

2022 FEE SCHEDULE

MINIMUM FEE

• Detached, semi-detached, townhouse, rowhouse, duplex or live/work residential projects	\$291.83
• Non-residential projects or residential greater than three storeys, unless otherwise stated	\$397.95

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		Actual Fee
GROUP "A" ASSEMBLY		
• Transit Station, Subway, Bus Terminal		\$14.94
• All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums		\$17.91
• Portable Classrooms - New	Each	\$424.48
- Relocated	Each	\$291.83
• Alteration, Renovation, Interior Finish, Unit Finish		\$4.77
GROUP "B" INSTITUTIONAL		
• New		\$22.72
• Alteration, Renovation, Interior Finish, Unit Finish		\$4.77
GROUP "C" RESIDENTIAL		
• Custom Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units	(Min. \$1,792.85)	\$15.92
• Certified Model		
Base Model with One Elevation		\$11.67
Optional Items Requiring Separate Building and HVAC Review:		
Each additional elevation		\$106.12
Corner Upgrade/Rear Upgrade		\$106.12
Alternate Floor Layout		\$106.12
Walk-out Condition		\$106.12
Look-out Condition		\$106.12
Below Grade Entrance		\$106.12
Basement Finish, Partial or Complete		\$106.12
Increase Floor to Ceiling Height		\$106.12
Increase Basement Window Size		\$106.12
• Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units Sited from a Certified Model	(Min. \$1,792.85)	\$12.56
• Residential Addition - heated		\$10.76
• Residential Addition - unheated		\$8.36
• Motels, Hotels, Apartment Buildings, Stacked Townhouses and all other Residential Occupancies		\$17.91
• Alteration, Renovation, Interior Finish, Unit Finish		\$4.77
Stand Alone Miscellaneous for Detached, Semi-Detached, Townhouse, Row-House, Duplex or Live/Work Residential:		
• Accessory Structure, Shed	Flat fee	\$291.83
• Balcony Repair/Balcony Guard Replacment	Flat fee	\$291.83
• Basement Finish	Flat fee	\$291.83
• Below Grade Entrance	Flat fee	\$291.83
• Carport	Flat fee	\$291.83
• Clandestine Laboratory Remediation	Flat fee	\$4,244.83
• Deck	Flat fee	\$291.83
• Door, New Opening	Each	\$119.53
• Fire Code Retrofit (OFC S. 9.8)	Flat fee	\$291.83
• Fire Damage Repair	Flat fee	\$291.83
• Fireplace, wood-burning	Flat fee	\$291.83
• Foundation for relocated building	Flat fee	\$358.58
• Garage	Flat fee	\$291.83
• Porch	Flat fee	\$291.83
• Porch Enclosure	Flat fee	\$291.83
• Re-roof (Except Shingle Replacement Only)		\$1.44
• Solar Panels (Domestic Hot Water or Photovoltaic, any area)	Flat fee	\$291.83
• Window, New Opening	Each	\$119.53

CLASS OF PERMIT, OCCUPANCY CLASSIFICATION	Fee Multiplier (\$ per m ²)
GROUP "D" BUSINESS AND PERSONAL SERVICES	
• Shell	\$13.15
• Finished	\$17.32
• Temporary Structure (pre-fabricated/constructed on site)	\$5.99/\$11.95
Alteration, Renovation, Interior Finish, Unit Finish	\$4.19
GROUP "E" MERCANTILE	
• Shell	\$13.15
• Finished	\$17.32
• Alteration, Renovation, Interior Finish, Unit Finish	\$4.19
GROUP "F" INDUSTRIAL	
• Shell	
• Major Occupancy Warehouse or Distribution	\$7.77
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$7.77
• Finished	
• Major Occupancy Warehouse or Distribution	\$11.36
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$11.95
• Gas Station, Car Wash	\$10.76
• Canopies	\$5.38
• Parking Garage	\$5.38
• Mezzanine, open area, no new mechanical services	\$5.38
Alteration, Renovation, Interior Finish, Unit Finish	
• Major Occupancy Warehouse or Distribution	\$3.59
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$4.18
B. CHANGE OF USE	
• Change of Use (to an occupancy of higher hazard, including any proposed construction and/or upgrading required thereto)	All classifications \$107.59 per hour, minimum 4 hours = \$430.36.
• Change of Use to create a second dwelling unit	Flat fee \$1,061.21
C. DEMOLITION	
Residential:	
• Detached, Semi-Detached, Townhouse, Row-House, Duplex Dwellings, Subject to Demolition Control By-Law	Each \$397.95
• Accessory Building, Including Farm Building	Flat fee \$397.95
• Non-residential or multi-unit residential other than described above	Flat fee \$597.62
• Implosion	Each \$1,792.85
D. STAND ALONE MISCELLANEOUS	
• Air Supported Structure	Flat fee \$397.95
• Balcony Repair	Each \$397.95
• Ceiling - new, replacement	\$0.44
• Clandestine Laboratory Remediation	Flat fee \$4,244.83
• Door - new, man door or overhead loading	Each \$119.53
• Electromagnetic Locks	Flat fee \$397.95
• Emergency Lighting	Flat fee \$397.95
• Emergency Power	Flat fee \$397.95
• Farm Building	Min \$397.95 \$3.59
• Fire Alarm	Flat fee \$397.95
• Fire Code Retrofit (other than residential)	Flat fee \$397.95
• Fire Damage Repair	Flat fee \$397.95
• Fire Suppression (Other than Sprinkler System)	Flat fee \$397.95
• Foundation for Relocated Building, each	Flat fee \$397.95
• Mechanical Penthouse	\$7.15
• Parking Garage Repair	\$1.44
• Racking System (including Shelf and Rack Storage System)	Flat fee \$597.62
• Re-Roofing (except shingle replacement only)	\$1.17
• Solar Collector Panels Supported by Building (other than Designated Structure)	Flat fee \$597.62

• Shoring	Flat fee	\$397.95
• Sprinklers	Flat fee	\$397.95
• Standpipe and Hose System	Flat fee	\$397.95
• Tent, permanent (including sprung structures)		\$4.19
• Tent, temporary	Flat fee	\$397.95
• Underpinning		\$10.76/lin.m
• Wall - demising, each	Flat fee	\$397.95
• Wall - repair or re-clad		\$0.60
• Window - new	Each, to maximum \$2,122.42	\$119.53
• Designated Structures		
• Communication Tower (>16.6m), Wind Turbine (output >3kW)	Flat fee	\$397.95
• Outdoor Pool, Outdoor Spa	Flat fee	\$397.95
• Pedestrian Bridge	Flat fee	\$397.95
• Retaining Wall		\$9.76/lin.m.
• Tank, (Exterior) and Supports (not regulated by TSSA)	Flat fee	\$397.95
• Solar Collector, Dish Antenna (equal to or greater than 5m ²)	Flat fee	\$397.95
• Crane Runway	Flat fee	\$397.95
• Other Designated Structures not listed above	Flat fee	\$397.95
E. STAND ALONE MECHANICAL		
STAND ALONE MECHANICAL - HVAC		
• Group A		\$0.91
• Group B		\$0.91
• Group C		\$0.91
• Group D		\$0.91
• Group E		\$0.91
• Group F		\$0.91
• Alterations/Add-ons, per unit - Unit Heater; Make-up Unit; Exhaust Fan; Duct Alterations; Boiler/Furnace replacement etc. -	Each	\$179.30
• Special Ventilation Systems, per unit Commercial Cooking Exhaust; Spray Booth: Dust Collector, etc)	Each	\$397.95
STAND ALONE MECHANICAL - PLUMBING		
Fixtures, Equipment, Drains:		
• Any fixtures, equipment, appliances, vented traps not otherwise covered in the schedule	Each	\$15.77
• Roof drains	Each	\$15.77
• Floor drains	Each	\$15.77
• Oil and Grease Interceptors	Each	\$65.73
• Sewage pumps or ejector serving one or more fixtures	Each	\$65.73
• Backflow prevention device (requiring testing)	Each	\$65.73
• Catch Basin/Manhole	Each (Max. \$1,061.21)	\$26.30
Piping:		
Detached, Semi-detached, Townhouse, Row-House, Duplex, Live/Work Residential:		
• New Service-Water, sanitary or storm, buried piping	Flat fee	\$291.83
• Repairs, replacement of an addition of buried plumbing and and drainage piping	Flat fee	\$291.83
• Site Services for Mechanical Services that serve more than one building (per building or townhouse block)		\$291.83
• Conversion-septic to municipal sanitary sewer; well to municipal water service	Per service	\$291.83
Non-residential and Residential Greater than Three Storeys:		
• Inside sanitary and storm piping		\$2.63/lin.m.
• Outside water service, sanitary and storm piping		\$2.63/lin.m.
• Site Services for Mechanical Services that serve more than one building (per building)		\$397.95
Private Sewage System:		
• Sewage system - Class 2, 3, 4, new or replacement		\$597.62
• Sewage system - Class 2, 3, 4, assessment of independent evaluation, repair or alteration		\$597.62
• Sewage system - Class 5 Holding Tank, new or replacement		\$597.62

ADMINISTRATION FEES

1) Change of Municipal Address - upon written request and the requested change conforms with municipal addressing policies		\$397.95
2) Compliance Letter		\$239.06
3) Conditional Permit - 10% of the full permit fee	Minimum fee	\$530.60
Amendment to Conditional Permit Agreement	Maximum fee	\$3,585.73
4) Site Plan Approval and One Temporary Structure Agreement		\$1,195.25
Each Additional Temporary Structure Agreement or Amendment to a Temporary Structure Agreement		\$597.62
5) Document Reproduction, including document from file and/or set of permit drawings	\$5.30/ page + HST for documents from file \$31.83 + HST for permit drawings / set when available on pdf \$5.30 / frame + HST when available on microfilm only	
6) Custom Report (Report content subject to Freedom of Information and Information Guidelines)	\$105.48 / hour, minimum 3 hours plus administration fee of \$29.29 + HST	
7) Overtime Services/Expedited Review, Special Inspections	Per hour, min 3 hours	\$107.59
8) Phased Permits	Per permit	\$397.95
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	\$89.99
	Overtime/Expedited Service	\$107.59
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	\$358.58
	Where construction has started	\$717.15
11) Request to defer revocation	Per building	\$239.06
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	\$291.83
• Non-residential and Residential greater than three storeys	Flat fee	\$397.95
13) Transfer of Permit to a new Owner		\$239.06
14) Liquor Licence Inspection		\$358.58
15) Building Permit Replacement		\$119.53
16) Alternative Solution Proposal Review	Deposit at time of application	\$397.95
	Plus regular Service per hour	\$89.99
	Overtime Service (rounded up to next hour) for review exceeding 4 hours	\$107.59
17) Limiting Distance Agreement or Agreements not otherwise noted in the schedule		\$530.60
18) Construction Start Prior to Permit Issue	50% of total permit fee to a maximum of	\$11,952.43
19) Inspection Recall		\$106.12
20) Concierge Permit Service		\$119.53
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	\$371.42
22) Production and Review of Electronic Submissions Greater than 10 Pages in Length	Per submission	\$12.98
23) Order to Comply, Registration on Title and Discharge from Title		\$636.72
24) Title Search	Per property address	\$47.76