.38	Yes
139	Stand Alone and Miscellaneous Work	For application intake, plan review, and inspection activities - sprinklers	Per square metre	\$0.48	Yes
140	Stand Alone and Miscellaneous Work	For application intake, plan review, and inspection activities – standpipes	Each (maximum of \$421.67)	\$42.17	Yes
141	Stand Alone and Miscellaneous Work	Application intake, plan review, and inspection activities for energy efficiency devices and equipment	Per installation	\$92.94	Yes

142	Other Services	Plan review, inspection and administration for properties identified as a marijuana group operation (MGO)	Per application	\$5,000.00	Yes
143	Other Services	Retrieve, copy and record plans, files, drawings or any other record on file with Toronto Building to the public requesting and applying for this information	For each plan, file, drawing or record	\$65.00	Yes
144	Other Services	Carry out the intake, review, evaluation and administration of Alternative Solution Submissions as defined in the Building Code	Per submission	\$2,000.00	Yes
145	Other Services	Evaluate a building material, system or design including any costs required if third party review, testing, or evaluation as deemed necessary by the Chief Building Official	Each evaluation	\$5,000.00	Yes
146	Other Services	Administrative fee for collecting and processing road damage deposit	Each application	\$26.56	Yes