

## Fees and Charges Schedule F – Building Standards Department

Classes of permits and corresponding permit fees under the Building By-law pursuant to Section 7 of the *Building Code Act, 1992, S.O. 1992, c.23*, and other fees and charges pursuant to *Section 391 of the Municipal Act, 2001, S.O. 2001, c. 25*.

Item	Fee or Charge		HST
	2025	2026 <sup>1</sup>	
<b>Document Access or Service Requests</b>			
Routine Disclosure – Property Data/Building Permit Drawings (non-refundable fee which includes 10 small pages or one large page, and reproduction fees apply)	\$90.00	\$93.00	E
Request Copy of Survey – Non refundable fee of \$50.00 charged at application. Balance to be paid if survey is obtained.	\$90.00	\$93.00	Y
Reproduction (Black and White) per Page (large>11x17)	\$0.75/small page; \$6.70/large page	\$0.80/small page; \$6.90/large page	Y
Reproduction (Colour) per Page	\$1.60 up to 11x17 \$10.50 up to 24x36 \$17.50 up to 36x48	\$1.65 up to 11x17 \$10.80 up to 24x36 \$18.00 up to 36x48	Y
Hourly rate for assistance requests, including Project Dox	-	\$104.00 per hour	E
<b>Zoning Service Requests</b>			
Building Compliance Letter	\$187.00	\$192.00	E
Supplementary Building Compliance Letter	\$107.00	\$110.00	E
Written Response to Provincial/Regional Licenses (per letter including revisions up to 6 months from application date)	\$240.00	\$247.00	E
Written Zoning Response (per letter)	\$249.00	\$256.00	E
Inspection Fee – Minor Variance (per application)	\$337.00	\$347.00	Y
<b>Portable Signs &amp; Sign Variance</b>			
Temporary Signs (Portable) - A-Frame (per sign for up to 6 months posting), Feather Banner (up to 6 feather banner signs for up to 6 months posting)	\$236.00	\$243.00	E
Sign Variance Application Fee	\$1,351.00	\$1,391.00	E

*Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.*

<sup>1</sup> *Fees are indexed annually and are subject to change and Council approval in future years.*

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Classes of Permits	2025 Permit		2026 Permit <sup>1</sup>
Occupancy Classification / Type of Construction	Fees	Units	Fees
	<b>190.00 Minimum</b>		<b>195.00 Minimum</b>
Group A (Assembly) - Shell Building (no occupancy/use)	\$22.08	per m <sup>2</sup>	\$22.74
Group A (Assembly) - Finished (Shell and Interiors)	\$24.55	per m <sup>2</sup>	\$25.28
Group A (Assembly) - Interior Alteration	\$7.42	per m <sup>2</sup>	\$7.64
Group A (Assembly) - Additions & Mezzanines	\$24.55	per m <sup>2</sup>	\$25.28
Group A (Assembly) – Roof top assembly areas and outdoor areas associated with restaurants and banquet facilities	\$7.42	per m <sup>2</sup>	\$7.64
	\$515.00	min.	\$530.00
Group B (Institutional) - Shell Building (no occupancy/use)	\$27.70	per m <sup>2</sup>	\$28.53
Group B (Institutional) - Finished (Shell and Interiors)	\$37.60	per m <sup>2</sup>	\$38.72
Group B (Institutional) - Interior Alteration	\$7.42	per m <sup>2</sup>	\$7.64
Group B (Institutional) - Additions & Mezzanines	\$37.60	per m <sup>2</sup>	\$38.72
Group C (Part 3 Buildings) - Finished (Shell and Interiors)	\$19.66	per m <sup>2</sup>	\$20.25
Group C (Part 3 Buildings) - Interior Alteration	\$7.09	per m <sup>2</sup>	\$7.30
Group C (Part 3 Buildings) – Additions & Mezzanines	\$19.66	per m <sup>2</sup>	\$20.25
Group C (Midrise Wood) - Finished (Shell and Interiors)	\$22.23	per m <sup>2</sup>	\$22.89
Group C (Midrise Wood) - Interior Alteration	\$7.09	per m <sup>2</sup>	\$7.30
Group C (Midrise Wood) - Additions & Mezzanines	\$22.23	per m <sup>2</sup>	\$22.89

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Classes of Permits	2025 Permit		2026 Permit <sup>i</sup>
Occupancy Classification / Type of Construction	Fees	Units	Fees
	<b>190.00 Minimum</b>		<b>195.00 Minimum</b>
Group C (Part 9 Buildings) - Single Dwelling Unit (including secondary unit)	\$21.19	per m <sup>2</sup>	\$21.82
Group C (Part 9 Buildings) - Multi Unit/Stacked Townhouses	\$23.15	per m <sup>2</sup>	\$23.84
Group C (Part 9 Buildings) - Semis and Towns	\$23.15	per m <sup>2</sup>	\$23.84
Group C (Part 9 Buildings) - Interior Alteration	\$7.09	per m <sup>2</sup>	\$7.30
Group C (Part 9 Buildings) - Additions & Mezzanines	\$21.19	per m <sup>2</sup>	\$21.82
Group C (Part 9 Buildings) – Garages / Carport less than 55 m <sup>2</sup>	\$573.00	flat fee per item	\$590.00
Group C (Part 9 Buildings) – Garages / Carport 55 m <sup>2</sup> or greater.	\$9.24	per m <sup>2</sup>	\$9.51
Group C (Part 9 Buildings) - Accessory Building no plumbing (Cabana, Garden Shed, Gazebo) less than 20 square meters	\$190.00	flat fee per item	\$195.00
Group C (Part 9 Buildings) - Accessory Building, (Garden Shed, Gazebo) 20 square meters or greater	\$573.00	flat fee per item	\$590.00
Group C (Part 9 Buildings) - Deck, Covered Porch, Basement Walk-up	\$272.00	flat fee per item	\$280.00
Group C (Part 9 Buildings) – Cabana 20 square meters or greater, or with plumbing	\$21.19	per m <sup>2</sup>	\$21.82
Group D (Office) - Shell Building (no occupancy/use)	\$17.10	per m <sup>2</sup>	\$17.61
Group D (Office) - Finished (Shell and Interiors)	\$22.28	per m <sup>2</sup>	\$22.94
Group D (Office) - Interior Alteration	\$7.42	per m <sup>2</sup>	\$7.64
Group D (Office) - Additions & Mezzanines	\$22.28	per m <sup>2</sup>	\$22.94
Group E (Mercantile) - Shell Building (no occupancy/use)	\$14.69	per m <sup>2</sup>	\$15.13

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Classes of Permits	2025 Permit		2026 Permit <sup>i</sup>
Occupancy Classification / Type of Construction	Fees	Units	Fees
	<b>190.00 Minimum</b>		<b>195.00 Minimum</b>
Group E (Mercantile) - Finished (Shell and Interiors)	\$19.31	per m <sup>2</sup>	\$19.89
Group E (Mercantile) - Interior Alteration	\$7.42	per m <sup>2</sup>	\$7.64
Group E (Mercantile) - Additions & Mezzanines	\$19.31	per m <sup>2</sup>	\$19.89
Group F1&F2 (Industrial) - Shell Building / Addition / Mezzanine (no occupancy/use)	\$9.44	per m <sup>2</sup>	\$9.72
Group F1 & F2 (Industrial) - Finished (Shell and Interiors)	\$13.63	per m <sup>2</sup>	\$14.03
Group F1&F2 (Industrial) – Interior Alteration / Occupancy to shell building or parts thereof	\$4.19	per m <sup>2</sup>	\$4.31
Group F1&F2 (Industrial) - Interior Alteration, to existing occupied areas. Fee applied to area of work proposed.	\$7.42	per m <sup>2</sup>	\$7.64
Group F1&F2 (Industrial) – Additions & Mezzanines Finished (Shell and Interiors)	\$13.63	per m <sup>2</sup>	\$14.03
Group F3 (Storage) - (Parking) Garage	\$9.24	per m <sup>2</sup>	\$9.51
<b>Plumbing / Sewage Systems</b>			
Site Services - Residential Projects (plus fee for water service/drains)	\$190.00	flat fee plus	\$195.00
Site Services - Other Than Residential Projects (plus fee for water service/drains)	\$190.00	flat fee plus	\$195.00
Water Service 50mm to 100mm	\$41.00	flat fee item	\$42.00
Water Service 150mm 200mm 250mm	\$107.00	flat fee per item	\$110.00
Water Service over 250mm	\$163.00	flat fee per item	\$167.00
Residential Water Service (50mm or less)	\$45.00	flat fee per item	\$46.00

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Classes of Permits	2025 Permit		2026 Permit <sup>i</sup>
Occupancy Classification / Type of Construction	Fees	Units	Fees
	<b>190.00 Minimum</b>		<b>195.00 Minimum</b>
Drains – Residential	\$190.00	flat fee per item	\$195.00
Drains – Non-Residential/Multi Res. 100mm 150mm	\$67.00	flat fee per item	\$69.00
Drains – Non-Residential/Multi Res. 200mm 250mm	\$117.00	flat fee per item	\$120.00
Drains – Non-Residential/Multi Res larger than 250mm	\$163.00	flat fee per item	\$167.00
Plumbing Fixtures (Toilets, Urinals, lavatories, sinks, floor drains, vented traps, roof drains, backflow preventers)	\$20.60	flat fee per fixture	\$21.20
Grease Interceptors	\$81.00	flat fee per item	\$83.00
Plumbing – Miscellaneous (manholes, catch basins, area drains)	\$54.00	flat fee per item	\$55.00
***Septic System – Residential, commercial, industrial (GFA less than 186 m <sup>2</sup> ) Additional fee 186m <sup>2</sup> and over	\$675.00	flat fee plus	\$695.00
***Septic System – Residential, commercial, industrial (GFA less than 186 m <sup>2</sup> ) Additional fee 186m <sup>2</sup> and over	\$4.27	per m2	\$4.39
Septic System – Farm related project (without internal plumbing)	\$190.00	flat fee	\$195.00
Septic System – non-habitable addition/structure (no effect on system)	\$190.00	flat fee	\$195.00
Septic System – non-habitable addition/structure (change to system)	\$270.00	flat fee	\$278.00
Septic System – habitable addition/structure (no effect on system)	\$190.00	flat fee	\$195.00
***Septic System – habitable addition/structure (change to system) less than 186m <sup>2</sup> Additional fee 186m <sup>2</sup> and over	\$675.00	flat fee plus	\$695.00

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Classes of Permits	2025 Permit		2026 Permit <sup>i</sup>
Occupancy Classification / Type of Construction	Fees	Units	Fees
	<b>190.00 Minimum</b>		<b>195.00 Minimum</b>
***Septic System – habitable addition/structure (change to system) less than 186m <sup>2</sup> Additional fee 186m <sup>2</sup> and over	\$4.27	per m2	\$4.39
On Site Sewage System – Maintenance Program Inspection Fee	\$1,854.00	flat fee	\$1,909.00
<b>Mechanical - HVAC</b>			
Mechanical - HVAC - Residential	\$340.00	flat fee	\$350.00
Mechanical – HVAC - Non-Residential	\$679.00	flat fee	\$699.00
Hazardous Processes - Kitchen Exhaust Hood, Spray Booth, Storage of Hazardous Material, Dust Collector	\$650.00	flat fee	\$670.00
<b>Subdivisions – Certified Models</b>			
Certified Models – Single Dwelling Unit up to 3 Different Elevations (additional cost)	\$2,862.00	flat fee	\$2,947.00
One Additional Elevation (beyond 3 included in Certified Model, part of Certified Model application)	\$190.00	flat fee	\$195.00
Change House Type Model (residential plan of subdivision where permit has been issued for a different house type)	\$541.00	flat fee	\$557.00
Change House Type Model – additional cost per m <sup>2</sup> or portion thereof	\$14.06	per m <sup>2</sup>	\$14.48
<b>Permit Revisions</b>			
Permit Revisions –When original permit calculated as a flat fee or minimum fee	\$190.00	flat fee	\$195.00
Permit Revisions – Residential (includes 3 hours review time)	\$492.00	flat rate	\$506.00
Permit Revisions – Non-Residential (includes 3 hours review time)	\$571.00	flat rate	\$588.00

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Occupancy Classification / Type of Construction	Fees	Units	Fees
	<b>190.00 Minimum</b>		<b>195.00 Minimum</b>
<b>Demolition</b>			
Demolition – Part 9 Residential (plus hourly rate for review over 3 hours)	\$345.00	flat fee	\$355.00
Demolition – Part 3 Residential and Non- Residential (plus hourly rate for review over 3 hours)	\$1,114.00	flat fee	\$1,147.00
<b>Fire/Life Safety</b>			
Active Fire Protection Systems - Fire Alarm, Sprinkler or Standpipe Systems, Mag-Locks (plus additional fee in this section, below)	\$249.00	flat fee	\$256.00
Part 9 Fire Alarm System (additional fee)	\$0.42	per m <sup>2</sup>	\$0.43
Part 3 Per Floor (additional fee)	\$179.00	per floor	\$184.00
Sprinkler / Standpipe System (additional fee)	\$0.55	per m <sup>2</sup>	\$0.56
<b>Fast Track Permit Process</b>			
Additional fee – (percentage of full permit fee subject to maximum/minimum amounts below)	50	percent	50
Commercial and Industrial	\$956.00	min.	\$984.00
	\$9,546.00	max.	\$9,832.00
Residential - Detached/Semi Detached	\$636.00	flat fee	\$655.00
Residential – Townhouse all types	\$319.00	per unit min.	\$328.00
	\$9,546.00	max. per block	\$9,832.00

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Occupancy Classification / Type of Construction	Fees	Units	Fees
	<b>190.00 Minimum</b>		<b>195.00 Minimum</b>
<b>Designated Structures</b>			
Miscellaneous - Designated Structure/Public Pool/Public Spa/Retaining Wall	\$684.00	flat fee	\$704.00
Solar Collectors (residential Part 9)	\$190.00	flat fee	\$195.00
Solar Collectors (Part 3 residential, industrial, commercial, institutional)	\$617.00	flat fee	\$635.00
<b>Miscellaneous Permits / Services / Fees</b>			
Alternative Solutions (plus cost of additional review/meetings and any 3 <sup>rd</sup> party review)	\$1,301.00	flat fee plus	\$1,340.00
Balcony, including guards	\$0.61	per m <sup>2</sup>	\$0.62
Change of Use where no construction is proposed - For all Types of Classifications (plus hourly rate for each hour or part thereof)	\$374.00	flat fee plus	\$385.00
Conditional Permit (10% of building permit fee in addition to building permit fee)	\$1,351.00	min.	\$1,391.00
	\$3,090.00	max.	\$3,182.00
Conditional Permit Agreement (amendment)	\$269.00	flat fee	\$277.00
Construction/Demolition/Change of Use without permit – additional 50% of permit fee	\$190.00	min.	\$195.00
	\$10,300.00	max.	\$10,609.00
Demising Walls (no other construction)	\$5.39	per linear metre	\$5.55
Demountable Event Structures (platforms, stages, bleachers, structures supporting lighting, audio and similar equipment)	\$190.00	flat fee per structure	\$195.00
Farm Buildings	\$6.72	per m <sup>2</sup>	\$6.92



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Occupancy Classification / Type of Construction	Fees	Units	Fees
	<b>190.00 Minimum</b>		<b>195.00 Minimum</b>
Fireplace / Stove	\$190.00	flat fee	\$195.00
Hourly Rate for Review or Inspection (minimum 3 hours may apply)	\$101.00	per hour	\$104.00
Hourly rate for 2 <sup>nd</sup> and ongoing resubmission review.	-	per hour	\$104.00
Limiting Distance Agreement	\$661.00	flat fee	\$680.00
Occupancy Permit – Div. C. 1.3.3.1. & 1.3.3.5. (per stage of occupancy)	\$345.00	flat fee	\$355.00
Partial Permit (additional fee)	\$309.00	flat fee	\$318.00
Portable Classroom	\$269.00	flat fee per item	\$277.00
Recladding	\$0.55	per m <sup>2</sup>	\$0.56
Request to Defer Revocation (extend permit)	\$190.00	flat fee per request	\$195.00
Written Objection to a Notice of Intention to Revoke	\$190.00	flat fee per request	\$195.00
Sales Pavilion	\$10.06	per m <sup>2</sup>	\$10.36
Shelf and Racking System	\$5.64	per m <sup>2</sup>	\$5.80
Signs – All Signs except Billboard and Temporary (Portable) Signs	\$215.00	flat fee plus	\$221.00
	\$36.00	per m <sup>2</sup>	\$37.00
Signs – Billboard	\$185.00	flat fee plus	\$190.00
	\$46.00	per m <sup>2</sup>	\$47.00
Shoring	\$11.97	per linear metre	\$12.32

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	<b>190.00 Minimum</b>		<b>195.00 Minimum</b>
Tents/Air Supported Structures	\$7.21	per m <sup>2</sup>	\$7.42
Re-install Air Supported Structure to Issued Building Permit	\$545.00	Flat fee	\$561.00
Tents not intended as Permanent Structures	\$190.00	flat fee per tent	\$195.00
Transfer Permit (to new owner)	\$190.00	flat fee	\$195.00
Window Enlargement, new exterior window or door	\$2.63	per m <sup>2</sup>	\$2.70
<b>Returnable Fee</b>			
Residential Construction – New Single Detached Dwelling, Semi-Detached Dwelling, or Townhouse	\$5,000.00	per building permit	\$5,150.00
Residential Construction – Additions to Single Detached Dwelling, /Semi-Detached Dwelling, or Townhouse	\$2,500.00	per building permit	\$2,575.00
Residential Construction – Alterations or Secondary Suites to Single Detached Dwelling, Semi-Detached dwelling, or Townhouse	\$2,500.00 or maximum building permit fee, if lesser	per building permit	\$2,575.00 or maximum building permit fee, if lesser
Residential Construction – Accessory Structures (shed, deck cabana, garage) to Single Detached Dwelling, Semi-Detached Dwelling, or Townhouse	\$500.00 or maximum building permit fee, if lesser	per building permit	\$515.00 or maximum building permit fee, if lesser
Non-Residential Construction – New Industrial/ Commercial/Institutional Buildings, or Residential Buildings not noted above	\$10.00 per m <sup>2</sup> to max. \$50,000.00	per building permit	\$10.00 per m <sup>2</sup> to max. \$51,500.00
Non-Residential Construction – Additions to Industrial/ Commercial/Institutional Buildings, or Residential Buildings not noted above	\$10.00 per m <sup>2</sup> to max. \$25,000.00	per building permit	\$10.00 per m <sup>2</sup> to max. \$25,750.00
Non-Residential Construction – Alterations or Accessory Structures to Industrial/ Commercial/Institutional Buildings, or Residential Buildings not noted above	\$5,000.00	per building permit	\$5,150.00

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	<b>190.00 Minimum</b>		<b>195.00 Minimum</b>
Returnable Fee excludes; <ul style="list-style-type: none"> <li>• Alternative Solutions;</li> <li>• Certified Models;</li> <li>• Demountable Event Structures including Stages, Platforms, Tents, Bleachers, and Structures Supporting Lighting, Audio and Similar Equipment;</li> <li>• Limiting Distance Agreements;</li> <li>• Municipal, Provincial or Federal Government Buildings;</li> <li>• Permits only to Demolish a Structure, Demolish Part of a Structure or Demolish Interior Construction;</li> <li>• Permits only for Fire Alarm, Sprinklers, Standpipes or Fire Suppression Systems;</li> <li>• Permits only for Plumbing;</li> <li>• Permits only for Mechanical Items;</li> <li>• Permits for Sewage Systems;</li> <li>• Permits for Signs; and</li> <li>• Permits for Solar Collectors;</li> </ul>			
<b>Permit Maintenance Fee</b>			
Part 9 Building Permits for New Residential Units or Dwellings	\$450.00	per building permit per year building permit remains open	\$463.00
Part 9 Building Permits for Accessory Uses, Interior Alterations and Other Minor Residential Permits	\$190.00	per building permit per year building permit remains open	\$195.00

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Occupancy Classification / Type of Construction	Fees	Units	Fees
	190.00 Minimum		195.00 Minimum
Part 3 Building Permits - All	\$775.00 or the actual building permit fee paid, if lesser	per building permit per year building permit remains open	\$798.00

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### **NOTES:**

1. Except where a flat fee is indicated for an Occupancy Classification or Type of Construction, the fee per m<sup>2</sup> of floor area set out in Schedule F, shall be used by the Chief Building Official in determining the permit fee, by multiplying the floor area by the fee per m<sup>2</sup>, subject to maximum and minimum fees where indicated.
2. For new buildings and additions, fees for sprinkler and fire alarm systems, unfinished basements (except within dwelling units), finished basement areas in single detached, semi-detached and townhouse dwellings and any balconies, decks, patio and porch structures are in addition to the Occupancy Group Fee per m<sup>2</sup>.
3. Where a change of occupancy from one classification to another classification of a higher hazard is proposed, the fee for the proposed occupancy applies. Where a change of use permit is denied, fees paid may be credited to an alteration permit which incorporates the construction required to accommodate the change of use.
4. For the purpose of this schedule the occupancy classification and floor area shall be determined on the following basis:
  - a) The occupancy classification shall be established in accordance with the occupancy definitions of the Ontario Building Code.
  - b) Except as provided in 4.d), the floor area is the sum of the areas of all floors including basement, balconies and mezzanines and shall be measured to the outer face of the exterior walls or structure. For interior alterations, measurements are taken to the inner face of walls.
  - c) No deductions shall be made for openings within the floor area, i.e. stairs, elevators, ducts.
  - d) A garage serving only the dwelling unit to which it is attached or built-in and an unfinished basement located within a dwelling unit shall not be included in the area calculations.
  - e) The horizontal projection of sloping and stepped floors shall be used in lieu of actual surface area.
  - f) The fee for common facilities such as corridors, lobbies, washrooms etc., in “shell” buildings shall be calculated at the “finished” rate according to the occupancy classification of the floor area on which the facilities are located.
5. The fees shown in the following table will be used to calculate the total permit fee. However, the minimum fee for any permit shall be \$190.00 (2025 Rate).
6. Fees are indexed annually and are subject to change and Council approval in future years.
7. The fee for any permit or service not listed in this schedule will be charged at the hourly rate for review and inspections and the minimum fee will apply.
8. Previous year's fees are applicable for:
  - a) Submissions made and minimum fees paid by December 31, 2024,
  - b) Enough information to calculate building permit fees received by February 15, 2025, and
  - c) Remainder calculated fees paid by February 28, 2025.
  - d) If these conditions are not met, 2025 fees apply.
- ~~9. All fees and payments in Canadian funds.~~