

Department: Building Services
Key Business: Inspection Services and Permit & Zoning
Service Area: Permits, Inspections and Additional Services

Service Provided	Unit of Measure	HST Y/N	2023 Base Fee	2024 Base Fee	2025 Proposed Base Fee	HST \$	2025 Fee (tax included)	Effective Date MMM-YY	Last Increase	2025 over 2024 \$ Change	2025 over 2024 % Change
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Fees calculated at \$/M2 unless otherwise specified

100% Full Cost Recovery

A: Assembly - schools, libraries, places of worship and restaurants

New shell only		N	\$26.70	\$26.70	\$26.70	N/A	\$26.70	Jan-22	2021	\$0.00	0.00%
Shell and finished interior		N	\$30.00	\$30.00	\$30.00	N/A	\$30.00	Mar-23	2023	\$0.00	0.00%
Interior alteration		N	\$10.40	\$10.40	\$10.40	N/A	\$10.40	Jan-22	2021	\$0.00	0.00%

B: Detention and Care: hospitals, police stations, fire halls, long term care facilities, gymnasiums, residential care facilities, group homes

New		N	\$34.30	\$34.30	\$34.30	N/A	\$34.30	Jan-22	2021	\$0.00	0.00%
Interior alteration		N	\$15.55	\$15.55	\$15.55	N/A	\$15.55	Jan-22	2021	\$0.00	0.00%

C: Residential

New - apartments and condominiums, retirement homes, hotels, stacked townhouses and row townhouses more than 3 storeys		N	\$23.25	\$23.25	\$23.25	N/A	\$23.25	Jan-22	2021	\$0.00	0.00%
Alterations - apartments, retirement homes, hotels		N	\$11.60	\$11.60	\$11.60	N/A	\$11.60	Jan-22	2021	\$0.00	0.00%
New - houses, semi-detached, row townhouses up to 3 storeys and additions (garages, fireplaces, sprinklers and walk up basements included in original designs)		N	\$17.80	\$17.80	\$17.80	N/A	\$17.80	Jan-22	2021	\$0.00	0.00%
Garages, unheated accessory buildings and open porches (not part of a new residential construction)		N	\$5.90	\$5.90	\$5.90	N/A	\$5.90	Jan-22	2021	\$0.00	0.00%
Accessory dwelling units		N	\$12.00	\$12.00	\$12.00	N/A	\$12.00	Jan-22	2021	\$0.00	0.00%
Interior alterations, basements and finishings		N	\$4.90	\$4.90	\$4.90	N/A	\$4.90	Jan-22	2021	\$0.00	0.00%

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Fireplace - other than electrical or gas, applicable if no other work proposed	each	N	\$220.00	\$220.00	\$220.00	N/A	\$220.00	Mar-23	2022	\$0.00	0.00%
Deck	each	N	\$220.00	\$220.00	\$220.00	N/A	\$220.00	Mar-23	2022	\$0.00	0.00%
Walk Up Basement, applicable if no other new foundation work is proposed	each	N	\$400.00	\$400.00	\$400.00	N/A	\$400.00	Mar-23	2022	\$0.00	0.00%
Solar panel installation	each	N	\$300.00	\$300.00	\$300.00	N/A	\$300.00	Jan-22	2022	\$0.00	0.00%

D: Business and Personal Service - offices, banks, beauty parlours, dry cleaning, medical office (no surgery)

New shell only		N	\$18.25	\$18.25	\$18.25	N/A	\$18.25	Mar-23	2022	\$0.00	0.00%
New shell and finished interior		N	\$23.25	\$23.25	\$23.25	N/A	\$23.25	Mar-23	2023	\$0.00	0.00%
Interior finish/alteration/partitioning for offices		N	\$8.80	\$8.80	\$8.80	N/A	\$8.80	Mar-23	2022	\$0.00	0.00%

E: Mercantile - retail stores, gas stations, car dealerships

New shell only		N	\$18.60	\$18.60	\$18.60	N/A	\$18.60	Mar-23	2022	\$0.00	0.00%
New shell and finished interior		N	\$23.70	\$23.70	\$23.70	N/A	\$23.70	Mar-23	2023	\$0.00	0.00%
Interior finish/alteration/partitioning only		N	\$9.40	\$9.40	\$9.40	N/A	\$9.40	Mar-23	2022	\$0.00	0.00%

F: Industrial

New factories and warehouses shell only	up to 5000 m2	N	\$13.10	\$13.10	\$13.10	N/A	\$13.10	Jan-22	2021	\$0.00	0.00%
New factories and warehouses shell and finished interior	up to 5000 m2	N	\$19.10	\$19.10	\$19.10	N/A	\$19.10	Mar-23	2023	\$0.00	0.00%
New factories and warehouses shell only	Additional m2 over 5000 m2	N	\$9.10	\$9.10	\$9.10	N/A	\$9.10	Jan-22	2021	\$0.00	0.00%
New factories and warehouses shell and finished interior	Additional m2 over 5000 m2	N	\$15.10	\$15.10	\$15.10	N/A	\$15.10	Mar-23	N/A	\$0.00	0.00%

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Interior finish/alterations/partitioning		N	\$8.20	\$8.20	\$8.20	N/A	\$8.20	Mar-23	2022	\$0.00	0.00%
Pre-engineered metal buildings	Unit rates for factories and warehouses above can be applied to pre-engineered metal buildings							Mar-23	N/A	\$0.00	0.00%

Other Structures

Parking garage above ground - new/alteration		N	\$7.15	\$7.15	\$7.15	N/A	\$7.15	Jan-22	2021	\$0.00	0.00%
Parking garage underground - new/alteration		N	\$11.20	\$11.20	\$11.20	N/A	\$11.20	Jan-22	2021	\$0.00	0.00%
Designated structure - retaining wall, exterior storage tank	each	N	1% of construction value	1% of construction value	1% of construction value	N/A	1% of construction value	Jan-22	2022	\$0.00	0.00%
Designated structure - green initiative including solar collector, structural support for wind turbine	each	N	\$600.00	\$600.00	\$600.00	N/A	\$600.00	Jan-22	2022	\$0.00	0.00%
Air supported structures		N	\$22.85	\$22.85	\$22.85	N/A	\$22.85	Jan-22	2021	\$0.00	0.00%
Tent - temporary	each	N	\$420.00	\$420.00	\$420.00	N/A	\$420.00	Mar-23	2022	\$0.00	0.00%
Pre-fabricated trailer	each	N	\$450.00	\$450.00	\$450.00	N/A	\$450.00	Mar-23	2022	\$0.00	0.00%
Portable classrooms	each	N	\$425.00	\$425.00	\$425.00	N/A	\$425.00	Mar-23	2022	\$0.00	0.00%

Stand-alone Plumbing and Drains

Residential water service and/or sanitary and storm piping, applicable if no other work is proposed	each	N	\$87.00	\$100.00	\$100.00	N/A	\$100.00	Jan-24	2023	\$0.00	0.00%
Domestic water service and fire line - private side	per metre	N	\$11.15	\$11.15	\$11.15	N/A	\$11.15	Jan-22	2021	\$0.00	0.00%
Sanitary and storm piping	per metre	N	\$3.80	\$3.80	\$3.80	N/A	\$3.80	Jan-22	2021	\$0.00	0.00%

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Plumbing fixture and/or backwater valves, applicable if no other work is proposed	each	N	\$102.00	\$102.00	\$102.00	N/A	\$102.00	Jan-22	2021	\$0.00	0.00%
Backflow preventer, applicable if no other work is proposed	each	N	\$306.00	\$306.00	\$306.00	N/A	\$306.00	Jan-22	2021	\$0.00	0.00%
Sewage systems	each	N	\$1,188.00	\$1,188.00	\$1,188.00	N/A	\$1,188.00	Jan-22	2021	\$0.00	0.00%
Sewage system assessment	each	N	\$215.00	\$215.00	\$215.00	N/A	\$215.00	Jan-22	2022	\$0.00	0.00%

Other Fees

Pre-Screening Application Fee - First submission credited towards permit fee, subsequent submissions subject to fee. Non-refundable.	each	N	\$60.00	\$100.00	\$100.00	N/A	\$100.00	Jan-24	2021	\$0.00	0.00%
Demolition permit	each	N	\$438.00	\$438.00	\$438.00	N/A	\$438.00	Jan-22	2021	\$0.00	0.00%
Authority to occupy unfinished building	each	N	\$700.00	\$700.00	\$700.00	N/A	\$700.00	Mar-23	2022	\$0.00	0.00%
Partial permit including geothermal drilling from grade - This application is only accepted in conjunction with a complete, full permit submission, including all relevant fees	each	N	\$700.00	\$700.00	\$700.00	N/A	\$700.00	Mar-23	2022	\$0.00	0.00%
Conditional permit - This application is only accepted in conjunction with a complete, full permit submission, including all relevant fees and signed agreement	each	N	\$1,000.00	\$1,000.00	\$1,000.00	N/A	\$1,000.00	Jan-22	2021	\$0.00	0.00%
Change of use	each	N	\$700.00	\$700.00	\$700.00	N/A	\$700.00	Mar-23	2022	\$0.00	0.00%

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Alternative solution / equivalency application	each	N	\$1,575.00	\$1,575.00	\$1,575.00	N/A	\$1,575.00	Jan-22	2021	\$0.00	0.00%
Revisions to a permit	each	N	\$438.00	\$438.00	\$438.00	N/A	\$438.00	Jan-22	2021	\$0.00	0.00%
Certified model program - when available- plan review only without permit application	each model	N	\$1,500.00	\$1,500.00	\$1,500.00	N/A	\$1,500.00	Mar-23	2022	\$0.00	0.00%
Limiting distance agreements (Building Department fee only)	each	N	\$700.00	\$700.00	\$700.00	N/A	\$700.00	Jan-22	2021	\$0.00	0.00%
Building compliance letters	regular	N	\$117.00	\$117.00	\$117.00	N/A	\$117.00	Jan-22	2021	\$0.00	0.00%
	express	N	\$173.00	\$173.00	\$173.00	N/A	\$173.00	Jan-22	2021	\$0.00	0.00%
Zoning letter	each	N	\$163.00	\$264.00	\$273.00	N/A	\$273.00	Jan-25	2024	\$9.00	3.41%

Access to building records (routine disclosure)

Request for survey plan	per survey plan	N	\$25.00	\$25.00	\$25.00	N/A	\$25.00	Jan-21	2020	\$0.00	0.00%
Routine disclosure of building records. May be subject to additional third party retrieval and reproduction fees.	each	N	\$60.00	\$60.00	\$60.00	N/A	\$60.00	Jan-22	2022	\$0.00	0.00%

Zoning Certificate of Occupancy

Application Fee	each	N	\$163.00	\$264.00	\$273.00	N/A	\$273.00	Jan-25	2024	\$9.00	3.41%
Request for copy of issued Zoning Certificate of Occupancy	per request	N	\$27.00	\$28.00	\$29.00	N/A	\$29.00	Jan-25	2024	\$1.00	3.57%

Note: See Planning and Development Rates and Fees for Committee of Adjustment Information