

2019 FEE SCHEDULE

MINIMUM FEE

<ul style="list-style-type: none"> detached, semi-detached, townhouse, row-house, duplex or live/work residential projects 	\$275.00
<ul style="list-style-type: none"> non-residential projects or residential greater than three storeys, unless otherwise stated 	\$375.00

PERMIT FEES

CLASS OF PERMIT, OCCUPANCY CLASSIFICATION	Fee Multiplier (\$ per m ² or as otherwise specified)
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A. CONSTRUCTION: NEW BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; ALTERATION OR UNIT FINISH

GROUP "A" ASSEMBLY Actual fee

<ul style="list-style-type: none"> Transit Station, Subway, Bus Terminal 		\$14.08
<ul style="list-style-type: none"> All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums 		\$16.88
<ul style="list-style-type: none"> Portable Classrooms - New 	each	\$400.00
- Relocated	each	\$275.00
<ul style="list-style-type: none"> Alteration, Renovation, Interior Finish, Unit Finish 		\$4.50

GROUP "B" INSTITUTIONAL

<ul style="list-style-type: none"> New 		\$21.40
<ul style="list-style-type: none"> Alteration, Renovation, Interior Finish, Unit Finish 		\$4.50

GROUP "C" RESIDENTIAL

<ul style="list-style-type: none"> Custom Detached Dwelling, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units 	(min. \$1689.45)	\$15.00
<ul style="list-style-type: none"> Certified Model: 		
Base Model with One Elevation		\$11.00
Optional Items Requiring Separate Building and HVAC Review:		
Each additional elevation		\$100.00
Corner Upgrade/Rear Upgrade		\$100.00
Alternate Floor Layout		\$100.00
Walk-out Condition		\$100.00
Look-out Condition		\$100.00
Below Grade Entrance		\$100.00
Basement Finish, Partial or Complete		\$100.00
Increase Floor to Ceiling Height		\$100.00
Increase Basement Window Size		\$100.00
<ul style="list-style-type: none"> Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units Sited from a Certified Model 	(min. \$1689.45)	\$11.83
<ul style="list-style-type: none"> Residential Addition - heated 		\$10.14
<ul style="list-style-type: none"> Residential Addition - unheated 		\$7.88
<ul style="list-style-type: none"> Motels, Hotels, Apartment Buildings, Stacked Townhouses and all other Residential Occupancies 		\$16.88
<ul style="list-style-type: none"> Alteration, Renovation, Interior Finish, Unit Finish 		\$4.50

Stand Alone Miscellaneous for Detached, Semi-Detached, Townhouse, Row-House, Duplex or Live/Work Residential:

<ul style="list-style-type: none"> Accessory Structure, Shed 	flat fee	\$275.00
<ul style="list-style-type: none"> Balcony Repair/Balcony Guard Replacement 	flat fee	\$275.00
<ul style="list-style-type: none"> Basement Finish 	flat fee	\$275.00
<ul style="list-style-type: none"> Below Grade Entrance 	flat fee	\$275.00
<ul style="list-style-type: none"> Carport 	flat fee	\$275.00
<ul style="list-style-type: none"> Clandestine Laboratory Remediation 	flat fee	\$4,000.00
<ul style="list-style-type: none"> Deck 	flat fee	\$275.00
<ul style="list-style-type: none"> Door, New Opening 	each	\$112.64
<ul style="list-style-type: none"> Fire Code Retrofit (OFC S. 9.8) 	flat fee	\$275.00
<ul style="list-style-type: none"> Fire Damage Repair 	flat fee	\$275.00
<ul style="list-style-type: none"> Fireplace, wood-burning 	flat fee	\$275.00
<ul style="list-style-type: none"> Foundation for relocated building 	flat fee	\$337.90
<ul style="list-style-type: none"> Garage 	flat fee	\$275.00
<ul style="list-style-type: none"> Porch 	flat fee	\$275.00
<ul style="list-style-type: none"> Porch Enclosure 	flat fee	\$275.00
<ul style="list-style-type: none"> Re-roof (Except Shingle Replacement Only) 		\$1.35
<ul style="list-style-type: none"> Solar Panels (Domestic Hot Water or Photovoltaic, any area) 	flat fee	\$275.00
<ul style="list-style-type: none"> Window, New Opening 	each	\$112.64

CLASS OF PERMIT, OCCUPANCY CLASSIFICATION	Fee Multiplier (\$ per m2)
GROUP "D" BUSINESS AND PERSONAL SERVICES	
• Shell	\$12.39
• Finished	\$16.32
• Temporary Structure (pre-fabricated/constructed on site)	\$5.64/\$11.26
Alteration, Renovation, Interior Finish, Unit Finish	\$3.95
GROUP "E" MERCANTILE	
• Shell	\$12.39
• Finished	\$16.32
• Alteration, Renovation, Interior Finish, Unit Finish	\$3.95
GROUP "F" INDUSTRIAL	
• Shell	
• Major Occupancy Warehouse or Distribution	\$7.32
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$7.32
• Finished	
• Major Occupancy Warehouse or Distribution	\$10.71
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$11.26
• Gas Station, Car Wash	\$10.14
• Canopies	\$5.07
• Parking Garage	\$5.07
• Mezzanine, open area, no new mechanical services	\$5.07
Alteration, Renovation, Interior Finish, Unit Finish	
• Major Occupancy Warehouse or Distribution	\$3.38
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$3.94
B. CHANGE OF USE	
• Change of Use (to an occupancy of higher hazard, including any proposed construction and/or upgrading required thereto)	All classifications \$101.38 per hour, minimum 4 hours= \$405.52
• Change of Use to create a second dwelling unit	flat fee \$1,000.00
C. DEMOLITION	
Residential:	
• Detached, Semi-Detached, Townhouse, Row-House, Duplex Dwellings, Subject to Demolition Control By-Law	each \$375.00
• Accessory Building, Including Farm Building	flat fee \$375.00
• Non-residential or multi-unit residential other than described above	flat fee \$563.15
• Implosion	each \$1,689.45
D. STAND ALONE MISCELLANEOUS	
• Air Supported Structure	flat fee \$375.00
• Balcony Repair	each \$375.00
• Ceiling - new, replacement	\$0.41
• Clandestine Laboratory Remediation	flat fee \$4,000.00
• Door - new, man door or overhead loading	each \$112.64
• Electromagnetic Locks	flat fee \$375.00
• Emergency Lighting	flat fee \$375.00
• Emergency Power	flat fee \$375.00
• Farm Building	minimum \$375.00 \$3.38
• Fire Alarm	flat fee \$375.00
• Fire Code Retrofit (other than residential)	flat fee \$375.00
• Fire Damage Repair	flat fee \$375.00
• Fire Suppression System (Other than Sprinkler System)	flat fee \$375.00
• Foundation for Relocated Building, each	flat fee \$375.00
• Mechanical Penthouse	\$6.74
• Parking Garage Repair	\$1.35
• Racking System (including Shelf and Rack Storage System)	flat fee \$563.15
• Re-Roofing (except shingle replacement only)	\$1.11
• Solar Collector Panels Supported by Building (other than Designated Structure)	flat fee \$563.15
• Shoring	flat fee \$375.00
• Sprinklers	flat fee \$375.00
• Standpipe and Hose System	flat fee \$375.00
• Tent, permanent (including sprung structures)	\$3.95
• Tent, temporary	flat fee \$375.00
• Underpinning	\$10.14/lin.m
• Wall - demising, each	flat fee \$375.00

• Wall - repair or re-clad		\$0.57
• Window - new	each, to maximum \$2000.00	\$112.64
• Designated Structures		
• Communication Tower (>16.6m), Wind Turbine (output >3kW)	flat fee	\$375.00
• Outdoor Pool, Outdoor Spa	flat fee	\$375.00
• Pedestrian Bridge	flat fee	\$375.00
• Retaining Wall		\$9.20/lin.m
• Tank, (Exterior) and Supports (not regulated by TSSA)	flat fee	\$375.00
• Solar Collector, Dish Antenna (equal to or greater than 5m ²)	flat fee	\$375.00
• Crane Runway	flat fee	\$375.00
• Other Designated Structures not listed above	flat fee	\$375.00
E. STAND ALONE MECHANICAL		
STAND ALONE MECHANICAL - HVAC		
• Group A		\$0.85
• Group B		\$0.85
• Group C		\$0.85
• Group D		\$0.85
• Group E		\$0.85
• Group F		\$0.85
• Alterations/Add-ons, per unit - Unit Heater; Make-up Unit; Exhaust Fan; Duct Alterations; Boiler/Furnace replacement etc. -	each	\$168.95
• Special Ventilation Systems, per unit (Commercial Cooking Exhaust, Spray Booth, Dust Collector, etc.)	each	\$375.00
STAND ALONE MECHANICAL - PLUMBING		
Fixtures, Equipment, Drains:		
• Any fixtures, equipment, appliances, vented traps not otherwise covered in the schedule	each	\$14.86
• Roof drains	each	\$14.86
• Floor drains	each	\$14.86
• Oil and Grease Interceptors	each	\$61.94
• Sewage pumps or ejector serving one or more fixtures	each	\$61.94
• Backflow prevention device (requiring testing)	each	\$61.94
• Catch Basin/Manhole	each (Max. \$1000.00)	\$24.77
Piping:		
Detached, Semi-detached, Townhouse, Row-House, Duplex, Live/Work Residential:		
• New Service-Water, sanitary or storm, buried piping	flat fee	\$275.00
• Repairs, replacement of an addition of buried plumbing and piping	flat fee	\$275.00
• Site Services for Mechanical Services that serve more than one building (per building or townhouse block)		\$275.00
• Conversion-septic to municipal sanitary sewer; well to municipal water service	per service	\$275.00
Non-residential and Residential Greater than Three Storeys:		
• Inside sanitary and storm piping		\$2.48/lin.m
• Outside water service, sanitary and storm piping		\$2.48/lin.m
• Site Services for Mechanical Services that serve more than one building (per building)		\$375.00
Private Sewage System:		
• Sewage system - Class 2, 3, 4, new or replacement		\$563.15
• Sewage system - Class 2, 3, 4, assessment of independent evaluation, repair or alteration		\$563.15
• Sewage system - Class 5 Holding Tank, new or replacement		\$563.15

ADMINISTRATION FEES		
1) Change of Municipal Address - upon written request and the requested change conforms with municipal addressing policies		\$375.00
2) Compliance Letter		\$225.26
3) Conditional Permit - 10% of the full permit fee	Minimum fee	\$500.00
	Maximum fee	\$3,378.91
Amendment to Conditional Permit Agreement		\$500.00
4) Site Plan Approval and One Temporary Structure Agreement		\$1,126.30
Each Additional Temporary Structure Agreement or Amendment to a Temporary Structure Agreement		\$563.15
5) Document Reproduction, including document from file and/or set of permit drawings		\$5.00 / page + HST for documents from file \$30.00 + HST for permit drawings / set when available on pdf \$5.00 / frame + HST when available on microfilm only
6) Custom Report (Report content subject to Freedom of Information and Information Guidelines)		\$99.39 / hour, minimum 3 hours plus administration fee of \$27.61 + HST
6) Overtime Services/Expedited Review, Special Inspections	Per hour, minimum 3 hours	\$101.38
7) Phased Permits	Per permit	\$375.00
8) Revisions to an application or an issued permit, elective changes requiring the repetition of processes already completed. Adjusted up to the nearest hour.	Regular Service	\$84.80
	Overtime or Expedited Service	\$101.38
9) Re-siting of an issued permit for a detached, semi-detached or a townhouse block (additional fee under 3(A) of this schedule will also apply if there is an increase in floor area	Where construction has not started	\$337.90
	Where construction has started	\$675.78
10) Request to defer revocation	Per building	\$225.26
11) Suspended or Incomplete Construction - request to determine compliance of the authorized construction where a building permit is suspended or deemed incomplete		
• Detached, Semi-detached, Townhouse, Row-house, Duplex, Live-work unit residential	Flat fee	\$275.00
• Non-residential and Residential greater than three storeys	Flat fee	\$375.00
12) Transfer of Permit to a new Owner		\$225.26
13) Liquor Licence Inspection		\$337.90
14) Building Permit Replacement		\$112.64
15) Alternative Solution Proposal Review	Deposit at time of application	\$375.00
	Plus regular Service per hour	\$84.80
	Overtime Service (rounded up to next hour) for review > 4 hours	\$101.38
16) Limiting Distance Agreement or Agreements not otherwise noted in the schedule		\$500.00
17) Construction Start Prior to Permit Issue	50% of total permit fee to a maximum of	\$11,263.04
18) Inspection Recall		\$100.00
19) Concierge Permit Service		\$112.64
20) Approval for Transfer of Previously Approved Certified Model:		
• Abutting Registered Plan, Shared Construction Office, within same block plan of subdivision, Electronic Submission Only	Per model	\$350.00
21) Production and Review of Electronic Submissions Greater than 10 Pages in Length	Per submission	\$12.24
22) Order to Comply, Registration on Title and Discharge from Title		\$600.00
23) Title Search	Per property address	\$45.00