

Existing and Proposed Fees for 2023
(\$ per square metre unless otherwise noted)

Classes of Permits and Fees	Existing 2022 Fee	Proposed 2023 Fee (4.5% Increase)
Minimum Fee	\$265	\$277
Group A (Assembly Occupancies)		
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	\$24.78	\$25.90
Portable Classrooms	\$396 (flat fee)	\$414 per portable
Shell Only	\$21.51	\$22.48
Finishing Only	\$5.63	\$5.88
Non-Residential - Outdoor Patio	\$199 (flat fee)	\$208 (flat fee)
Group B (Institutional Occupancies)		
Institutional, Hospitals, Medical Care Facilities, Nursing Homes, and other Group B Buildings	\$29.62	\$30.95
Shell Only	\$23.70	\$24.77
Finishing Only	\$6.55	\$6.84
Group C (Residential Occupancies)		
Single Family Dwelling, Semi, duplex, row house, townhouse	\$16.69	\$17.44
Apartment Buildings	\$16.69	\$17.44
Hotels, Motels	\$22.07	\$23.06
Group D (Business and Personal Services)		
Office buildings (up to 10 storeys) (Shell only)	\$16.66	\$17.41
Office Buildings (up to 10 storeys) (finishing only)	\$5.33	\$5.57
Office Buildings (up to 10 storeys) (finished)	\$21.99	\$22.98
Office Buildings (more than 10 storeys) (shell only)	\$20.14	\$21.05
Office Buildings (more than 10 storeys) (finishing only)	\$5.66	\$5.91
Office Buildings (more than 10 storeys) (finished)	\$25.80	\$26.96

Classes of Permits and Fees	Existing 2022 Fee	Proposed 2023 Fee (4.5% Increase)
Group E (Mercantile)		
Retail (Shell only)	\$13.66	\$14.27
Retail (finishing only)	\$4.61	\$4.82
Retail (finished)	\$18.27	\$19.09
Group F (Industrial)		
Industrial (Shell Only)	\$8.28	\$8.65
Industrial (Finishing Only)	\$4.53	\$4.73
Industrial (Finished)	\$12.81	\$13.38
Parking Garages	\$7.56	\$7.90
Gas Stations	\$13.80	\$14.42
Subsurface Works (in addition to the regular permit fee)	Flat Fee	Flat Fee
Foundation Permits		
Residential under Part 9 of Division B of the Building Code	\$412	\$431
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (up to 1 200 m ²)	\$1,025	\$1,071
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (greater than 1 200 m ²)	\$3,077	\$3,215
Excavation and Shoring	\$11.38 per linear metre	\$11.89 per linear metre
New water service (low density residential only)	\$170	\$178
New water service when included with a complete building permit application for a new building (low density residential only)	\$153	\$160
New Sewer Service (low density residential only)	\$170	\$178
New sewer service when included with a complete building permit application for a new building (low density residential only)	\$153	\$160

Classes of Permits and Fees	Existing 2022 Fee	Proposed 2023 Fee (4.5% Increase)
Designated Structures	Flat Fee	Flat Fee
Communication Tower, Crane Runway, Retaining Wall, Silos	\$477	\$498
Exterior Storage Tanks – Above and below ground (except for fire fighting water reservoirs)	\$477	\$498
Pedestrian Bridge/Walkway	\$477	\$498
Satellite Dish (face area equal to or greater than 5 m ²)	\$477	\$498
Outdoor Public Spa	\$976	\$1,020
Outdoor Public Swimming Pool	\$1,932	\$2,019
Fire Protection Systems (Stand Alone - excludes relocation of components for an existing system)		
Electromagnetic Locks/Electric Strikes	\$226 each (maximum \$675)	\$236 each (maximum \$705)
Fire Alarm System	\$396 (Flat Fee)	\$414 (Flat Fee)
Emergency Lighting/Exit Signs	\$396 (Flat Fee)	\$414 (Flat Fee)
Sprinkler System	\$0.66	\$0.69
Standpipe System	\$396 (Flat Fee)	\$414 (Flat Fee)
Combined Sprinkler and Standpipe System	\$0.66 (minimum \$396)	\$0.69 (minimum \$414)
Mechanical Systems (Stand Alone)	Flat Fee	Flat Fee
Commercial Cooking Exhaust System	\$396	\$414
Demolition (complete or partial building - not issued under Demolition Control By-law)		
Residential - Single/Two Family Dwelling and Townhouses	\$0.49	\$0.51
Accessory structures to a residential use or partial demolition of a single/two family dwelling and townhouses	\$0.49 (\$170 minimum)	\$0.51 (\$178 minimum)
Non-Residential and Multi-Residential	\$0.49 (\$422 minimum)	\$0.51 (\$441 minimum)

Classes of Permits and Fees	Existing 2022 Fee	Proposed 2023 Fee (4.5% Increase)
Plumbing Devices (Stand Alone)	Flat Fee	Flat Fee
Backflow Preventer		
For First premise or zone device	\$265	\$277
For each additional premise or zone device	\$170	\$178
Backwater Valve	\$265	\$277
Grease/Oil Interceptor	\$265	\$277
Renewable (Green) Energy Systems	Flat Fee	Flat Fee
Geothermal System for a Single/Two Family Dwelling	\$477	\$498
Geothermal System for all other buildings	\$639	\$668
Solar Collector for a Single/Two Family Dwelling	\$265	\$277
Solar Collector for all other buildings	\$477	\$498
Wind Turbine	\$477	\$498
Sewage Systems	Flat Fee	Flat Fee
To construct a sewage system pursuant to the provisions of the Act	\$921	\$962
To construct a Class 5 sewage system or to repair a sewage system pursuant to the provisions of the Act	\$564	\$589
Sewage System Maintenance Inspection Program	\$258	\$270
Signs	Flat Fee	Flat Fee
Ground Sign with a sign area of less than or equal to 2.5 m ²	\$237	\$248
Ground Sign with a sign area greater than 2.5 m ² and up to 4.0 m ²	\$417	\$436
Ground Sign with a sign area greater than 4.0 m ²	\$835	\$873
Awning, Canopy, Marquee, Parapet, Projecting and Wall Signs	\$417	\$436
Billboard	\$835	\$873

Classes of Permits and Fees	Existing 2022 Fee	Proposed 2023 Fee (4.5% Increase)
Other Classifications (not previously listed)		
Accessory structures, garage, storage shed, new basement, cold cellar, silo, unenclosed canopies, air supported structures	\$5.99	\$6.26
Farm Buildings	\$3.06	\$3.20
Greenhouses	\$1.83 (maximum \$6,030)	\$1.91 (maximum \$6,301)
Tents	\$1.99 (maximum \$422)	\$2.08 (maximum \$441)
Temporary Structures		
Sales Offices	\$16.31	\$17.04
Construction Trailers	\$12.90	\$13.48
Stages	\$265 (flat fee)	\$277 (flat fee)
Other Structures (intended to be used for less than 6 months)	\$265 (flat fee)	\$277 (flat fee)
Residential Greenhouses, deck, balcony, open porch, exterior stair, ramp, open carport, terraces, exterior roof amenity areas	\$4.88	\$5.10
Balcony Guard Replacement	New Fee	\$3.00 per linear metre
Balcony Repairs	New Fee	\$30.00 per balcony
Slab Reconstruction	New Fee	\$6.00
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	\$3.69	\$3.86
Exterior barrier free access in existing single and two family dwellings	\$0.00	\$0.00
Re-roofing without any structural changes	\$0.32	\$0.33

Classes of Permits and Fees	Existing 2022 Fee	Proposed 2023 Fee (4.5% Increase)
Administrative Fees	Flat Fee	Flat Fee
Additional Plan Review (Resubmission)		
Where a non-compliant resubmission is submitted above and beyond the first resubmission	\$170 (per hour of review time)	\$178 (per hour of review time)
Additional Permit Fee (Revision)		
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)	\$170	\$178
For each additional hour or part thereof of review time	\$170	\$178
Alternative Solution		
Application for an Alternative Solution under Section 2.1, of Division C, of the Building Code (up to 4 hours review time)	\$616	\$644
For each additional hour or part thereof of review time	\$170	\$178
Applicable Law Review		
Review and consultation for applicable law requirements	\$260	\$272
Building Code Compliance Letters		
Written requests for information concerning a building's compliance with the current Building Code	\$170 (per hour of review time)	\$178 (per hour of review time)
Change of Use Permit		
Change of use Permit with no construction	\$265	\$277
Conditional Permit Agreement/Undertaking		
Review and approval of Conditional Permit Agreement/Undertaking	10% of permit fee (Minimum \$1,110, Maximum \$3,887)	10% of permit fee (Minimum \$1,160, Maximum \$4062)
Fire Watch/Fire Plan Review		
Review and approval of Fire Watch/Fire Plans during construction	\$556	\$581

Classes of Permits and Fees	Existing 2022 Fee	Proposed 2023 Fee (4.5% Increase)
Administrative Fees (continued)	Flat Fee	Flat Fee
Limiting Distance Agreements 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	\$601	\$628
Occupancy Permit of an Unfinished Building Occupancy Inspection prior to completion as per Subsection 1.3.3, Division C of the Building Code	\$170 (per unit)	\$178 (per unit)
Permit or Application Extensions Extension of building permit or permit application where no revisions are required	\$170	\$178
Pre-Consultation Building Code preliminary design consultation/review for proposed designs prior to a complete permit application being submitted	\$170 (per hour of review time)	\$178 (per hour of review time)
Premature/Additional Inspections 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	\$226 (per inspection)	\$236 (per inspection)
Stock Plans Review of stock plans for new single family dwellings in a Plan of Subdivision prior to a complete permit application being submitted	\$432	\$451
Suspended Permit Where an inspection is requested for a permit that has been suspended	\$226 (per inspection)	\$236 (per inspection)
Transfer of Permit Where ownership changes on a property and there are no other changes to the project or the professional services required	\$170	\$178

