

2017 Proposed Permit Fee Schedule

Classes of Permits	Permit Fee (\$ per m ²)	Flat Fee (\$)
Minimum Fee (all permits)		199.00
Group A: Assembly Buildings		
Shell Permit	20.53	
New and Additions	26.28	
Alterations and Renovations	5.75	
Group B: Institutional Buildings		
Shell Permit	20.78	
New and Additions	26.53	
Alterations and Renovations	5.75	
Group C: Residential Buildings		
New and Additions (Single Detached, Semi-Detached and Row House)	11.79	
New and Additions (Multi-Unit Buildings, Motels, Hotels)	13.83	
Alterations and Renovations	3.80	
Secondary Suites (Single Detached, Semi-Detached and Row House)	3.80	
Swimming Pools		199.00
Accessory Structures (Garage/Carport, Shed)		199.00
Solar Panels (any area)		268.00
Group D: Business and Personal Services Buildings		
Shell Permit	12.77	
New and Additions	18.52	
Alterations and Renovations	5.75	
Group E: Mercantile Buildings		
Shell Permit	9.94	
New and Additions	15.69	
Alterations and Renovations	5.75	
Group F: Industrial and Agricultural Buildings		
Shell Permit	6.50	
New and Additions	12.25	
Alterations and Renovations	5.75	
Other Permit Classes:		
Decks/Patios (each)		199.00
Solar panels (Non-Residential) – per application		536.00
Temporary Structures - per application		199.00
Demolitions (each)		536.00
Wood Burning Appliances (each)		199.00
Designated Structures (each)		380.00
Signs (per application)		200.00
Mechanical and Fire Protection Systems: (independent of Building Permit)		
HVAC Permit (Residential and Non-Residential per suite)		199.00
New and Alterations to Sprinkler System, Standpipe System or Fire Suppression System		507.00
Commercial Kitchen Exhaust Systems, Spray Booths, Dust Collectors		360.00
New and Alterations to Fire Alarm System		199.00
Electromagnetic Locks, Hold Open Devices, Emergency Lighting (per application)		199.00
Plumbing Permits: (independent of Building Permit)		
New and Alterations (Residential per fixture)		10.00
New and Alterations (Non-Residential per fixture)		12.00
Backflow Prevention Devices (per application)		199.00
Sewer Lateral (each)		199.00
Back Water Valve (each)		199.00
Administration Fees:		
Conditional Permit Fee (10% of the required permit fee)		Min 300.00
Pre Inspection (prior to permit issuance) or Re-Inspection Fee (per inspection or suite)		50.00
Expedited Plan Review (per hour)		93.00
Fence and Sign By-law Appeal (each)		300.00
Alternative Solution proposal (300.00 per hour)		Min 2000.00
Preliminary project review and Revisions to an issued permit (per hour)		93.00
Limiting Distance Agreement (each)		300.00
Change of use permit (no construction)		300.00
Construction prior to permit issuance (40% of the required permit fee)		Min 200.00

Rules for Determining Permit Fees:

- Floor area of the proposed work is to be measured to the outer face of exterior walls (excluding residential attached garages) and to the centre line of party walls, firewalls or demising walls.
- In the case of interior finishes, alterations or renovations, area of proposed work is the actual space receiving the work, e.g. tenant suite.
- Mechanical penthouses and floors, mezzanines, lofts, habitable attics and interior balconies are to be included in all floor area calculations.
- Except for interconnected floor spaces, no deductions are made for openings within the floor area (e.g. stairs, elevators, escalators, shafts, ducts, etc.).
- Unfinished basements for single detached dwellings, semi-detached dwellings and townhouses are not included in the floor area.
- Where Demolition of partitions or alterations to existing ceilings are part of an alteration or renovation Permit, no additional charge is applicable.
- Corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major occupancy for the floor area on which they are located.
- The occupancy categories in this Schedule correspond with the major occupancy classifications in the Ontario Building Code. For multiple occupancy floor areas, the Permit fees for each of the applicable occupancy categories may be used, except where an occupancy category is less than 10% of the floor area.