

2020 FEE SCHEDULE

MINIMUM FEE

<ul style="list-style-type: none"> Detached, semi-detached, townhouse, rowhouse, duplex or live/work residential projects 	\$280.50
<ul style="list-style-type: none"> Non-residential projects or residential greater than three storeys, unless otherwise stated 	\$382.50

PERMIT FEES

CLASS OF PERMIT, OCCUPANCY CLASSIFICATION	Fee Multiplier (\$ per m ² or as otherwise specified)
--	--

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 	\$14.36
<ul style="list-style-type: none"> All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums 	\$17.22
<ul style="list-style-type: none"> Portable Classrooms - New 	Each \$408.00
- Relocated	Each \$280.50
<ul style="list-style-type: none"> Alteration, Renovation, Interior Finish, Unit Finish 	\$4.59

GROUP "B" INSTITUTIONAL

<ul style="list-style-type: none"> New 	\$21.83
<ul style="list-style-type: none"> Alteration, Renovation, Interior Finish, Unit Finish 	\$4.59

GROUP "C" RESIDENTIAL

<ul style="list-style-type: none"> Custom Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units 	(Min. \$1723.24)	\$15.30
<ul style="list-style-type: none"> Certified Model 		
Base Model with One Elevation		\$11.22
Optional Items Requiring Separate Building and HVAC Review:		
Each additional elevation		\$102.00
Corner Upgrade/Rear Upgrade		\$102.00
Alternate Floor Layout		\$102.00
Walk-out Condition		\$102.00
Look-out Condition		\$102.00
Below Grade Entrance		\$102.00
Basement Finish, Partial or Complete		\$102.00
Increase Floor to Ceiling Height		\$102.00
Increase Basement Window Size		\$102.00
<ul style="list-style-type: none"> Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units Sited from a Certified Model 	(Min. \$1723.24)	\$12.07
<ul style="list-style-type: none"> Residential Addition - heated 		\$10.34
<ul style="list-style-type: none"> Residential Addition - unheated 		\$8.04
<ul style="list-style-type: none"> Motels, Hotels, Apartment Buildings, Stacked Townhouses and all other Residential Occupancies 		\$17.22
<ul style="list-style-type: none"> Alteration, Renovation, Interior Finish, Unit Finish 		\$4.59

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	\$280.50
<ul style="list-style-type: none"> Balcony Repair/Balcony Guard Replacment 	Flat fee	\$280.50
<ul style="list-style-type: none"> Basement Finish 	Flat fee	\$280.50
<ul style="list-style-type: none"> Below Grade Entrance 	Flat fee	\$280.50
<ul style="list-style-type: none"> Carport 	Flat fee	\$280.50
<ul style="list-style-type: none"> Clandestine Laboratory Remediation 	Flat fee	\$4,080.00
<ul style="list-style-type: none"> Deck 	Flat fee	\$280.50
<ul style="list-style-type: none"> Door, New Opening 	Each	\$114.89
<ul style="list-style-type: none"> Fire Code Retrofit (OFC S. 9.8) 	Flat fee	\$280.50
<ul style="list-style-type: none"> Fire Damage Repair 	Flat fee	\$280.50
<ul style="list-style-type: none"> Fireplace, wood-burning 	Flat fee	\$280.50
<ul style="list-style-type: none"> Foundation for relocated building 	Flat fee	\$344.66
<ul style="list-style-type: none"> Garage 	Flat fee	\$280.50
<ul style="list-style-type: none"> Porch 	Flat fee	\$280.50
<ul style="list-style-type: none"> Porch Enclosure 	Flat fee	\$280.50
<ul style="list-style-type: none"> Re-roof (Except Shingle Replacement Only) 		\$1.38
<ul style="list-style-type: none"> Solar Panels (Domestic Hot Water or Photovoltaic, any area) 	Flat fee	\$280.50
<ul style="list-style-type: none"> Window, New Opening 	Each	\$114.89

CLASS OF PERMIT, OCCUPANCY CLASSIFICATION	Fee Multiplier (\$ per m²)
GROUP "D" BUSINESS AND PERSONAL SERVICES	
• Shell	\$12.64
• Finished	\$16.65
• Temporary Structure (pre-fabricated/constructed on site)	\$5.75/\$11.49
Alteration, Renovation, Interior Finish, Unit Finish	\$4.03
GROUP "E" MERCANTILE	
• Shell	\$12.64
• Finished	\$16.65
• Alteration, Renovation, Interior Finish, Unit Finish	\$4.03
GROUP "F" INDUSTRIAL	
• Shell	
• Major Occupancy Warehouse or Distribution	\$7.47
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$7.47
• Finished	
• Major Occupancy Warehouse or Distribution	\$10.92
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$11.49
• Gas Station, Car Wash	\$10.34
• Canopies	\$5.17
• Parking Garage	\$5.17
• Mezzanine, open area, no new mechanical services	\$5.17
Alteration, Renovation, Interior Finish, Unit Finish	
• Major Occupancy Warehouse or Distribution	\$3.45
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$4.02
B. CHANGE OF USE	
• Change of Use (to an occupancy of higher hazard, including any proposed construction and/or upgrading required thereto)	All classifications \$103.41 per hour, minimum 4 hours = \$413.63.
• Change of Use to create a second dwelling unit	Flat fee \$1,020.00
C. DEMOLITION	
Residential:	
• Detached, Semi-Detached, Townhouse, Row-House, Duplex Dwellings, Subject to Demolition Control By-Law	Each \$382.50
• Accessory Building, Including Farm Building	Flat fee \$382.50
• Non-residential or multi-unit residential other than described above	Flat fee \$574.41
• Implosion	Each \$1,723.24
D. STAND ALONE MISCELLANEOUS	
• Air Supported Structure	Flat fee \$382.50
• Balcony Repair	Each \$382.50
• Ceiling - new, replacement	\$0.42
• Clandestine Laboratory Remediation	Flat fee \$4,080.00
• Door - new, man door or overhead loading	Each \$114.89
• Electromagnetic Locks	Flat fee \$382.50
• Emergency Lighting	Flat fee \$382.50
• Emergency Power	Flat fee \$382.50
• Farm Building	Min \$382.50 \$3.45
• Fire Alarm	Flat fee \$382.50
• Fire Code Retrofit (other than residential)	Flat fee \$382.50
• Fire Damage Repair	Flat fee \$382.50
• Fire Suppression (Other than Sprinkler System)	Flat fee \$382.50
• Foundation for Relocated Building, each	Flat fee \$382.50
• Mechanical Penthouse	\$6.87
• Parking Garage Repair	\$1.38
• Racking System (including Shelf and Rack Storage System)	Flat fee \$574.41
• Re-Roofing (except shingle replacement only)	\$1.13
• Solar Collector Panels Supported by Building (other than Designated Structure)	Flat fee \$574.41
• Shoring	Flat fee \$382.50

• Sprinklers	Flat fee	\$382.50
• Standpipe and Hose System	Flat fee	\$382.50
• Tent, permanent (including sprung structures)		\$4.03
• Tent, temporary	Flat fee	\$382.50
• Underpinning		\$10.34/lin.m
• Wall - demising, each	Flat fee	\$382.50
• Wall - repair or re-clad		\$0.58
• Window - new	Each, to maximum \$2040	\$114.89
• Designated Structures		
• Communication Tower (>16.6m), Wind Turbine (output >3kW)	Flat fee	\$382.50
• Outdoor Pool, Outdoor Spa	Flat fee	\$382.50
• Pedestrian Bridge	Flat fee	\$382.50
• Retaining Wall		\$9.38/lin.m.
• Tank, (Exterior) and Supports (not regulated by TSSA)	Flat fee	\$382.50
• Solar Collector, Dish Antenna (equal to or greater than 5m ²)	Flat fee	\$382.50
• Crane Runway	Flat fee	\$382.50
• Other Designated Structures not listed above	Flat fee	\$382.50
E. STAND ALONE MECHANICAL		
STAND ALONE MECHANICAL - HVAC		
• Group A		\$0.87
• Group B		\$0.87
• Group C		\$0.87
• Group D		\$0.87
• Group E		\$0.87
• Group F		\$0.87
• Alterations/Add-ons, per unit - Unit Heater; Make-up Unit; Exhaust Fan; Duct Alterations; Boiler/Furnace replacement etc. -	Each	\$172.33
• Special Ventilation Systems, per unit Commercial Cooking Exhaust; Spray Booth: Dust Collector, etc)	Each	\$382.50
STAND ALONE MECHANICAL - PLUMBING		
Fixtures, Equipment, Drains:		
• Any fixtures, equipment, appliances, vented traps not otherwise covered in the schedule	Each	\$15.16
• Roof drains	Each	\$15.16
• Floor drains	Each	\$15.16
• Oil and Grease Interceptors	Each	\$63.18
• Sewage pumps or ejector serving one or more fixtures	Each	\$63.18
• Backflow prevention device (requiring testing)	Each	\$63.18
• Catch Basin/Manhole	Each (Max. \$1020.00)	\$25.27
Piping:		
Detached, Semi-detached, Townhouse, Row-House, Duplex, Live/Work Residential:		
• New Service-Water, sanitary or storm, buried piping	Flat fee	\$280.50
• Repairs, replacement of an addition of buried plumbing and drainage piping	Flat fee	\$280.50
• Site Services for Mechanical Services that serve more than one building (per building or townhouse block)		\$280.50
• Conversion-septic to municipal sanitary sewer; well to municipal water service	Per service	\$280.50
Non-residential and Residential Greater than Three Storeys:		
• Inside sanitary and storm piping		\$2.53/lin.m.
• Outside water service, sanitary and storm piping		\$2.53/lin.m.
• Site Services for Mechanical Services that serve more than one building (per building)		\$382.50
Private Sewage System:		
• Sewage system - Class 2, 3, 4, new or replacement		\$574.41
• Sewage system - Class 2, 3, 4, assessment of independent evaluation, repair or alteration		\$574.41
• Sewage system - Class 5 Holding Tank, new or replacement		\$574.41

ADMINISTRATION FEES

1) Change of Municipal Address - upon written request and the requested change conforms with municipal addressing policies		\$382.50
2) Compliance Letter		\$229.77
3) Conditional Permit - 10% of the full permit fee	Minimum fee	\$510.00
	Maximum fee	\$3,446.49
Amendment to Conditional Permit Agreement		\$510.00
4) Site Plan Approval and One Temporary Structure Agreement		\$1,148.83
Each Additional Temporary Structure Agreement or Amendment to a Temporary Structure Agreement		\$574.41
5) Document Reproduction, including document from file and/or set of permit drawings	\$5.10 / page + HST for documents from file \$30.60 + HST for permit drawings / set when available on pdf \$5.10 / frame + HST when available on microfilm only	
6) Custom Report (Report content subject to Freedom of Information and Information Guidelines)	\$101.38 / hour, minimum 3 hours plus administration fee of \$28.16 + HST	
7) Overtime Services/Expedited Review, Special Inspections	Per hour, min 3 hours	\$103.41
8) Phased Permits	Per permit	\$382.50
9) 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	\$86.50
	Overtime/Expedited Service	\$103.41
10) 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	\$344.66
	Where construction has started	\$689.30
11) Request to defer revocation	Per building	\$229.77
12) 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	\$280.50
• Non-residential and Residential greater than three storeys	Flat fee	\$382.50
13) Transfer of Permit to a new Owner		\$229.77
14) Liquor Licence Inspection		\$344.66
15) Building Permit Replacement		\$114.89
16) Alternative Solution Proposal Review	Deposit at time of application	\$382.50
	Plus regular Service per hour	\$86.50
	Overtime Service (rounded up to next hour) for review exceeding 4 hours	\$103.41
17) Limiting Distance Agreement or Agreements not otherwise noted in the schedule		\$510.00
18) Construction Start Prior to Permit Issue	50% of total permit fee to a maximum of	\$11,488.30
19) Inspection Recall		\$102.00
20) Concierge Permit Service		\$114.89
21) Approval for Transfer of Previously Approved Certified Model:		
• Abutting Registered Plan, Shared Construction Office, within same lock plan of subdivision, Electronic Submission only	Per model	\$357.00
22) Production and Review of Electronic Submissions Greater than 10 Pages in Length	Per submission	\$12.48
23) Order to Comply, Registration on Title and Discharge from Title		\$612.00
24) Title Search	Per property address	\$45.90