

Existing and Proposed Fees for 2025
(\$ per square metre unless otherwise noted)

Classes of Permits and Fees	Existing 2024 Fee	Proposed 2025 Fee (3% Increase)
Minimum Fee	\$283	\$291
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	\$26.42	\$27.21
Portable Classrooms	\$422 per portable	\$435 per portable
Shell Only	\$22.93	\$23.62
Finishing Only	\$6.00	\$6.18
Non-Residential - Outdoor Patio	\$212 (flat fee)	\$218 (flat fee)
Group B (Institutional Occupancies)		
Institutional, Hospitals, Medical Care Facilities, Nursing Homes, and other Group B Buildings	\$31.57	\$32.52
Shell Only	\$25.27	\$26.03
Finishing Only	\$6.98	\$7.19
Group C (Residential Occupancies)		
Detached house, semi-detached house or row house	\$17.79	\$18.32
Additional dwelling unit in an existing house	\$500 (Flat Fee)	\$515 (Flat Fee)
Detached additional dwelling unit in the rear yard of a house	\$1,000 (Flat Fee)	\$1,030 (Flat Fee)
Apartment Buildings	\$17.79	\$18.32
Hotels, Motels	\$23.52	\$24.23
Other Residential Work (for a detached house, semi or row house)		
Deck, balcony, open porch, stairs	\$5.20	\$5.36
Garage, storage shed	\$6.39	\$6.58
New basement, cold cellar	\$6.39	\$6.58
Finishing a basement	\$3.94	\$4.06
Residential greenhouse, open carport	\$5.20	\$5.36
Exterior barrier-free access	\$0.00	\$0.00

Classes of Permits and Fees	Existing 2024 Fee	Proposed 2025 Fee (3% Increase)
Group D (Business and Personal Services)		
Office buildings (up to 10 storeys) (Shell only)	\$17.76	\$18.29
Office Buildings (up to 10 storeys) (finishing only)	\$5.68	\$5.85
Office Buildings (up to 10 storeys) (finished)	\$23.44	\$24.14
Office Buildings (more than 10 storeys) (shell only)	\$21.47	\$22.11
Office Buildings (more than 10 storeys) (finishing only)	\$6.03	\$6.21
Office Buildings (more than 10 storeys) (finished)	\$27.50	\$28.33
Group E (Mercantile)		
Retail (Shell only)	\$14.56	\$15.00
Retail (finishing only)	\$4.92	\$5.07
Retail (finished)	\$19.47	\$20.05
Group F (Industrial)		
Industrial (Shell Only)	\$8.82	\$9.08
Industrial (Finishing Only)	\$4.82	\$4.96
Industrial (Finished)	\$13.65	\$14.06
Parking Garages	\$8.06	\$8.30
Gas Stations	\$14.71	\$15.15
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	\$440	\$453
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (up to 1 200 m ²)	\$1,092	\$1,125
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (greater than 1 200 m ²)	\$3,279	\$3,377
Excavation and Shoring	\$12.13 per linear metre	\$12.49 per linear metre
New water service (low density residential only)	\$182	\$187

Classes of Permits and Fees	Existing 2024 Fee	Proposed 2025 Fee (3% Increase)
Subsurface Works (in addition to the regular permit fee) (continued)	Flat Fee	Flat Fee
New water service when included with a complete building permit application for a new building (low density residential only)	\$163	\$168
New Sewer Service (low density residential only)	\$182	\$187
New sewer service when included with a complete building permit application for a new building (low density residential only)	\$163	\$168
Designated Structures	Flat Fee	Flat Fee
Retaining Wall	\$508	\$523
Crane Runway	\$508	\$523
Communication Tower	\$508	\$523
Exterior Storage Tanks and its supporting structure (including Silos)	\$508	\$523
Pedestrian Bridge/Walkway	\$508	\$523
Dish Antenna mounted on a Building (face area $\geq 5 \text{ m}^2$)	\$508	\$523
Outdoor Public Spa	\$1,040	\$1,071
Outdoor Public Swimming Pool	\$2,059	\$2,121
Fire Protection Systems (Stand Alone - excludes relocation of components for an existing system)		
Electromagnetic Locks/Electric Strikes	\$241 each (maximum \$719)	\$248 each (maximum \$741)
Fire Alarm System	\$422 (Flat Fee)	\$435 (Flat Fee)
Fire Fighting Water Reservoir	\$508 (Flat Fee)	\$523 (Flat Fee)
Emergency Lighting/Exit Signs	\$422 (Flat Fee)	\$435 (Flat Fee)
Sprinkler System	\$0.70	\$0.72
Standpipe System	\$422 (Flat Fee)	\$435 (Flat Fee)
Combined Sprinkler and Standpipe System	\$0.70 (minimum \$422)	\$0.72 (minimum \$435)
Mechanical Systems (Stand Alone)	Flat Fee	Flat Fee
Commercial Cooking Exhaust System	\$422	\$435

Classes of Permits and Fees	Existing 2024 Fee	Proposed 2025 Fee (3% Increase)
Demolition (complete or partial building - not issued under Demolition Control By-law)		
Residential - Single/Two Family Dwelling and Townhouses	\$0.52	\$0.54
Accessory structures to a residential use or partial demolition of a single/two family dwelling and townhouses	\$0.52 (\$182 minimum)	\$0.54 (\$188 minimum)
Non-Residential and Multi-Residential	\$0.52 (\$450 minimum)	\$0.54 (\$464 minimum)
Plumbing Devices (Stand Alone)	Flat Fee	Flat Fee
Backflow Preventer		
For First premise or zone device	\$283	\$291
For each additional premise or zone device	\$182	\$187
Backwater Valve	\$283	\$291
Grease/Oil Interceptor	\$283	\$291
Renewable (Green) Energy Systems	Flat Fee	Flat Fee
Geothermal System for a Single/Two Family Dwelling	\$508	\$523
Geothermal System for all other buildings	\$681	\$701
Solar Collector for a Single/Two Family Dwelling	\$283	\$291
Solar Collector for all other buildings	\$508	\$523
Wind Turbine	\$508	\$523
Sewage Systems	Flat Fee	Flat Fee
To construct a sewage system pursuant to the provisions of the Act	\$981	\$1,010
To construct a Class 5 sewage system or to repair a sewage system pursuant to the provisions of the Act	\$601	\$619
Sewage System Maintenance Inspection Program	\$275	\$283

Classes of Permits and Fees	Existing 2024 Fee	Proposed 2025 Fee (3% Increase)
Signs	Flat Fee	Flat Fee
Ground Sign with a sign area of less than or equal to 2.5 m ²	\$253	\$261
Ground Sign with a sign area greater than 2.5 m ² and up to 4.0 m ²	\$445	\$458
Ground Sign with a sign area greater than 4.0 m ²	\$890	\$917
Awning, Canopy, Marquee, Parapet, Projecting and Wall Signs	\$445	\$458
Billboard	\$890	\$917
Other Classifications (not previously listed)		
Accessory structures, garage, storage shed, new basement, cold cellar, silo, unenclosed canopies, air supported structures	\$6.39	\$6.58
Farm Buildings	\$3.26	\$3.36
Greenhouses	\$1.95 (maximum \$6,427)	\$2.01 (maximum \$6,620)
Temporary Structures		
Tents	\$2.12 (maximum \$450)	\$2.18 (maximum \$464)
Sales Offices	\$17.38	\$17.90
Construction Trailers	\$13.75	\$14.16
Stages	\$283 (flat fee)	\$292 (flat fee)
Other Structures (intended to be used for less than 6 months)	\$283 (flat fee)	\$292 (flat fee)
Residential Greenhouses, deck, balcony, open porch, exterior stair, ramp, open carport, terraces, exterior roof amenity areas	\$5.20	\$5.36
Balcony Guard (replacement only)	\$3.06 per linear metre	\$3.15 per linear metre
Balcony Repairs (localized concrete repairs including guards)	\$30.60 per balcony	\$31.52 per balcony
Slab Reconstruction (other than Balconies)	\$6.12	\$6.30
Shelf and Rack Storage	\$981 (flat fee)	\$1,010 (flat fee)
Dust Collector	\$508 (Flat Fee)	\$523 (Flat Fee)

Classes of Permits and Fees	Existing 2024 Fee	Proposed 2025 Fee (3% Increase)
Other Classifications (not previously listed) (continued)		
Paint Booth	\$508 (Flat Fee)	\$523 (Flat Fee)
Alterations/partitioning/renovations to existing finished areas (where no building systems are being installed or altered), relocation/moving permits	\$3.94	\$4.06
Re-roofing without any structural changes	\$0.34	\$0.35
Administrative Fees	Flat Fee	Flat Fee
Additional Plan Review (Resubmission)		
Where a non-compliant resubmission is submitted above and beyond the first resubmission	\$182 (per hour of review time)	\$187 (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)	\$182	\$187
For each additional hour or part thereof of review time	\$182	\$187
Alternative Solution		
Application for an Alternative Solution under Section 2.1, of Division C, of the Building Code (up to 4 hours review time)	\$657	\$677
For each additional hour or part thereof of review time	\$182	\$187
Applicable Law Review		
Review and consultation for applicable law requirements	\$277	\$285
Building Code Compliance Letters		
Written requests for information concerning a building's compliance with the current Building Code	\$182 (per hour of review time)	\$187 (per hour of review time)
Change of Use Permit		
Change of use Permit with no construction	\$283	\$291
Conditional Permit Agreement/Undertaking		
Review and approval of Conditional Permit Agreement/Undertaking	10% of permit fee (Minimum \$1,183, Maximum \$4,143)	10% of permit fee (Minimum \$1,219, Maximum \$4,267)
Fire Watch/Fire Plan Review		
Review and approval of Fire Watch/Fire Plans during construction	\$593	\$611

Classes of Permits and Fees	Existing 2024 Fee	Proposed 2025 Fee (3% 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	\$641	\$660
Occupancy Permit of an Unfinished Building		
Occupancy Permit for an Unfinished Residential Building (fee is for each individual Occupancy Permit request)	\$182 (+ \$44.50 for each additional unit)	\$188 (+ \$45.84 for each additional unit)
Occupancy Permit for an Unfinished Residential Building (fee is for each individual Occupancy Permit request)	593	\$611
Permit or Application Extensions		
Extension of building permit or permit application where no revisions are required	\$182	\$187
Pre-Consultation		
Building Code preliminary design consultation/review for proposed designs prior to a complete permit application being submitted	\$182 (per hour of review time)	\$188 (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	\$241 (per inspection)	\$248 (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	\$460	\$474
Suspended Permit		
Where an inspection is requested for a permit that has been suspended	\$241 (per inspection)	\$248 (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	\$182	\$187