

2021 FEE SCHEDULE		
MINIMUM FEE		
<ul style="list-style-type: none">Detached, semi-detached, townhouse, rowhouse, duplex or live/work residential projects		\$286.11
<ul style="list-style-type: none">Non-residential projects or residential greater than three storeys, unless otherwise stated		\$390.15
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		\$14.65
<ul style="list-style-type: none">All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums		\$17.56
<ul style="list-style-type: none">Portable Classrooms - New	Each	\$416.16
<ul style="list-style-type: none">- Relocated	Each	\$286.11
<ul style="list-style-type: none">Alteration, Renovation, Interior Finish, Unit Finish		\$4.68
GROUP "B" INSTITUTIONAL		
<ul style="list-style-type: none">New		\$22.27
<ul style="list-style-type: none">Alteration, Renovation, Interior Finish, Unit Finish		\$4.68
GROUP "C" RESIDENTIAL		
<ul style="list-style-type: none">Custom Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units	(Min. \$1757.70)	\$15.61
<ul style="list-style-type: none">Certified Model		
<ul style="list-style-type: none">Base Model with One Elevation		\$11.44
Optional Items Requiring Separate Building and HVAC Review:		
<ul style="list-style-type: none">Each additional elevation		\$104.04
<ul style="list-style-type: none">Corner Upgrade/Rear Upgrade		\$104.04
<ul style="list-style-type: none">Alternate Floor Layout		\$104.04
<ul style="list-style-type: none">Walk-out Condition		\$104.04
<ul style="list-style-type: none">Look-out Condition		\$104.04
<ul style="list-style-type: none">Below Grade Entrance		\$104.04
<ul style="list-style-type: none">Basement Finish, Partial or Complete		\$104.04
<ul style="list-style-type: none">Increase Floor to Ceiling Height		\$104.04
<ul style="list-style-type: none">Increase Basement Window Size		\$104.04
<ul style="list-style-type: none">Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units Sited from a Certified Model	(Min. \$1757.70)	\$12.31
<ul style="list-style-type: none">Residential Addition - heated		\$10.55
<ul style="list-style-type: none">Residential Addition - unheated		\$8.20
<ul style="list-style-type: none">Motels, Hotels, Apartment Buildings, Stacked Townhouses and all other Residential Occupancies		\$17.56
<ul style="list-style-type: none">Alteration, Renovation, Interior Finish, Unit Finish		\$4.68
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	\$286.11
<ul style="list-style-type: none">Balcony Repair/Balcony Guard Replacment	Flat fee	\$286.11
<ul style="list-style-type: none">Basement Finish	Flat fee	\$286.11
<ul style="list-style-type: none">Below Grade Entrance	Flat fee	\$286.11
<ul style="list-style-type: none">Carport	Flat fee	\$286.11
<ul style="list-style-type: none">Clandestine Laboratory Remediation	Flat fee	\$4,161.60
<ul style="list-style-type: none">Deck	Flat fee	\$286.11
<ul style="list-style-type: none">Door, New Opening	Each	\$117.19
<ul style="list-style-type: none">Fire Code Retrofit (OFC S. 9.8)	Flat fee	\$286.11
<ul style="list-style-type: none">Fire Damage Repair	Flat fee	\$286.11
<ul style="list-style-type: none">Fireplace, wood-burning	Flat fee	\$286.11
<ul style="list-style-type: none">Foundation for relocated building	Flat fee	\$351.55
<ul style="list-style-type: none">Garage	Flat fee	\$286.11
<ul style="list-style-type: none">Porch	Flat fee	\$286.11
<ul style="list-style-type: none">Porch Enclosure	Flat fee	\$286.11
<ul style="list-style-type: none">Re-roof (Except Shingle Replacement Only)		\$1.41
<ul style="list-style-type: none">Solar Panels (Domestic Hot Water or Photovoltaic, any area)	Flat fee	\$286.11
<ul style="list-style-type: none">Window, New Opening	Each	\$117.19

CLASS OF PERMIT, OCCUPANCY CLASSIFICATION		Fee Multiplier (\$ per m ²)
GROUP "D" BUSINESS AND PERSONAL SERVICES		
• Shell		\$12.89
• Finished		\$16.98
• Temporary Structure (pre-fabricated/constructed on site)		\$5.87/\$11.72
Alteration, Renovation, Interior Finish, Unit Finish		\$4.11
GROUP "E" MERCANTILE		
• Shell		\$12.89
• Finished		\$16.98
• Alteration, Renovation, Interior Finish, Unit Finish		\$4.11
GROUP "F" INDUSTRIAL		
• Shell <ul style="list-style-type: none"> Major Occupancy Warehouse or Distribution Major Occupancy Manufacturing/Processing/Repair or High Hazard 		\$7.62
		\$7.62
• Finished <ul style="list-style-type: none"> Major Occupancy Warehouse or Distribution Major Occupancy Manufacturing/Processing/Repair or High Hazard 		\$11.14
		\$11.72
• Gas Station, Car Wash		\$10.55
• Canopies		\$5.27
• Parking Garage		\$5.27
• Mezzanine, open area, no new mechanical services		\$5.27
Alteration, Renovation, Interior Finish, Unit Finish <ul style="list-style-type: none"> Major Occupancy Warehouse or Distribution Major Occupancy Manufacturing/Processing/Repair or High Hazard 		\$3.52
		\$4.10
B. CHANGE OF USE		
• Change of Use (to an occupancy of higher hazard, including any proposed construction and/or upgrading required thereto)	All classifications \$105.48 per hour, minimum 4 hours = \$421.90	
• Change of Use to create a second dwelling unit	Flat fee	\$1,040.40
C. DEMOLITION		
Residential: <ul style="list-style-type: none"> Detached, Semi-Detached, Townhouse, Row-House, Duplex Dwellings, Subject to Demolition Control By-Law 	Each	\$390.15
• Accessory Building, Including Farm Building	Flat fee	\$390.15
• Non-residential or multi-unit residential other than described above	Flat fee	\$585.90
• Implosion	Each	\$1,757.70
D. STAND ALONE MISCELLANEOUS		
• Air Supported Structure	Flat fee	\$390.15
• Balcony Repair	Each	\$390.15
• Ceiling - new, replacement		\$0.43
• Clandestine Laboratory Remediation	Flat fee	\$4,161.60
• Door - new, man door or overhead loading	Each	\$117.19
• Electromagnetic Locks	Flat fee	\$390.15
• Emergency Lighting	Flat fee	\$390.15
• Emergency Power	Flat fee	\$390.15
• Farm Building	Min \$382.50	\$3.52
• Fire Alarm	Flat fee	\$390.15
• Fire Code Retrofit (other than residential)	Flat fee	\$390.15
• Fire Damage Repair	Flat fee	\$390.15
• Fire Suppression (Other than Sprinkler System)	Flat fee	\$390.15
• Foundation for Relocated Building, each	Flat fee	\$390.15
• Mechanical Penthouse		\$7.01
• Parking Garage Repair		\$1.41
• Racking System (including Shelf and Rack Storage System)	Flat fee	\$585.90
• Re-Roofing (except shingle replacement only)		\$1.15
• Solar Collector Panels Supported by Building (other than Designated Structure)	Flat fee	\$585.90
• Shoring	Flat fee	\$390.15

• Sprinklers	Flat fee	\$390.15
• Standpipe and Hose System	Flat fee	\$390.15
• Tent, permanent (including sprung structures)		\$4.11
• Tent, temporary	Flat fee	\$390.15
• Underpinning		\$10.55/lin.m
• Wall - demising, each	Flat fee	\$390.15
• Wall - repair or re-clad		\$0.59
• Window - new	Each to maximum \$2080.80	\$117.19
• Designated Structures		
• Communication Tower (>16.6m), Wind Turbine (output >3kW)	Flat fee	\$390.15
• Outdoor Pool, Outdoor Spa	Flat fee	\$390.15
• Pedestrian Bridge	Flat fee	\$390.15
• Retaining Wall		\$9.57/lin.m.
• Tank, (Exterior) and Supports (not regulated by TSSA)	Flat fee	\$390.15
• Solar Collector, Dish Antenna (equal to or greater than 5m ²)	Flat fee	\$390.15
• Crane Runway	Flat fee	\$390.15
• Other Designated Structures not listed above	Flat fee	\$390.15
E. STAND ALONE MECHANICAL		
STAND ALONE MECHANICAL - HVAC		
• Group A		\$0.89
• Group B		\$0.89
• Group C		\$0.89
• Group D		\$0.89
• Group E		\$0.89
• Group F		\$0.89
• Alterations/Add-ons, per unit - Unit Heater; Make-up Unit; Exhaust Fan; Duct Alterations; Boiler/Furnace replacement etc. -	Each	\$175.78
• Special Ventilation Systems, per unit Commercial Cooking Exhaust; Spray Booth: Dust Collector, etc)	Each	\$390.15
STAND ALONE MECHANICAL - PLUMBING		
Fixtures, Equipment, Drains:		
• Any fixtures, equipment, appliances, vented traps not otherwise covered in the schedule	Each	\$15.46
• Roof drains	Each	\$15.46
• Floor drains	Each	\$15.46
• Oil and Grease Interceptors	Each	\$64.44
• Sewage pumps or ejector serving one or more fixtures	Each	\$64.44
• Backflow prevention device (requiring testing)	Each	\$64.44
• Catch Basin/Manhole	Each (Max. \$1040.40)	\$25.78
Piping:		
Detached, Semi-detached, Townhouse, Row-House, Duplex, Live/Work Residential:		
• New Service-Water, sanitary or storm, buried piping	Flat fee	\$286.11
• Repairs, replacement of an addition of buried plumbing and and drainage piping	Flat fee	\$286.11
• Site Services for Mechanical Services that serve more than one building (per building or townhouse block)		\$286.11
• Conversion-septic to municipal sanitary sewer; well to municipal water service	Per service	\$286.11
Non-residential and Residential Greater than Three Storeys:		
• Inside sanitary and storm piping		\$2.58/lin.m.
• Outside water service, sanitary and storm piping		\$2.58/lin.m.
• Site Services for Mechanical Services that serve more than one building (per building)		\$390.15
Private Sewage System:		
• Sewage system - Class 2, 3, 4, new or replacement		\$585.90
• Sewage system - Class 2, 3, 4, assessment of independent evaluation, repair or alteration		\$585.90
• Sewage system - Class 5 Holding Tank, new or replacement		\$585.90

<u>ADMINISTRATION FEES</u>		
1) Change of Municipal Address - upon written request and the requested change conforms with municipal addressing policies		\$390.15
2) Compliance Letter		\$234.37
3) Conditional Permit - 10% of the full permit fee Amendment to Conditional Permit Agreement	Minimum fee	\$520.20
	Maximum fee	\$3,515.42
4) Site Plan Approval and One Temporary Structure Agreement Each Additional Temporary Structure Agreement or Amendment to a Temporary Structure Agreement		\$520.20
		\$1,171.81
5) Document Reproduction, including document from file and/or set of permit drawings		\$585.90
		\$5.20 / page + HST for documents from file \$31.21 + HST for permit drawings / set when available on pdf \$5.20 / frame + HST when available on microfilm only
6) Custom Report (Report content subject to Freedom of Information and Information Guidelines)		\$103.41 / hour, minimum 3 hours plus administration fee of \$28.72 + HST
7) Overtime Services/Expedited Review, Special Inspections	Per hour, min 3 hours	\$105.48
8) Phased Permits	Per permit	\$390.15
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	\$88.23
	Overtime/Expedited Service	\$105.48
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	\$351.55
	Where construction has started	\$703.09
11) Request to defer revocation	Per building	\$234.37
12) Suspended or Incomplete Construction - request to determine compliance of the authorized construction where a building permit is suspended or deemed incomplete <ul style="list-style-type: none"> Detached, Semi-detached, Townhouse, Row-house, Duplex, Live-work unit residential Non-residential and Residential greater than three storeys 	Flat fee	\$286.11
	Flat fee	\$390.15
13) Transfer of Permit to a new Owner		\$234.37
14) Liquor Licence Inspection		\$351.55
15) Building Permit Replacement		\$117.19
16) Alternative Solution Proposal Review	Deposit at time of application	\$390.15
	Plus regular Service per hour	\$88.23
	Overtime Service (rounded up to next hour) for review exceeding 4 hours	\$105.48
17) Limiting Distance Agreement or Agreements not otherwise noted in the schedule		\$520.20
18) Construction Start Prior to Permit Issue	50% of total permit fee to a maximum of	\$11,718.07
19) Inspection Recall		\$104.04
20) Concierge Permit Service		\$117.19
21) Approval for Transfer of Previously Approved Certified Model: <ul style="list-style-type: none"> Abutting Registered Plan, Shared Construction Office, within same lock plan of subdivision, Electronic Submission only 	Per model	\$364.14
22) Production and Review of Electronic Submissions Greater than 10 Pages in Length	Per submission	\$12.73
23) Order to Comply, Registration on Title and Discharge from Title		\$624.24
24) Title Search	Per property address	\$46.82