

2023 FEE SCHEDULE

MINIMUM FEE

• Detached, semi-detached, townhouse, rowhouse, duplex or live/work residential projects	\$297.67
• Non-residential projects or residential greater than three storeys, unless otherwise stated	\$405.91

PERMIT FEES

CLASS OF PERMIT, OCCUPANCY CLASSIFICATION

Fee Multiplier
(\$ per m² or as otherwise specified)

A. CONSTRUCTION: NEW BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; ALTERATION OR UNIT FINISH

GROUP "A" ASSEMBLY Actual Fee

• Transit Station, Subway, Bus Terminal		\$15.24
• All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums		\$18.27
• Portable Classrooms - New	Each	\$432.97
- Relocated	Each	\$297.67
• Alteration, Renovation, Interior Finish, Unit Finish		\$4.87

GROUP "B" INSTITUTIONAL

• New		\$23.17
• Alteration, Renovation, Interior Finish, Unit Finish		\$4.87

GROUP "C" RESIDENTIAL

• Custom Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units	(Min. \$1,828.71)	\$16.24
• Certified Model		
Base Model with One Elevation		\$11.90
Optional Items Requiring Separate Building and HVAC Review:		
Each additional elevation		\$108.24
Corner Upgrade/Rear Upgrade		\$108.24
Alternate Floor Layout		\$108.24
Walk-out Condition		\$108.24
Look-out Condition		\$108.24
Below Grade Entrance		\$108.24
Basement Finish, Partial or Complete		\$108.24
Increase Floor to Ceiling Height		\$108.24
Increase Basement Window Size		\$108.24
• Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units Sited from a Certified Model	(Min. \$1,828.71)	\$12.81
• Residential Addition - heated		\$10.98
• Residential Addition - unheated		\$8.53
• Motels, Hotels, Apartment Buildings, Stacked Townhouses and all other Residential Occupancies		\$18.27
• Alteration, Renovation, Interior Finish, Unit Finish		\$4.87

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

• Accessory Structure, Shed	Flat fee	\$297.67
• Balcony Repair/Balcony Guard Replacment	Flat fee	\$297.67
• Basement Finish	Flat fee	\$297.67
• Below Grade Entrance	Flat fee	\$297.67
• Carport	Flat fee	\$297.67
• Clandestine Laboratory Remediation	Flat fee	\$4,329.73
• Deck	Flat fee	\$297.67
• Door, New Opening	Each	\$121.92
• Fire Code Retrofit (OFC S. 9.8)	Flat fee	\$297.67
• Fire Damage Repair	Flat fee	\$297.67
• Fireplace, wood-burning	Flat fee	\$297.67
• Foundation for relocated building	Flat fee	\$365.75
• Garage	Flat fee	\$297.67
• Porch	Flat fee	\$297.67
• Porch Enclosure	Flat fee	\$297.67
• Re-roof (Except Shingle Replacement Only)		\$1.47
• Solar Panels (Domestic Hot Water or Photovoltaic, any area)	Flat fee	\$297.67
• Window, New Opening	Each	\$121.92

CLASS OF PERMIT, OCCUPANCY CLASSIFICATION	Fee Multiplier (\$ per m ²)
GROUP "D" BUSINESS AND PERSONAL SERVICES	
• Shell	\$13.41
• Finished	\$17.67
• Temporary Structure (pre-fabricated/constructed on site)	\$6.11/\$12.19
Alteration, Renovation, Interior Finish, Unit Finish	\$4.27
GROUP "E" MERCANTILE	
• Shell	\$13.41
• Finished	\$17.67
• Alteration, Renovation, Interior Finish, Unit Finish	\$4.27
GROUP "F" INDUSTRIAL	
• Shell	
• Major Occupancy Warehouse or Distribution	\$7.93
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$7.93
• Finished	
• Major Occupancy Warehouse or Distribution	\$11.59
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$12.19
• Gas Station, Car Wash	\$10.98
• Canopies	\$5.49
• Parking Garage	\$5.49
• Mezzanine, open area, no new mechanical services	\$5.49
Alteration, Renovation, Interior Finish, Unit Finish	
• Major Occupancy Warehouse or Distribution	\$3.66
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$4.26
B. CHANGE OF USE	
• Change of Use (to an occupancy of higher hazard, including any proposed construction and/or upgrading required thereto)	All classifications \$109.74 per hour, minimum 4 hours = \$438.97.
• Change of Use to create a second dwelling unit	Flat fee \$1,082.43
C. DEMOLITION	
Residential:	
• Detached, Semi-Detached, Townhouse, Row-House, Duplex Dwellings, Subject to Demolition Control By-Law	Each \$405.91
• Accessory Building, Including Farm Building	Flat fee \$405.91
• Non-residential or multi-unit residential other than described above	Flat fee \$609.57
• Implosion	Each \$1,828.71
D. STAND ALONE MISCELLANEOUS	
• Air Supported Structure	Flat fee \$405.91
• Balcony Repair	Each \$405.91
• Ceiling - new, replacement	\$0.45
• Clandestine Laboratory Remediation	Flat fee \$4,329.73
• Door - new, man door or overhead loading	Each \$121.92
• Electromagnetic Locks	Flat fee \$405.91
• Emergency Lighting	Flat fee \$405.91
• Emergency Power	Flat fee \$405.91
• Farm Building	Min \$405.91 \$3.66
• Fire Alarm	Flat fee \$405.91
• Fire Code Retrofit (other than residential)	Flat fee \$405.91
• Fire Damage Repair	Flat fee \$405.91
• Fire Suppression (Other than Sprinkler System)	Flat fee \$405.91
• Foundation for Relocated Building, each	Flat fee \$405.91
• Mechanical Penthouse	\$7.29
• Parking Garage Repair	\$1.47
• Racking System (including Shelf and Rack Storage System)	Flat fee \$609.57
• Re-Roofing (except shingle replacement only)	\$1.19
• Solar Collector Panels Supported by Building (other than Designated Structure)	Flat fee \$609.57
• Shoring	Flat fee \$405.91

• Sprinklers	Flat fee	\$405.91
• Standpipe and Hose System	Flat fee	\$405.91
• Tent, permanent (including sprung structures)		\$4.27
• Tent, temporary	Flat fee	\$405.91
• Underpinning		\$10.98/lin.m
• Wall - demising, each	Flat fee	\$405.91
• Wall - repair or re-clad		\$0.61
• Window - new	Each, to maximum \$2,164.87	\$121.92
• Designated Structures		
• Communication Tower (>16.6m), Wind Turbine (output >3kW)	Flat fee	\$405.91
• Outdoor Pool, Outdoor Spa	Flat fee	\$405.91
• Pedestrian Bridge	Flat fee	\$405.91
• Retaining Wall		\$9.96/lin.m.
• Tank, (Exterior) and Supports (not regulated by TSSA)	Flat fee	\$405.91
• Solar Collector, Dish Antenna (equal to or greater than 5m ²)	Flat fee	\$405.91
• Crane Runway	Flat fee	\$405.91
• Other Designated Structures not listed above	Flat fee	\$405.91
E. STAND ALONE MECHANICAL		
STAND ALONE MECHANICAL - HVAC		
• Group A		\$0.93
• Group B		\$0.93
• Group C		\$0.93
• Group D		\$0.93
• Group E		\$0.93
• Group F		\$0.93
• Alterations/Add-ons, per unit - Unit Heater; Make-up Unit; Exhaust Fan; Duct Alterations; Boiler/Furnace replacement etc. -	Each	\$182.89
• Special Ventilation Systems, per unit Commercial Cooking Exhaust; Spray Booth: Dust Collector, etc)	Each	\$405.91
STAND ALONE MECHANICAL - PLUMBING		
Fixtures, Equipment, Drains:		
• Any fixtures, equipment, appliances, vented traps not otherwise covered in the schedule	Each	\$16.09
• Roof drains	Each	\$16.09
• Floor drains	Each	\$16.09
• Oil and Grease Interceptors	Each	\$67.04
• Sewage pumps or ejector serving one or more fixtures	Each	\$67.04
• Backflow prevention device (requiring testing)	Each	\$67.04
• Catch Basin/Manhole	Each (Max. \$1,082.43)	\$26.83
Piping:		
Detached, Semi-detached, Townhouse, Row-House, Duplex, Live/Work Residential:		
• New Service-Water, sanitary or storm, buried piping	Flat fee	\$297.67
• Repairs, replacement of an addition of buried plumbing and and drainage piping	Flat fee	\$297.67
• Site Services for Mechanical Services that serve more than one building (per building or townhouse block)		\$297.67
• Conversion-septic to municipal sanitary sewer; well to municipal water service	Per service	\$297.67
Non-residential and Residential Greater than Three Storeys:		
• Inside sanitary and storm piping		\$2.68/lin.m.
• Outside water service, sanitary and storm piping		\$2.68/lin.m.
• Site Services for Mechanical Services that serve more than one building (per building)		\$405.91
Private Sewage System:		
• Sewage system - Class 2, 3, 4, new or replacement		\$609.57
• Sewage system - Class 2, 3, 4, assessment of independent evaluation, repair or alteration		\$609.57
• Sewage system - Class 5 Holding Tank, new or replacement		\$609.57

ADMINISTRATION FEES	
1) Change of Municipal Address - upon written request and the requested change conforms with municipal addressing policies	\$405.91
2) Compliance Letter	\$243.84
3) Conditional Permit - 10% of the full permit fee	Minimum fee \$541.21 Maximum fee \$3,657.44
Amendment to Conditional Permit Agreement	\$541.21
4) Site Plan Approval and One Temporary Structure Agreement	\$1,219.16
Each Additional Temporary Structure Agreement or Amendment to a Temporary Structure Agreement	\$609.57
5) Document Reproduction, including document from file and/or set of permit drawings	\$5.41/ page + HST for documents from file \$32.47 + HST for permit drawings / set when available on pdf \$5.41 / frame + HST when available on microfilm only
6) Custom Report (Report content subject to Freedom of Information and Information Guidelines)	\$107.59 / hour, minimum 3 hours plus administration fee of \$29.88 + HST
7) Overtime Services/Expedited Review, Special Inspections	Per hour, min 3 hours \$109.74
8) Phased Permits	Per permit \$405.91
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 \$91.79 Overtime/Expedited Service \$109.74
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 \$365.75 Where construction has started \$731.49
11) Request to defer revocation	Per building \$243.84
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 \$297.67 Flat fee \$405.91
13) Transfer of Permit to a new Owner	\$243.84
14) Liquor Licence Inspection	\$365.75
15) Building Permit Replacement	\$121.92
16) Alternative Solution Proposal Review	Deposit at time of application \$405.91 Plus regular Service per hour \$91.79 Overtime Service (rounded up to next hour) for review exceeding 4 hours \$109.74
17) Limiting Distance Agreement or Agreements not otherwise noted in the schedule	\$541.21
18) Construction Start Prior to Permit Issue	50% of total permit fee to a maximum of \$12,191.48
19) Inspection Recall	\$108.24
20) Concierge Permit Service	\$121.92
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 \$378.85
22) Production and Review of Electronic Submissions Greater than 10 Pages in Length	Per submission \$13.24
23) Order to Comply, Registration on Title and Discharge from Title	\$649.45
24) Title Search	Per property address \$48.72