

Existing and Proposed Fees for 2022
(\$ per square metre unless otherwise noted)

Classes of Permits and Fees	Existing 2021 Fee	Proposed 2022 Fee (2.5% Increase)
Minimum Fee	\$259	\$265
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	\$24.18	\$24.78
Portable Classrooms	\$386 (flat fee)	\$396 (flat fee)
Shell Only	\$20.99	\$21.51
Finishing Only	\$5.49	\$5.63
Non-Residential - Outdoor Patio	\$194 (flat fee)	\$199 (flat fee)
Group B (Institutional Occupancies)		
Institutional, Hospitals, Medical Care Facilities, Nursing Homes, and other Group B Buildings	\$28.90	\$29.62
Shell Only	\$23.12	\$23.70
Finishing Only	\$6.39	\$6.55
Group C (Residential Occupancies)		
Single Family Dwelling, Semi, duplex, row house, townhouse	\$16.28	\$16.69
Apartment Buildings	\$16.28	\$16.69
Hotels, Motels	\$21.53	\$22.07
Group D (Business and Personal Services)		
Office buildings (up to 10 storeys) (Shell only)	\$16.25	\$16.66
Office Buildings (up to 10 storeys) (finishing only)	\$5.20	\$5.33
Office Buildings (up to 10 storeys) (finished)	\$21.45	\$21.99
Office Buildings (more than 10 storeys) (shell only)	\$19.65	\$20.14
Office Buildings (more than 10 storeys) (finishing only)	\$5.52	\$5.66
Office Buildings (more than 10 storeys) (finished)	\$25.16	\$25.80

Classes of Permits and Fees	Existing 2021 Fee	Proposed 2022 Fee (2.5% Increase)
Group E (Mercantile)		
Retail (Shell only)	\$13.33	\$13.66
Retail (finishing only)	\$4.50	\$4.61
Retail (finished)	\$17.84	\$18.27
Group F (Industrial)		
Industrial (Shell Only)	\$8.08	\$8.28
Industrial (Finishing Only)	\$4.42	\$4.53
Industrial (Finished)	\$12.52	\$12.81
Parking Garages	\$7.38	\$7.56
Gas Stations	\$13.46	\$13.80
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	\$402	\$412
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (up to 1 200 m ²)	\$1,000	\$1,025
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (greater than 1 200 m ²)	\$3,002	\$3,077
Excavation and Shoring	\$11.10 per linear metre	\$11.38 per linear metre
New water service (low density residential only)	\$166	\$170
New water service when included with a complete building permit application for a new building (low density residential only)	\$149	\$153
New Sewer Service (low density residential only)	\$166	\$170
New sewer service when included with a complete building permit application for a new building (low density residential only)	\$149	\$153

Classes of Permits and Fees	Existing 2021 Fee	Proposed 2022 Fee (2.5% Increase)
Designated Structures	Flat Fee	Flat Fee
Communication Tower, Crane Runway, Retaining Wall, Silos	\$465	\$477
Exterior Storage Tanks – Above and below ground (except for fire fighting water reservoirs)	\$465	\$477
Pedestrian Bridge/Walkway	\$465	\$477
Satellite Dish (face area equal to or greater than 5 m ²)	\$465	\$477
Outdoor Public Spa	\$952	\$976
Outdoor Public Swimming Pool	\$1,885	\$1,932
Fire Protection Systems (Stand Alone - excludes relocation of components for an existing system)		
Electromagnetic Locks/Electric Strikes	\$220 each (maximum \$659)	\$226 each (maximum \$675)
Fire Alarm System	\$386 (Flat Fee)	\$396 (Flat Fee)
Emergency Lighting/Exit Signs	\$386 (Flat Fee)	\$396 (Flat Fee)
Sprinkler System	\$0.64	\$0.66
Standpipe System	\$386 (Flat Fee)	\$396 (Flat Fee)
Combined Sprinkler and Standpipe System	\$0.64 (minimum \$386)	\$0.66 (minimum \$396)
Mechanical Systems (Stand Alone)	Flat Fee	Flat Fee
Commercial Cooking Exhaust System	\$386	\$396
Demolition (complete or partial building - not issued under Demolition Control By-law)		
Residential - Single/Two Family Dwelling and Townhouses	\$0.48	\$0.49
Accessory structures to a residential use or partial demolition of a single/two family dwelling and townhouses	\$0.48 (\$166 minimum)	\$0.49 (\$170 minimum)
Non-Residential and Multi-Residential	\$0.48 (\$412 minimum)	\$0.49 (\$422 minimum)

Classes of Permits and Fees	Existing 2021 Fee	Proposed 2022 Fee (2.5% Increase)
Plumbing Devices (Stand Alone)	Flat Fee	Flat Fee
Backflow Preventer		
For First premise or zone device	\$259	\$265
For each additional premise or zone device	\$166	\$170
Backwater Valve	\$259	\$265
Grease/Oil Interceptor	\$259	\$265
Renewable (Green) Energy Systems	Flat Fee	Flat Fee
Geothermal System for a Single/Two Family Dwelling	\$465	\$477
Geothermal System for all other buildings	\$623	\$639
Solar Collector for a Single/Two Family Dwelling	\$259	\$265
Solar Collector for all other buildings	\$465	\$477
Wind Turbine	\$465	\$477
Sewage Systems	Flat Fee	Flat Fee
To construct a sewage system pursuant to the provisions of the Act	\$899	\$921
To construct a Class 5 sewage system or to repair a sewage system pursuant to the provisions of the Act	\$550	\$564
Sewage System Maintenance Inspection Program	\$252	\$258
Signs	Flat Fee	Flat Fee
Ground Sign with a sign area of less than or equal to 2.5 m ²	\$231	\$237
Ground Sign with a sign area greater than 2.5 m ² and up to 4.0 m ²	\$407	\$417
Ground Sign with a sign area greater than 4.0 m ²	\$815	\$835
Awning, Canopy, Marquee, Parapet, Projecting and Wall Signs	\$407	\$417
Billboard	\$815	\$835

Classes of Permits and Fees	Existing 2021 Fee	Proposed 2022 Fee (2.5% Increase)
Other Classifications (not previously listed)		
Accessory structures, garage, storage shed, new basement, cold cellar, silo, unenclosed canopies, air supported structures	\$5.84	\$5.99
Farm Buildings	\$2.99	\$3.06
Greenhouses	\$1.79 (maximum \$5,883)	\$1.83 (maximum \$6,030)
Tents	\$1.94 (maximum \$412)	\$1.99 (maximum \$422)
Temporary Structures		
Sales Offices	\$15.91	\$16.31
Construction Trailers	\$12.59	\$12.90
Stages	\$259 (flat fee)	\$265 (flat fee)
Other Structures (intended to be used for less than 6 months)	\$259 (flat fee)	\$265 (flat fee)
Residential Greenhouses, deck, balcony, open porch, exterior stair, ramp, open carport	\$4.76	\$4.88
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	\$3.60	\$3.69
Exterior barrier free access in existing single and two family dwellings	\$0.00	\$0.00
Re-roofing without any structural changes	\$0.31	\$0.32

Classes of Permits and Fees	Existing 2021 Fee	Proposed 2022 Fee (2.5% Increase)
Administrative Fees	Flat Fee	Flat Fee
Additional Plan Review (Resubmission) Where a non-compliant resubmission is submitted above and beyond the first resubmission	\$166 (per hour of review time)	\$170 (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) For each additional hour or part thereof of review time	\$166 \$166	\$170 \$170
Alternative Solution Application for an Alternative Solution under Section 2.1, of Division C, of the Building Code (up to 4 hours review time) For each additional hour or part thereof of review time	\$601 \$166	\$616 \$170
Applicable Law Review Review and consultation for applicable law requirements	\$254	\$260
Building Code Compliance Letters Written requests for information concerning a building's compliance with the current Building Code	\$166 (per hour of review time)	\$170 (per hour of review time)
Change of Use Permit Change of use Permit with no construction	\$259	\$265
Conditional Permit Agreement/Undertaking Review and approval of Conditional Permit Agreement/Undertaking	10% of permit fee (Minimum \$1,083, Maximum \$3,792)	10% of permit fee (Minimum \$1,110, Maximum \$3,887)
Fire Watch/Fire Plan Review Review and approval of Fire Watch/Fire Plans during construction	\$542	\$556

Classes of Permits and Fees	Existing 2021 Fee	Proposed 2022 Fee (2.5% 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	\$586	\$601
Occupancy Permit of an Unfinished Building Occupancy Inspection prior to completion as per Subsection 1.3.3, Division C of the Building Code	\$166 (per unit)	\$170 (per unit)
Permit or Application Extensions Extension of building permit or permit application where no revisions are required	\$166	\$170
Pre-Consultation Building Code preliminary design consultation/review for proposed designs prior to a complete permit application being submitted	\$166 (per hour of review time)	\$170 (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	\$220 (per inspection)	\$226 (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	\$421	\$432
Suspended Permit Where an inspection is requested for a permit that has been suspended	\$220 (per inspection)	\$226 (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	\$166	\$170