

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 ² or as otherwise specified)	
	Fee Multiplier (\$ per m ² or as otherwise specified)	Actual Fee
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 Replacement	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 ²)
GROUP "D" BUSINESS AND PERSONAL SERVICES	
• 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
GROUP "E" MERCANTILE	
• Shell	\$14.70
• Finished	\$19.36
• Alteration, Renovation, Interior Finish, Unit Finish	\$4.68
GROUP "F" INDUSTRIAL	
• 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. CHANGE OF USE	
• 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
C. DEMOLITION	
Residential:	
• 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
D. STAND ALONE MISCELLANEOUS	
• 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
• Designated Structures		
• 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 ²)	Flat fee	\$444.85
• Crane Runway	Flat fee	\$444.85
• Other Designated Structures not listed above	Flat fee	\$444.85

E. STAND ALONE MECHANICAL

STAND ALONE MECHANICAL - HVAC

• 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 - Unit Heater; Make-up Unit; Exhaust Fan; Duct Alterations; Boiler/Furnace replacement etc. -	Each	\$200.44
• Special Ventilation Systems, per unit Commercial Cooking Exhaust; Spray Booth; Dust Collector, etc)	Each	\$444.85

STAND ALONE MECHANICAL - PLUMBING

Fixtures, Equipment, Drains:

• 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

Piping:

Detached, Semi-detached, Townhouse, Row-House, Duplex,

Live/Work Residential:

• New Service-Water, sanitary or storm, buried piping	Flat fee	\$326.21
• Repairs, replacement of an addition of buried plumbing and 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

Non-residential and Residential Greater than Three Storeys:

• 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

Private Sewage System:

• 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

ADMINISTRATION FEES

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 Amendment to Conditional Permit Agreement	Minimum fee Maximum fee	\$593.12 \$4,008.22 \$593.12
4) Site Plan Approval and One Temporary Structure Agreement Each Additional Temporary Structure Agreement or Amendment to a Temporary Structure Agreement		\$1,336.09 \$668.04
5) Document Reproduction, including document from file and/or set of permit drawings		\$5.93/ page + HST for documents from file \$35.59 + HST for permit drawings / set when available on pdf \$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 Overtime/Expedited Service	\$100.59 \$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 not started Where construction has started	\$400.82 \$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 <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 Flat fee	\$326.21 \$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 Plus regular Service per hour Overtime Service (rounded up to next hour) for review exceeding 4 hours	\$444.85 \$100.59 \$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: <ul style="list-style-type: none"> 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