

2024 FEE SCHEDULE

MINIMUM FEE		
<ul style="list-style-type: none"> • Detached, semi-detached, townhouse, rowhouse, duplex or live/work residential projects 		\$307.49
<ul style="list-style-type: none"> • Non-residential projects or residential greater than three storeys, unless otherwise stated 		\$419.31
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 		\$15.74
<ul style="list-style-type: none"> • All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums 		\$18.87
<ul style="list-style-type: none"> • Portable Classrooms - New 	Each	\$447.26
<ul style="list-style-type: none"> • - Relocated 	Each	\$307.49
<ul style="list-style-type: none"> • Alteration, Renovation, Interior Finish, Unit Finish 		\$5.03
GROUP "B" INSTITUTIONAL		
<ul style="list-style-type: none"> • New 		\$23.93
<ul style="list-style-type: none"> • Alteration, Renovation, Interior Finish, Unit Finish 		\$5.03
GROUP "C" RESIDENTIAL		
<ul style="list-style-type: none"> • Custom Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units 	(Min. \$1,889.06)	\$16.78
<ul style="list-style-type: none"> • Certified Model 		
<ul style="list-style-type: none"> • Base Model with One Elevation 		\$12.29
Optional Items Requiring Separate Building and HVAC Review:		
<ul style="list-style-type: none"> • Each additional elevation 		\$111.81
<ul style="list-style-type: none"> • Corner Upgrade/Rear Upgrade 		\$111.81
<ul style="list-style-type: none"> • Alternate Floor Layout 		\$111.81
<ul style="list-style-type: none"> • Walk-out Condition 		\$111.81
<ul style="list-style-type: none"> • Look-out Condition 		\$111.81
<ul style="list-style-type: none"> • Below Grade Entrance 		\$111.81
<ul style="list-style-type: none"> • Basement Finish, Partial or Complete 		\$111.81
<ul style="list-style-type: none"> • Increase Floor to Ceiling Height 		\$111.81
<ul style="list-style-type: none"> • Increase Basement Window Size 		\$111.81
<ul style="list-style-type: none"> • Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units Sited from a Certified Model 	(Min. \$1,889.06)	\$13.23
<ul style="list-style-type: none"> • Residential Addition - heated 		\$11.34
<ul style="list-style-type: none"> • Residential Addition - unheated 		\$8.81
<ul style="list-style-type: none"> • Motels, Hotels, Apartment Buildings, Stacked Townhouses and all other Residential Occupancies 		\$18.87
<ul style="list-style-type: none"> • Alteration, Renovation, Interior Finish, Unit Finish 		\$5.03
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	\$307.49
<ul style="list-style-type: none"> • Balcony Repair/Balcony Guard Replacment 	Flat fee	\$307.49
<ul style="list-style-type: none"> • Basement Finish 	Flat fee	\$307.49
<ul style="list-style-type: none"> • Below Grade Entrance 	Flat fee	\$307.49
<ul style="list-style-type: none"> • Carport 	Flat fee	\$307.49
<ul style="list-style-type: none"> • Clandestine Laboratory Remediation 	Flat fee	\$4,472.61
<ul style="list-style-type: none"> • Deck 	Flat fee	\$307.49
<ul style="list-style-type: none"> • Door, New Opening 	Each	\$125.94
<ul style="list-style-type: none"> • Fire Code Retrofit (OFC S. 9.8) 	Flat fee	\$307.49
<ul style="list-style-type: none"> • Fire Damage Repair 	Flat fee	\$307.49
<ul style="list-style-type: none"> • Fireplace, wood-burning 	Flat fee	\$307.49
<ul style="list-style-type: none"> • Foundation for relocated building 	Flat fee	\$377.82
<ul style="list-style-type: none"> • Garage 	Flat fee	\$307.49
<ul style="list-style-type: none"> • Porch 	Flat fee	\$307.49
<ul style="list-style-type: none"> • Porch Enclosure 	Flat fee	\$307.49
<ul style="list-style-type: none"> • Re-roof (Except Shingle Replacement Only) 		\$1.52
<ul style="list-style-type: none"> • Solar Panels (Domestic Hot Water or Photovoltaic, any area) 	Flat fee	\$307.49
<ul style="list-style-type: none"> • Window, New Opening 	Each	\$125.94

CLASS OF PERMIT, OCCUPANCY CLASSIFICATION	Fee Multiplier (\$ per m ²)
GROUP "D" BUSINESS AND PERSONAL SERVICES	
• Shell	\$13.85
• Finished	\$18.25
• Temporary Structure (pre-fabricated/constructed on site)	\$6.31/\$12.59
Alteration, Renovation, Interior Finish, Unit Finish	\$4.41
GROUP "E" MERCANTILE	
• Shell	\$13.85
• Finished	\$18.25
• Alteration, Renovation, Interior Finish, Unit Finish	\$4.41
GROUP "F" INDUSTRIAL	
• Shell	
• Major Occupancy Warehouse or Distribution	\$8.19
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$8.19
• Finished	
• Major Occupancy Warehouse or Distribution	\$11.97
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$12.59
• Gas Station, Car Wash	\$11.34
• Canopies	\$5.67
• Parking Garage	\$5.67
• Mezzanine, open area, no new mechanical services	\$5.67
Alteration, Renovation, Interior Finish, Unit Finish	
• Major Occupancy Warehouse or Distribution	\$3.78
• Major Occupancy Manufacturing/Processing/Repair or High Hazard	\$4.40
B. CHANGE OF USE	
• Change of Use (to an occupancy of higher hazard, including any proposed construction and/or upgrading required thereto)	All classifications \$113.36 per hour, minimum 4 hours = \$453.44.
• Change of Use to create a second dwelling unit	Flat fee \$1,118.15
C. DEMOLITION	
Residential:	
• Detached, Semi-Detached, Townhouse, Row-House, Duplex Dwellings, Subject to Demolition Control By-Law	Each \$419.31
• Accessory Building, Including Farm Building	Flat fee \$419.31
• Non-residential or multi-unit residential other than described above	Flat fee \$629.69
• Implosion	Each \$1,889.06
D. STAND ALONE MISCELLANEOUS	
• Air Supported Structure	Flat fee \$419.31
• Balcony Repair	Each \$419.31
• Ceiling - new, replacement	\$0.46
• Clandestine Laboratory Remediation	Flat fee \$4,472.61
• Door - new, man door or overhead loading	Each \$125.94
• Electromagnetic Locks	Flat fee \$419.31
• Emergency Lighting	Flat fee \$419.31
• Emergency Power	Flat fee \$419.31
• Farm Building	Min \$419.31 \$3.78
• Fire Alarm	Flat fee \$419.31
• Fire Code Retrofit (other than residential)	Flat fee \$419.31
• Fire Damage Repair	Flat fee \$419.31
• Fire Suppression (Other than Sprinkler System)	Flat fee \$419.31
• Foundation for Relocated Building, each	Flat fee \$419.31
• Mechanical Penthouse	\$7.53
• Parking Garage Repair	\$1.52
• Racking System (including Shelf and Rack Storage System)	Flat fee \$629.69
• Re-Roofing (except shingle replacement only)	\$1.23
• Solar Collector Panels Supported by Building (other than Designated Structure)	Flat fee \$629.69
• Shoring	Flat fee \$419.31
• Sprinklers	Flat fee \$419.31
• Standpipe and Hose System	Flat fee \$419.31

• Tent, permanent (including sprung structures)		\$4.41
• Tent, temporary	Flat fee	\$419.31
• Underpinning		\$11.34/lin.m
• Wall - demising, each	Flat fee	\$419.31
• Wall - repair or re-clad		\$0.63
• Window - new	Each, to maximum \$2,236.31	\$125.94
• Designated Structures		
• Communication Tower (>16.6m), Wind Turbine (output >3kW)	Flat fee	\$419.31
• Outdoor Pool, Outdoor Spa	Flat fee	\$419.31
• Pedestrian Bridge	Flat fee	\$419.31
• Retaining Wall		\$10.29/lin.m.
• Tank, (Exterior) and Supports (not regulated by TSSA)	Flat fee	\$419.31
• Solar Collector, Dish Antenna (equal to or greater than 5m ²)	Flat fee	\$419.31
• Crane Runway	Flat fee	\$419.31
• Other Designated Structures not listed above	Flat fee	\$419.31
E. STAND ALONE MECHANICAL		
STAND ALONE MECHANICAL - HVAC		
• Group A		\$0.96
• Group B		\$0.96
• Group C		\$0.96
• Group D		\$0.96
• Group E		\$0.96
• Group F		\$0.96
• Alterations/Add-ons, per unit - Unit Heater; Make-up Unit; Exhaust Fan; Duct Alterations; Boiler/Furnace replacement etc. -	Each	\$188.93
• Special Ventilation Systems, per unit Commercial Cooking Exhaust; Spray Booth: Dust Collector, etc)	Each	\$419.31
STAND ALONE MECHANICAL - PLUMBING		
Fixtures, Equipment, Drains:		
• Any fixtures, equipment, appliances, vented traps not otherwise covered in the schedule	Each	\$16.62
• Roof drains	Each	\$16.62
• Floor drains	Each	\$16.62
• Oil and Grease Interceptors	Each	\$69.25
• Sewage pumps or ejector serving one or more fixtures	Each	\$69.25
• Backflow prevention device (requiring testing)	Each	\$69.25
• Catch Basin/Manhole	Each (Max. \$1,118.15)	\$27.72
Piping:		
Detached, Semi-detached, Townhouse, Row-House, Duplex, Live/Work Residential:		
• New Service-Water, sanitary or storm, buried piping	Flat fee	\$307.49
• Repairs, replacement of an addition of buried plumbing and drainage piping	Flat fee	\$307.49
• Site Services for Mechanical Services that serve more than one building (per building or townhouse block)		\$307.49
• Conversion-septic to municipal sanitary sewer; well to municipal water service	Per service	\$307.49
Non-residential and Residential Greater than Three Storeys:		
• Inside sanitary and storm piping		\$2.77/lin.m.
• Outside water service, sanitary and storm piping		\$2.77/lin.m.
• Site Services for Mechanical Services that serve more than one building (per building)		\$419.31
Private Sewage System:		
• Sewage system - Class 2, 3, 4, new or replacement		\$629.69
• Sewage system - Class 2, 3, 4, assessment of independent evaluation, repair or alteration		\$629.69
• Sewage system - Class 5 Holding Tank, new or replacement		\$629.69

ADMINISTRATION FEES

1) Change of Municipal Address - upon written request and the requested change conforms with municipal addressing policies		\$419.31
2) Compliance Letter		\$251.89
3) Conditional Permit - 10% of the full permit fee	Minimum fee	\$559.07
Amendment to Conditional Permit Agreement	Maximum fee	\$3,778.14
4) Site Plan Approval and One Temporary Structure Agreement		\$1,259.39
Each Additional Temporary Structure Agreement or Amendment to a Temporary Structure Agreement		\$629.69
5) Document Reproduction, including document from file and/or set of permit drawings	\$5.59/ page + HST for documents from file \$33.54 + HST for permit drawings / set when available on pdf \$5.59 / frame + HST when available on microfilm only	
6) Custom Report (Report content subject to Freedom of Information and Information Guidelines)	\$111.14 / hour, minimum 3 hours plus administration fee of \$30.87 + HST	
7) Overtime Services/Expedited Review, Special Inspections	Per hour, min 3 hours	\$113.36
8) Phased Permits	Per permit	\$419.31
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	\$94.82
	Overtime/Expedited Service	\$113.36
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 <u>not</u> started	\$377.82
	Where construction has started	\$755.63
11) Request to defer revocation	Per building	\$251.89
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	\$307.49
• Non-residential and Residential greater than three storeys	Flat fee	\$419.31
13) Transfer of Permit to a new Owner		\$251.89
14) Liquor Licence Inspection		\$377.82
15) Building Permit Replacement		\$125.94
16) Alternative Solution Proposal Review	Deposit at time of application	\$419.31
	Plus regular Service per hour	\$94.82
	Overtime Service (rounded up to next hour) for review exceeding 4 hours	\$113.36
17) Limiting Distance Agreement or Agreements not otherwise noted in the schedule		\$559.07
18) Construction Start Prior to Permit Issue	50% of total permit fee to a maximum of	\$12,593.80
19) Inspection Recall		\$111.81
20) Concierge Permit Service		\$125.94
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	\$391.35
22) Production and Review of Electronic Submissions Greater than 10 Pages in Length	Per submission	\$13.68
23) Order to Comply, Registration on Title and Discharge from Title		\$670.88
24) Title Search	Per property address	\$50.33