Town of Aurora
Planning and Development Services
Building Division
100 John West Way, Box 1000
365-500-2081

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 *TSSA, 2000*	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)

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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
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 $1,989.00
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

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250mm (10")	each	$ 131.00
300mm (12") or larger	each	$ 156.00
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, 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 bot 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 are of an attached garage, basements and cellars.		
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.		

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By-law 6737-25 Schedule "B" Effective January 1, 2026		
Permitted Use Letter		
To respond in writing to enquires related to uses of specific properties with respect to permitted uses as set in the Town of Aurora Zoning By-law 2213-78, as amended	each	$51.00
Administrative Costs		
Additional costs associated with the administration fee internal processing model homes applications with respect to outside agencies, and engineering review, and corporate policies and procedures	per unit	$541.00
Construction Activity Report		
Reports generated upon request providing permit numbers, location, description and construction value	each	$103.00
Zoning Review		
Zoning review of applications other than a building permit application including zoning review of Committee of Adjustment or Consent applications and determination of legal non-conforming status.	each	n/a
Zoning Review - Residential (single, semi or street townhomes)		
Zoning review of applications other than a building permit application including zoning review of Committee of Adjustment or Consent applications and determination of legal non-conforming status.	each	$103.00
Zoning Review - All Other Building Types		
Zoning review of applications other than a building permit application including zoning review of Committee of Adjustment or Consent applications and determination of legal non-conforming status.	each	$203.00
Sign Review		
Sign By-law review of applications other than a sign permit application including Sign By-law review of Planning Applications.	each	$203.00
Permit fees related to By-law Number 4753-05.P		
Pool Enclosure Permits	each	$383.00
Hot Tub Permits	each	$203.00
Grading Review		
Lot Grading review and inspection	each	$352.00
Grading review and inspection for pool construction	each	$477.00
By-law 6737-25 Schedule "I" Effective January 1, 2026		
Sign Fees		
Application for General Sign Permit (unless specified below)	each	$183.00 per application plus $12.14/square metre of total aggregate areas of all proposed signs
Application for Billboard or Mural Sign	per application	$363.00
Application for revision/renewal of a sign permit	per application	$183.00
Security Deposit	per sign	$607.00
Application for Sign Variance Request (within the scope limits described in 4.10(b) of By-law 5840.14)	each	$363.00
Application for Appeal to Council (pursuant to 4.10(d) of By-law 5840.14)	each	$363.00
Application for Sign Variance Request (exceeding the scope limits described in 4.10(e) of By-law 5840.14)	each	$729.00