

**Existing and Proposed Fees for 2021**  
(\$ per square metre unless otherwise noted)

Classes of Permits and Fees	Existing 2020 Fee	Proposed 2021 Fee (2.6% Increase)
Minimum Fee	\$252	\$259
<b>Group A (Assembly Occupancies)</b>		
All Recreation Facilities, Elementary Schools, Daycare Facilities, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Gymnasiums, Indoor Pools, Secondary Schools and all other Group A Buildings	\$23.57	\$24.18
Portable Classrooms	\$376 (flat fee)	\$386 (flat fee)
Shell Only	\$20.46	\$20.99
Finishing Only	\$5.35	\$5.49
Non-Residential - Outdoor Patio	\$189 (flat fee)	\$194 (flat fee)
<b>Group B (Institutional Occupancies)</b>		
Institutional, Hospitals, Medical Care Facilities, Nursing Homes, and other Group B Buildings	\$28.17	\$28.90
Shell Only	\$22.53	\$23.12
Finishing Only	\$6.23	\$6.39
<b>Group C (Residential Occupancies)</b>		
Single Family Dwelling, Semi, duplex, row house, townhouse	\$15.87	\$16.28
Apartment Buildings	\$15.87	\$16.28
Hotels, Motels	\$20.98	\$21.53
<b>Group D (Business and Personal Services)</b>		
Office buildings (up to 10 storeys) (Shell only)	\$15.84	\$16.25
Office Buildings (up to 10 storeys) (finishing only)	\$5.07	\$5.20
Office Buildings (up to 10 storeys) (finished)	\$20.91	\$21.45
Office Buildings (more than 10 storeys) (shell only)	\$19.15	\$19.65
Office Buildings (more than 10 storeys) (finishing only)	\$5.38	\$5.52
Office Buildings (more than 10 storeys) (finished)	\$24.52	\$25.16

<b>Classes of Permits and Fees</b>	<b>Existing 2020 Fee</b>	<b>Proposed 2021 Fee (2.6% Increase)</b>
<b>Group E (Mercantile)</b>		
Retail (Shell only)	<b>\$12.99</b>	<b>\$13.33</b>
Retail (finishing only)	<b>\$4.39</b>	<b>\$4.50</b>
Retail (finished)	<b>\$17.39</b>	<b>\$17.84</b>
<b>Group F (Industrial)</b>		
Industrial (Shell Only)	<b>\$7.88</b>	<b>\$8.08</b>
Industrial (Finishing Only)	<b>\$4.31</b>	<b>\$4.42</b>
Industrial (Finished)	<b>\$12.20</b>	<b>\$12.52</b>
Parking Garages	<b>\$7.19</b>	<b>\$7.38</b>
Gas Stations	<b>\$13.12</b>	<b>\$13.46</b>
<b>Subsurface Works (in addition to the regular permit fee)</b>	<b>Flat Fee</b>	<b>Flat Fee</b>
Foundation Permits		
Residential under Part 9 of Division B of the Building Code	<b>\$392</b>	<b>\$402</b>
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (up to 1 200 m <sup>2</sup> )	<b>\$975</b>	<b>\$1,000</b>
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (greater than 1 200 m <sup>2</sup> )	<b>\$2,926</b>	<b>\$3,002</b>
Excavation and Shoring	<b>\$10.82 per linear metre</b>	<b>\$11.10 per linear metre</b>
New water service (low density residential only)	<b>\$162</b>	<b>\$166</b>
New water service when included with a complete building permit application for a new building (low density residential only)	<b>\$145</b>	<b>\$149</b>
New Sewer Service (low density residential only)	<b>\$162</b>	<b>\$166</b>
New sewer service when included with a complete building permit application for a new building (low density residential only)	<b>\$145</b>	<b>\$149</b>

<b>Classes of Permits and Fees</b>	<b>Existing 2020 Fee</b>	<b>Proposed 2021 Fee (2.6% Increase)</b>
<b>Designated Structures</b>	<b>Flat Fee</b>	<b>Flat Fee</b>
Communication Tower, Crane Runway, Retaining Wall, Silos	\$453	\$465
Exterior Storage Tanks – Above and below ground (except for fire fighting water reservoirs)	\$453	\$465
Pedestrian Bridge/Walkway	\$453	\$465
Satellite Dish (face area equal to or greater than 5 m <sup>2</sup> )	\$453	\$465
Outdoor Public Spa	\$928	\$952
Outdoor Public Swimming Pool	\$1,837	\$1,885
<b>Fire Protection Systems (Stand Alone - excludes relocation of components for an existing system)</b>		
Electromagnetic Locks/Electric Strikes	\$214 each (maximum \$642)	\$220 each (maximum \$659)
Fire Alarm System	\$376 (Flat Fee)	\$386 (Flat Fee)
Emergency Lighting/Exit Signs	\$376 (Flat Fee)	\$386 (Flat Fee)
Sprinkler System	\$0.62	\$0.64
Standpipe System	\$376 (Flat Fee)	\$386 (Flat Fee)
Combined Sprinkler and Standpipe System	\$0.62 (minimum \$376)	\$0.64 (minimum \$386)
<b>Mechanical Systems (Stand Alone)</b>	<b>Flat Fee</b>	<b>Flat Fee</b>
Commercial Cooking Exhaust System	\$376	\$386
<b>Demolition (complete or partial building - not issued under Demolition Control By-law)</b>		
Residential - Single/Two Family Dwelling and Townhouses	\$0.47	\$0.48
Accessory structures to a residential use or partial demolition of a single/two family dwelling and townhouses	\$0.47 (\$162 minimum)	\$0.48 (\$166 minimum)
Non-Residential and Multi-Residential	\$0.47 (\$402 minimum)	\$0.48 (\$412 minimum)

<b>Classes of Permits and Fees</b>	<b>Existing 2020 Fee</b>	<b>Proposed 2021 Fee (2.6% Increase)</b>
<b>Plumbing Devices (Stand Alone)</b>	<b>Flat Fee</b>	<b>Flat Fee</b>
Backflow Preventer		
For First premise or zone device	<b>\$252</b>	<b>\$259</b>
For each additional premise or zone device	<b>\$162</b>	<b>\$166</b>
Backwater Valve	<b>\$252</b>	<b>\$259</b>
Grease/Oil Interceptor	<b>\$252</b>	<b>\$259</b>
<b>Renewable (Green) Energy Systems</b>	<b>Flat Fee</b>	<b>Flat Fee</b>
Geothermal System for a Single/Two Family Dwelling	<b>\$453</b>	<b>\$465</b>
Geothermal System for all other buildings	<b>\$607</b>	<b>\$623</b>
Solar Collector for a Single/Two Family Dwelling	<b>\$252</b>	<b>\$259</b>
Solar Collector for all other buildings	<b>\$453</b>	<b>\$465</b>
Wind Turbine	<b>\$453</b>	<b>\$465</b>
<b>Sewage Systems</b>	<b>Flat Fee</b>	<b>Flat Fee</b>
To construct a sewage system pursuant to the provisions of the Act	<b>\$876</b>	<b>\$899</b>
To construct a Class 5 sewage system or to repair a sewage system pursuant to the provisions of the Act	<b>\$536</b>	<b>\$550</b>
Sewage System Maintenance Inspection Program	<b>\$246</b>	<b>\$252</b>
<b>Signs</b>	<b>Flat Fee</b>	<b>Flat Fee</b>
Ground Sign with a sign area of less than or equal to 2.5 m <sup>2</sup>	<b>\$225</b>	<b>\$231</b>
Ground Sign with a sign area greater than 2.5 m <sup>2</sup> and up to 4.0 m <sup>2</sup>	<b>\$397</b>	<b>\$407</b>
Ground Sign with a sign area greater than 4.0 m <sup>2</sup>	<b>\$794</b>	<b>\$815</b>
Awning, Canopy, Marquee, Parapet, Projecting and Wall Signs	<b>\$397</b>	<b>\$407</b>
Billboard	<b>\$794</b>	<b>\$815</b>

<b>Classes of Permits and Fees</b>	<b>Existing 2020 Fee</b>	<b>Proposed 2021 Fee (2.6% Increase)</b>
<b>Other Classifications (not previously listed)</b>		
Accessory structures, garage, storage shed, new basement, cold cellar, silo, unenclosed canopies, air supported structures	<b>\$5.69</b>	<b>\$5.84</b>
Farm Buildings	<b>\$2.91</b>	<b>\$2.99</b>
Greenhouses	<b>\$1.74 (maximum \$5,734)</b>	<b>\$1.79 (maximum \$5,883)</b>
Tents	<b>\$1.89 (maximum \$402)</b>	<b>\$1.94 (maximum \$412)</b>
Temporary Structures		
Sales Offices	<b>\$15.51</b>	<b>\$15.91</b>
Construction Trailers	<b>\$12.27</b>	<b>\$12.59</b>
Stages	<b>\$252 (flat fee)</b>	<b>\$259 (flat fee)</b>
Other Structures (intended to be used for less than 6 months)	<b>\$252 (flat fee)</b>	<b>\$259 (flat fee)</b>
Residential Greenhouses, deck, balcony, open porch, exterior stair, ramp, open carport	<b>\$4.64</b>	<b>\$4.76</b>
Alterations/partitioning/renovations to existing finished areas (where no building systems are being installed or altered), relocation/moving permits, finishing a basement in a single family dwelling	<b>\$3.51</b>	<b>\$3.60</b>
Exterior barrier free access in existing single and two family dwellings	<b>\$0.00</b>	<b>\$0.00</b>
Re-roofing without any structural changes	<b>\$0.30</b>	<b>\$0.31</b>

Classes of Permits and Fees	Existing 2020 Fee	Proposed 2021 Fee (2.6% Increase)
<b>Administrative Fees</b>	<b>Flat Fee</b>	<b>Flat Fee</b>
<b>Additional Plan Review (Resubmission)</b>		
Where a non-compliant resubmission is submitted above and beyond the first resubmission	<b>\$162 (per hour of review time)</b>	<b>\$166 (per hour of review time)</b>
<b>Additional Permit Fee (Revision)</b>		
Where an applicant makes a material change to a plan, specification, document, or other information, following the issuance of a building permit (includes first hour of review time)	<b>\$162</b>	<b>\$166</b>
For each additional hour or part thereof of review time	<b>\$162</b>	<b>\$166</b>
<b>Alternative Solution</b>		
Application for an Alternative Solution under Section 2.1, of Division C, of the Building Code (up to 4 hours review time)	<b>\$586</b>	<b>\$601</b>
For each additional hour or part thereof of review time	<b>\$162</b>	<b>\$166</b>
<b>Applicable Law Review</b>		
Review and consultation for applicable law requirements	<b>\$248</b>	<b>\$254</b>
<b>Building Code Compliance Letters</b>		
Written requests for information concerning a building's compliance with the current Building Code	<b>\$162 (per hour of review time)</b>	<b>\$166 (per hour of review time)</b>
<b>Change of Use Permit</b>		
Change of use Permit with no construction	<b>\$252</b>	<b>\$259</b>
<b>Conditional Permit Agreement/Undertaking</b>		
Review and approval of Conditional Permit Agreement/Undertaking	<b>10% of permit fee (Minimum \$1,056, Maximum \$3,696)</b>	<b>10% of permit fee (Minimum \$1,083, Maximum \$3,792)</b>
<b>Fire Watch/Fire Plan Review</b>		
Review and approval of Fire Watch/Fire Plans during construction	<b>\$528</b>	<b>\$542</b>

Classes of Permits and Fees	Existing 2020 Fee	Proposed 2021 Fee (2.6% Increase)
<b>Administrative Fees</b> (continued)	<b>Flat Fee</b>	<b>Flat Fee</b>
<p><b>Limiting Distance Agreements</b> For review and approval of Limiting Distance Agreements under Sentence 3.2.3.1.(8), 9.10.14.2.(4) or 9.10.15.2.(4), of Division B, of the Building Code</p> <p><b>Occupancy Permit of an Unfinished Building</b> Occupancy Inspection prior to completion as per Subsection 1.3.3, Division C of the Building Code</p> <p><b>Permit or Application Extensions</b> Extension of building permit or permit application where no revisions are required</p> <p><b>Pre-Consultation</b> Building Code preliminary design consultation/review for proposed designs prior to a complete permit application being submitted</p> <p><b>Premature/Additional Inspections</b> Where an inspection request is premature and the inspector must re-attend the site to complete the necessary inspection, or an additional inspection is requested or required</p> <p><b>Stock Plans</b> Review of stock plans for new single family dwellings in a Plan of Subdivision prior to a complete permit application being submitted</p> <p><b>Suspended Permit</b> Where an inspection is requested for a permit that has been suspended</p> <p><b>Transfer of Permit</b> Where ownership changes on a property and there are no other changes to the project or the professional services required</p>	<p><b>\$571</b></p> <p><b>\$162 (per unit)</b></p> <p><b>\$162</b></p> <p><b>\$162 (per hour of review time)</b></p> <p><b>\$214 (per inspection)</b></p> <p><b>\$410</b></p> <p><b>\$214 (per inspection)</b></p> <p><b>\$162</b></p>	<p><b>\$586</b></p> <p><b>\$166 (per unit)</b></p> <p><b>\$166</b></p> <p><b>\$166 (per hour of review time)</b></p> <p><b>\$220 (per inspection)</b></p> <p><b>\$421</b></p> <p><b>\$220 (per inspection)</b></p> <p><b>\$166</b></p>