

2025 FEE SCHEDULE

MINIMUM FEE

• Detached, semi-detached, townhouse, rowhouse, duplex or live/work residential projects	\$316.71
• Non-residential projects or residential greater than three storeys, unless otherwise stated	\$431.89

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
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• Transit Station, Subway, Bus Terminal	\$16.21
• All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums	\$19.44
• Portable Classrooms - New	Each \$460.68
- Relocated	Each \$316.71
• Alteration, Renovation, Interior Finish, Unit Finish	\$5.18

GROUP "B" INSTITUTIONAL

• New	\$24.65
• Alteration, Renovation, Interior Finish, Unit Finish	\$5.18

GROUP "C" RESIDENTIAL

• Custom Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units	(Min. \$1,945.73)	\$17.28
• Certified Model		
Base Model with One Elevation		\$12.66
Optional Items Requiring Separate Building and HVAC Review:		
Each additional elevation		\$115.16
Corner Upgrade/Rear Upgrade		\$115.16
Alternate Floor Layout		\$115.16
Walk-out Condition		\$115.16
Look-out Condition		\$115.16
Below Grade Entrance		\$115.16
Basement Finish, Partial or Complete		\$115.16
Increase Floor to Ceiling Height		\$115.16
Increase Basement Window Size		\$115.16
• Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units Sited from a Certified Model	(Min. \$1,945.73)	\$13.63
• Residential Addition - heated		\$11.68
• Residential Addition - unheated		\$9.07
• Motels, Hotels, Apartment Buildings, Stacked Townhouses and all other Residential Occupancies		\$19.44
• Alteration, Renovation, Interior Finish, Unit Finish		\$5.18

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

• Accessory Structure, Shed	Flat fee	\$316.71
• Balcony Repair/Balcony Guard Replacment	Flat fee	\$316.71
• Basement Finish	Flat fee	\$316.71
• Below Grade Entrance	Flat fee	\$316.71
• Carport	Flat fee	\$316.71
• Clandestine Laboratory Remediation	Flat fee	\$4,606.79
• Deck	Flat fee	\$316.71
• Door, New Opening	Each	\$129.72
• Fire Code Retrofit (OFC S. 9.8)	Flat fee	\$316.71
• Fire Damage Repair	Flat fee	\$316.71
• Fireplace, wood-burning	Flat fee	\$316.71
• Foundation for relocated building	Flat fee	\$389.15
• Garage	Flat fee	\$316.71
• Porch	Flat fee	\$316.71
• Porch Enclosure	Flat fee	\$316.71
• Re-roof (Except Shingle Replacement Only)		\$1.57
• Solar Panels (Domestic Hot Water or Photovoltaic, any area)	Flat fee	\$316.71
• Window, New Opening	Each	\$129.72

CLASS OF PERMIT, OCCUPANCY CLASSIFICATION	Fee Multiplier (\$ per m ²)
GROUP "D" BUSINESS AND PERSONAL SERVICES	
• Shell	\$14.27
• Finished	\$18.80
• Temporary Structure (pre-fabricated/constructed on site)	\$6.50/\$12.97
Alteration, Renovation, Interior Finish, Unit Finish	\$4.54
GROUP "E" MERCANTILE	
• Shell	\$14.27
• Finished	\$18.80
• Alteration, Renovation, Interior Finish, Unit Finish	\$4.54
GROUP "F" INDUSTRIAL	
• Shell	
• Major Occupancy Warehouse or Distribution	\$8.44
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$8.44
• Finished	
• Major Occupancy Warehouse or Distribution	\$12.33
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$12.97
• Gas Station, Car Wash	\$11.68
• Canopies	\$5.84
• Parking Garage	\$5.84
• Mezzanine, open area, no new mechanical services	\$5.84
Alteration, Renovation, Interior Finish, Unit Finish	
• Major Occupancy Warehouse or Distribution	\$3.89
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$4.53
B. CHANGE OF USE	
• Change of Use (to an occupancy of higher hazard, including any proposed construction and/or upgrading required thereto)	All classifications \$116.76 per hour, minimum 4 hours = \$467.04.
• Change of Use to create a second dwelling unit	Flat fee \$1,151.69
C. DEMOLITION	
Residential:	
• Detached, Semi-Detached, Townhouse, Row-House, Duplex Dwellings, Subject to Demolition Control By-Law	Each \$431.89
• Accessory Building, Including Farm Building	Flat fee \$431.89
• Non-residential or multi-unit residential other than described above	Flat fee \$648.58
• Implosion	Each \$1,945.73
D. STAND ALONE MISCELLANEOUS	
• Air Supported Structure	Flat fee \$431.89
• Balcony Repair	Each \$431.89
• Ceiling - new, replacement	\$0.47
• Clandestine Laboratory Remediation	Flat fee \$4,606.79
• Door - new, man door or overhead loading	Each \$129.72
• Electromagnetic Locks	Flat fee \$431.89
• Emergency Lighting	Flat fee \$431.89
• Emergency Power	Flat fee \$431.89
• Farm Building	Min \$431.89 \$3.89
• Fire Alarm	Flat fee \$431.89
• Fire Code Retrofit (other than residential)	Flat fee \$431.89
• Fire Damage Repair	Flat fee \$431.89
• Fire Suppression (Other than Sprinkler System)	Flat fee \$431.89
• Foundation for Relocated Building, each	Flat fee \$431.89
• Mechanical Penthouse	\$7.76
• Parking Garage Repair	\$1.57
• Racking System (including Shelf and Rack Storage System)	Flat fee \$648.58
• Re-Roofing (except shingle replacement only)	\$1.27
• Solar Collector Panels Supported by Building (other than Designated Structure)	Flat fee \$648.58
• Shoring	Flat fee \$431.89

• Sprinklers	Flat fee	\$431.89
• Standpipe and Hose System	Flat fee	\$431.89
• Tent, permanent (including sprung structures)		\$4.54
• Tent, temporary	Flat fee	\$431.89
• Underpinning		\$11.68/lin.m
• Wall - demising, each	Flat fee	\$431.89
• Wall - repair or re-clad		\$0.65
• Window - new	Each, to maximum \$2,303.40	\$129.72
• Designated Structures		
• Communication Tower (>16.6m), Wind Turbine (output >3kW)	Flat fee	\$431.89
• Outdoor Pool, Outdoor Spa	Flat fee	\$431.89
• Pedestrian Bridge	Flat fee	\$431.89
• Retaining Wall		\$10.60/lin.m.
• Tank, (Exterior) and Supports (not regulated by TSSA)	Flat fee	\$431.89
• Solar Collector, Dish Antenna (equal to or greater than 5m ²)	Flat fee	\$431.89
• Crane Runway	Flat fee	\$431.89
• Other Designated Structures not listed above	Flat fee	\$431.89
E. STAND ALONE MECHANICAL		
STAND ALONE MECHANICAL - HVAC		
• Group A		\$0.99
• Group B		\$0.99
• Group C		\$0.99
• Group D		\$0.99
• Group E		\$0.99
• Group F		\$0.99
• Alterations/Add-ons, per unit - Unit Heater; Make-up Unit; Exhaust Fan; Duct Alterations; Boiler/Furnace replacement etc. -	Each	\$194.60
• Special Ventilation Systems, per unit Commercial Cooking Exhaust; Spray Booth: Dust Collector, etc)	Each	\$431.89
STAND ALONE MECHANICAL - PLUMBING		
Fixtures, Equipment, Drains:		
• Any fixtures, equipment, appliances, vented traps not otherwise covered in the schedule	Each	\$17.12
• Roof drains	Each	\$17.12
• Floor drains	Each	\$17.12
• Oil and Grease Interceptors	Each	\$71.33
• Sewage pumps or ejector serving one or more fixtures	Each	\$71.33
• Backflow prevention device (requiring testing)	Each	\$71.33
• Catch Basin/Manhole	Each (Max. \$1,151.69)	\$28.55
Piping:		
Detached, Semi-detached, Townhouse, Row-House, Duplex, Live/Work Residential:		
• New Service-Water, sanitary or storm, buried piping	Flat fee	\$316.71
• Repairs, replacement of an addition of buried plumbing and drainage piping	Flat fee	\$316.71
• Site Services for Mechanical Services that serve more than one building (per building or townhouse block)		\$316.71
• Conversion-septic to municipal sanitary sewer; well to municipal water service	Per service	\$316.71
Non-residential and Residential Greater than Three Storeys:		
• Inside sanitary and storm piping		\$2.85/lin.m.
• Outside water service, sanitary and storm piping		\$2.85/lin.m.
• Site Services for Mechanical Services that serve more than one building (per building)		\$431.89
Private Sewage System:		
• Sewage system - Class 2, 3, 4, new or replacement		\$648.58
• Sewage system - Class 2, 3, 4, assessment of independent evaluation, repair or alteration		\$648.58
• Sewage system - Class 5 Holding Tank, new or replacement		\$648.58

ADMINISTRATION FEES	
1) Change of Municipal Address - upon written request and the requested change conforms with municipal addressing policies	\$431.89
2) Compliance Letter	\$259.45
3) Conditional Permit - 10% of the full permit fee	Minimum fee \$575.84 Maximum fee \$3,891.48
Amendment to Conditional Permit Agreement	\$575.84
4) Site Plan Approval and One Temporary Structure Agreement	\$1,297.17
Each Additional Temporary Structure Agreement or Amendment to a Temporary Structure Agreement	\$648.58
5) Document Reproduction, including document from file and/or set of permit drawings	\$5.76/ page + HST for documents from file \$34.55 + HST for permit drawings / set when available on pdf \$5.76 / frame + HST when available on microfilm only
6) Custom Report (Report content subject to Freedom of Information and Information Guidelines)	\$114.47 / hour, minimum 3 hours plus administration fee of \$31.80 + HST
7) Overtime Services/Expedited Review, Special Inspections	Per hour, min 3 hours \$116.76
8) Phased Permits	Per permit \$431.89
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 \$97.66 Overtime/Expedited Service \$116.76
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 \$389.15 Where construction has started \$778.30
11) Request to defer revocation	Per building \$259.45
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 \$316.71 Flat fee \$431.89
13) Transfer of Permit to a new Owner	\$259.45
14) Liquor Licence Inspection	\$389.15
15) Building Permit Replacement	\$129.72
16) Alternative Solution Proposal Review	Deposit at time of application \$431.89 Plus regular Service per hour \$97.66 Overtime Service (rounded up to next hour) for review exceeding 4 hours \$116.76
17) Limiting Distance Agreement or Agreements not otherwise noted in the schedule	\$575.84
18) Construction Start Prior to Permit Issue	50% of total permit fee to a maximum of \$12,971.61
19) Inspection Recall	\$115.16
20) Concierge Permit Service	\$129.72
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 \$403.09
22) Production and Review of Electronic Submissions Greater than 10 Pages in Length	Per submission \$14.09
23) Order to Comply, Registration on Title and Discharge from Title	\$691.01
24) Title Search	Per property address \$51.84