

# 2026 FEE SCHEDULE

## MINIMUM FEE

|   |          |
|---|----------|
| • Detached, semi-detached, townhouse, rowhouse, duplex or live/work residential projects      | \$326.21 |
| • Non-residential projects or residential greater than three storeys, unless otherwise stated | \$444.85 |

## PERMIT FEES

### CLASS OF PERMIT, OCCUPANCY CLASSIFICATION

**Fee Multiplier**  
(\$ per m<sup>2</sup> 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   |      | \$16.70  |
| • All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums |      | \$20.02  |
| • Portable Classrooms - New   | Each | \$474.50 |
| - Relocated   | Each | \$326.21 |
| • Alteration, Renovation, Interior Finish, Unit Finish  |      | \$5.34   |

#### GROUP "B" INSTITUTIONAL

|  |  |         |
|--|--|---------|
| • New  |  | \$25.39 |
| • Alteration, Renovation, Interior Finish, Unit Finish |  | \$5.34  |

#### GROUP "C" RESIDENTIAL

|   |                   |          |
|---|-------------------|----------|
| • Custom Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units                       | (Min. \$2,004.10) | \$17.80  |
| • Certified Model   |                   |          |
| Base Model with One Elevation   |                   | \$13.04  |
| Optional Items Requiring Separate Building and HVAC Review:   |                   |          |
| Each additional elevation   |                   | \$118.61 |
| Corner Upgrade/Rear Upgrade   |                   | \$118.61 |
| Alternate Floor Layout  |                   | \$118.61 |
| Walk-out Condition  |                   | \$118.61 |
| Look-out Condition  |                   | \$118.61 |
| Below Grade Entrance  |                   | \$118.61 |
| Basement Finish, Partial or Complete  |                   | \$118.61 |
| Increase Floor to Ceiling Height  |                   | \$118.61 |
| Increase Basement Window Size   |                   | \$118.61 |
| • Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units Sited from a Certified Model | (Min. \$2,004.10) | \$14.04  |
| • Residential Addition - heated   |                   | \$12.03  |
| • Residential Addition - unheated   |                   | \$9.34   |
| • Motels, Hotels, Apartment Buildings, Stacked Townhouses and all other Residential Occupancies                               |                   | \$20.02  |
| • Alteration, Renovation, Interior Finish, Unit Finish  |                   | \$5.34   |

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

|   |          |            |
|---|----------|------------|
| • Accessory Structure, Shed                                   | Flat fee | \$326.21   |
| • Balcony Repair/Balcony Guard Replacment                     | Flat fee | \$326.21   |
| • Basement Finish   | Flat fee | \$326.21   |
| • Below Grade Entrance  | Flat fee | \$326.21   |
| • Carport   | Flat fee | \$326.21   |
| • Clandestine Laboratory Remediation                          | Flat fee | \$4,744.99 |
| • Deck  | Flat fee | \$326.21   |
| • Door, New Opening   | Each     | \$133.61   |
| • Fire Code Retrofit (OFC S. 9.8)                             | Flat fee | \$326.21   |
| • Fire Damage Repair  | Flat fee | \$326.21   |
| • Fireplace, wood-burning                                     | Flat fee | \$326.21   |
| • Foundation for relocated building                           | Flat fee | \$400.82   |
| • Garage  | Flat fee | \$326.21   |
| • Porch   | Flat fee | \$326.21   |
| • Porch Enclosure   | Flat fee | \$326.21   |
| • Re-roof (Except Shingle Replacement Only)                   |          | \$1.62     |
| • Solar Panels (Domestic Hot Water or Photovoltaic, any area) | Flat fee | \$326.21   |
| • Window, New Opening   | Each     | \$133.61   |

| CLASS OF PERMIT, OCCUPANCY CLASSIFICATION   | Fee Multiplier (\$ per m <sup>2</sup> )                            |
|---|--|
| <b>GROUP "D" BUSINESS AND PERSONAL SERVICES</b>   |  |
| • Shell   | \$14.70  |
| • Finished  | \$19.36  |
| • Temporary Structure (pre-fabricated/constructed on site)  | \$6.70/\$13.36   |
| Alteration, Renovation, Interior Finish, Unit Finish  | \$4.68   |
| <b>GROUP "E" MERCANTILE</b>   |  |
| • Shell   | \$14.70  |
| • Finished  | \$19.36  |
| • Alteration, Renovation, Interior Finish, Unit Finish  | \$4.68   |
| <b>GROUP "F" INDUSTRIAL</b>   |  |
| • Shell   |  |
| • Major Occupancy Warehouse or Distribution   | \$8.69   |
| • Major Occupancy Manufacturing/Processing/Repair or High Hazard  | \$8.69   |
| • Finished  |  |
| • Major Occupancy Warehouse or Distribution   | \$12.70  |
| • Major Occupancy Manufacturing/Processing/Repair or High Hazard  | \$13.36  |
| • Gas Station, Car Wash   | \$12.03  |
| • Canopies  | \$6.02   |
| • Parking Garage  | \$6.02   |
| • Mezzanine, open area, no new mechanical services  | \$6.02   |
| Alteration, Renovation, Interior Finish, Unit Finish  |  |
| • Major Occupancy Warehouse or Distribution   | \$4.01   |
| • Major Occupancy Manufacturing/Processing/Repair or High Hazard  | \$4.67   |
| <b>B. CHANGE OF USE</b>   |  |
| • Change of Use (to an occupancy of higher hazard, including any proposed construction and/or upgrading required thereto) | All classifications \$120.26 per hour, minimum 4 hours = \$481.05. |
| • Change of Use to create a second dwelling unit  | Flat fee \$1,186.24  |
| <b>C. DEMOLITION</b>  |  |
| <b>Residential:</b>   |  |
| • Detached, Semi-Detached, Townhouse, Row-House, Duplex Dwellings, Subject to Demolition Control By-Law                   | Each \$444.85  |
| • Accessory Building, Including Farm Building   | Flat fee \$444.85  |
| • Non-residential or multi-unit residential other than described above  | Flat fee \$668.04  |
| • Implosion   | Each \$2,004.10  |
| <b>D. STAND ALONE MISCELLANEOUS</b>   |  |
| • Air Supported Structure   | Flat fee \$444.85  |
| • Balcony Repair  | Each \$444.85  |
| • Ceiling - new, replacement  | \$0.48   |
| • Clandestine Laboratory Remediation  | Flat fee \$4,744.99  |
| • Door - new, man door or overhead loading  | Each \$133.61  |
| • Electromagnetic Locks   | Flat fee \$444.85  |
| • Emergency Lighting  | Flat fee \$444.85  |
| • Emergency Power   | Flat fee \$444.85  |
| • Farm Building   | Min \$444.85 \$4.01  |
| • Fire Alarm  | Flat fee \$444.85  |
| • Fire Code Retrofit (other than residential)   | Flat fee \$444.85  |
| • Fire Damage Repair  | Flat fee \$444.85  |
| • Fire Suppression (Other than Sprinkler System)  | Flat fee \$444.85  |
| • Foundation for Relocated Building, each   | Flat fee \$444.85  |
| • Mechanical Penthouse  | \$7.99   |
| • Parking Garage Repair   | \$1.62   |
| • Racking System (including Shelf and Rack Storage System)  | Flat fee \$668.04  |
| • Re-Roofing (except shingle replacement only)  | \$1.31   |
| • Solar Collector Panels Supported by Building (other than Designated Structure)  | Flat fee \$668.04  |
| • Shoring   | Flat fee \$444.85  |

|   |                             |                |
|---|-----------------------------|----------------|
| • Sprinklers  | Flat fee                    | \$444.85       |
| • Standpipe and Hose System   | Flat fee                    | \$444.85       |
| • Tent, permanent (including sprung structures)   |                             | \$4.68         |
| • Tent, temporary   | Flat fee                    | \$444.85       |
| • Underpinning  |                             | \$12.03/lin.m  |
| • Wall - demising, each   | Flat fee                    | \$444.85       |
| • Wall - repair or re-clad  |                             | \$0.67         |
| • Window - new  | Each, to maximum \$2,372.50 | \$133.61       |
| • <b>Designated Structures</b>  |                             |                |
| • Communication Tower (>16.6m), Wind Turbine (output >3kW)  | Flat fee                    | \$444.85       |
| • Outdoor Pool, Outdoor Spa   | Flat fee                    | \$444.85       |
| • Pedestrian Bridge   | Flat fee                    | \$444.85       |
| • Retaining Wall  |                             | \$10.92/lin.m. |
| • Tank, (Exterior) and Supports (not regulated by TSSA)   | Flat fee                    | \$444.85       |
| • Solar Collector, Dish Antenna (equal to or greater than 5m <sup>2</sup> )   | Flat fee                    | \$444.85       |
| • Crane Runway  | Flat fee                    | \$444.85       |
| • Other Designated Structures not listed above  | Flat fee                    | \$444.85       |
| <b>E. STAND ALONE MECHANICAL</b>  |                             |                |
| <b>STAND ALONE MECHANICAL - HVAC</b>  |                             |                |
| • Group A   |                             | \$1.02         |
| • Group B   |                             | \$1.02         |
| • Group C   |                             | \$1.02         |
| • Group D   |                             | \$1.02         |
| • Group E   |                             | \$1.02         |
| • Group F   |                             | \$1.02         |
| • Alterations/Add-ons, per unit -<br>Unit Heater; Make-up Unit; Exhaust Fan; Duct Alterations;<br>Boiler/Furnace replacement etc. - | Each                        | \$200.44       |
| • Special Ventilation Systems, per unit<br>Commercial Cooking Exhaust; Spray Booth; Dust Collector, etc)                            | Each                        | \$444.85       |
| <b>STAND ALONE MECHANICAL - PLUMBING</b>  |                             |                |
| <b>Fixtures, Equipment, Drains:</b>   |                             |                |
| • Any fixtures, equipment, appliances, vented traps not otherwise covered in the schedule   | Each                        | \$17.63        |
| • Roof drains   | Each                        | \$17.63        |
| • Floor drains  | Each                        | \$17.63        |
| • Oil and Grease Interceptors   | Each                        | \$73.47        |
| • Sewage pumps or ejector serving one or more fixtures  | Each                        | \$73.47        |
| • Backflow prevention device (requiring testing)  | Each                        | \$73.47        |
| • Catch Basin/Manhole   | Each (Max. \$1,186.24)      | \$29.41        |
| <b>Piping:</b>  |                             |                |
| <b>Detached, Semi-detached, Townhouse, Row-House, Duplex, Live/Work Residential:</b>  |                             |                |
| • New Service-Water, sanitary or storm, buried piping   | Flat fee                    | \$326.21       |
| • Repairs, replacement of an addition of buried plumbing and drainage piping  | Flat fee                    | \$326.21       |
| • Site Services for Mechanical Services that serve more than one building (per building or townhouse block)                         |                             | \$326.21       |
| • Conversion-septic to municipal sanitary sewer; well to municipal water service  | Per service                 | \$326.21       |
| <b>Non-residential and Residential Greater than Three Storeys:</b>  |                             |                |
| • Inside sanitary and storm piping  |                             | \$2.94/lin.m.  |
| • Outside water service, sanitary and storm piping  |                             | \$2.94/lin.m.  |
| • Site Services for Mechanical Services that serve more than one building (per building)  |                             | \$444.85       |
| <b>Private Sewage System:</b>   |                             |                |
| • Sewage system - Class 2, 3, 4, new or replacement   |                             | \$668.04       |
| • Sewage system - Class 2, 3, 4, assessment of independent evaluation, repair or alteration   |                             | \$668.04       |
| • Sewage system - Class 5 Holding Tank, new or replacement  |                             | \$668.04       |

| <b><u>ADMINISTRATION FEES</u></b>  |   |
|--|---|
| 1) Change of Municipal Address - upon written request and the requested change conforms with municipal addressing policies   | \$444.85  |
| 2) Compliance Letter   | \$267.23  |
| 3) Conditional Permit - 10% of the full permit fee   | Minimum fee \$593.12<br>Maximum fee \$4,008.22  |
| Amendment to Conditional Permit Agreement  | \$593.12  |
| 4) Site Plan Approval and One Temporary Structure Agreement  | \$1,336.09  |
| Each Additional Temporary Structure Agreement or Amendment to a Temporary Structure Agreement  | \$668.04  |
| 5) Document Reproduction, including document from file and/or set of permit drawings   | \$5.93/ page + HST for documents from file<br>\$35.59 + HST for permit drawings / set when available on pdf<br>\$5.93 / frame + HST when available on microfilm only  |
| 6) Custom Report (Report content subject to Freedom of Information and Information Guidelines)   | \$117.90 / hour, minimum 3 hours plus administration fee of \$32.75 + HST   |
| 7) Overtime Services/Expedited Review, Special Inspections   | Per hour, min 3 hours \$120.26  |
| 8) Phased Permits  | Per permit \$444.85   |
| 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 \$100.59<br>Overtime/Expedited Service \$120.26   |
| 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 <b>not</b> started \$400.82<br>Where construction has started \$801.65   |
| 11) Request to defer revocation  | Per building \$267.23   |
| 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 \$326.21   |
| • Non-residential and Residential greater than three storeys   | Flat fee \$444.85   |
| 13) Transfer of Permit to a new Owner  | \$267.23  |
| 14) Liquor Licence Inspection  | \$400.82  |
| 15) Building Permit Replacement  | \$133.61  |
| 16) Alternative Solution Proposal Review   | Deposit at time of application \$444.85<br>Plus regular Service per hour \$100.59<br>Overtime Service (rounded up to next hour) for review exceeding 4 hours \$120.26 |
| 17) Limiting Distance Agreement or Agreements not otherwise noted in the schedule  | \$593.12  |
| 18) Construction Start Prior to Permit Issue   | 50% of total permit fee to a maximum of \$13,360.76   |
| 19) Inspection Recall  | \$118.61  |
| 20) Concierge Permit Service   | \$133.61  |
| 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 \$415.18  |
| 22) Production and Review of Electronic Submissions Greater than 10 Pages in Length  | Per submission \$14.51  |
| 23) Order to Comply, Registration on Title and Discharge from Title  | \$711.74  |
| 24) Title Search   | Per property address \$53.40  |