



Schedule 3 to By-Law No. 53-2025

Building Permit Fees January 1, 2026 to December 31, 2026, indexed in accordance with By-law 53-2025

Assembly Buildings

Class of Permit, Group A: Assembly Buildings	Permit Fees
Finished (includes additions)	The greater of \$1,296.00 or \$2.96 per square foot
Shell (includes additions)	The greater of \$1,296.00 or \$2.30 per square foot
Alterations and Repairs	The greater of \$663.00 or \$0.85 per square foot

Institutional Buildings

Class of Permit, Group B: Institutional Buildings	Permit Fees
Finished (includes additions)	The greater of \$1,296.00 or \$2.96 per square foot
Shell (includes additions)	The greater of \$1,296.00 or \$2.30 per square foot
Alterations and Repairs	The greater of \$663.00 or \$0.85 per square foot

Residential Buildings

Class of Permit, Group C: Residential Buildings Housing: single detached, semi-detached, and row house	Permit Fees
New (Per unit)	\$3,464.00
Plus, charges per square foot exceeding 2000 square feet (total living area excluding garage, carport, porches, and decks)	\$1.82
Additions	The greater of \$876.00 or \$1.82 per square foot

Class of Permit, Group C: Residential Buildings Housing: single detached, semi-detached, and row house	Permit Fees
Alterations, Repairs and Finished Basements	The greater of \$428.00 or \$0.93 per square foot

Multi-Residential Buildings

Class of Permit, Group C: Residential Buildings Multi Residential, Apartment Buildings, Hotels and Motels	Permit Fees
New (Per unit)	\$2,682.00
Plus, charges per square foot per unit exceeding 1200 square feet.	\$0.93
Additions	The greater of \$663.00 or \$0.85 per square foot
Alterations and Repairs	The greater of \$428.00 or \$0.93 per square foot

Business and Personal Services Buildings

Class of Permit, Group D: Business and Personal Services Buildings	Permit Fees
Finished (includes additions)	The greater of \$1,296.00 or \$2.04 per square foot
Shell (includes additions)	The greater of \$1,296.00 or \$1.43 per square foot
Alterations and Repairs	The greater of \$663.00 or \$0.85 per square foot

Mercantile Buildings

Class of Permit, Group E: Mercantile Buildings	Permit Fees
Finished (includes additions)	The greater of \$1,296.00 or \$1.73 per square foot
Shell (includes additions)	The greater of \$1,296.00 or \$1.12 per square foot
Alterations and Repairs	The greater of \$663.00 or \$0.85 per square foot

Industrial and Agricultural Buildings

Class of Permit, Group F: Industrial and Agricultural Buildings	Permit Fees
New industrial*	Fees for new freestanding industrial structures on "Greenfield" sites are waived
Finished (includes additions)	The greater of \$1,704.00 or \$1.38 per square foot for the first 50,000 square feet and \$0.69 per square foot above 50,000 square feet
Shell (includes additions)	The greater of \$1,704.00 or \$0.71 per square foot for the first 50,000 square feet and \$0.36 per square foot above 50,000 square feet
Alterations and Repairs	The greater of \$663.00 or \$0.85 per square foot

Residential Decks and Garages

Other Permits: Residential Decks and Garages	Permit Fees
Decks	The greater of \$238.00 or \$0.51 per square foot
Enclosed Porches	The greater of \$238.00 or \$0.51 per square foot
Detached Garages, Sheds and Accessory Building	The greater of \$428.00 or \$0.93 per square foot
Attached Garages	The greater of \$876.00 or \$1.82 per square foot

Non-Residential Accessory Buildings

Other Permits: Non-Residential Accessory Buildings	Permit Fees
Industrial, public, or commercial accessory buildings	The greater of \$663.00 or \$0.85 per square foot

Demolition Permits

Other Permits: Demolition Permits	Permit Fees
Residential	\$367.00

Other Permits: Demolition Permits	Permit Fees
Non-Residential	\$1,020.00

Occupancy Permits

Other Permits: Occupancy Permits	Permit Fees
Occupancy Permit	\$367.00
New Residential Occupancy Permit	\$112.00

Renewal of Permits

Other Permits: Renewal of Permits	Permit Fees
Renewal of Permit	Permit fee as calculated (Permit Class 1 to 12) or \$510.00 whichever is less

Transfer of Permits

Other Permits: Transfer of Permits	Permit Fees
Transfer of Permit	\$316.00

Change of Use and Conditional Permit Agreements

Other Permits: Change of Use and Conditional Permits	Permit Fees
Change of Use Permit	\$362.00
Conditional Permit agreement	25% of permit fee, minimum \$367.00

Alternative Solutions

Other Permits: Alternative Solutions	Permit Fees
Per Hour	\$122.00
Minimum (3 hours)	\$367.00

Customer Service Fees

Other Permits: Customer Service Fees	Permit Fees
Inspection fee for work commenced without a permit for Industrial, Commercial, Institutional, New Residential	50% surcharge of permit fee, minimum \$465.00, maximum \$5,605.00
Inspection fee for work commenced without a permit for all other residential	\$204.00
Re-inspection Fee where more than 2 inspections are required for the same stage of construction	\$256.00
Confirmation of outstanding work orders	\$102.00
Change of Municipal Address	\$407.00
Expedited Plan Review fee	\$56 per hour
Last minute inspection request fee *Less than 2 days' notice is given or a request is made on site while there for another inspection.	\$71.00
Occupancy permit after move-in	\$168.00
AGCO Agency Letter fee (includes 1 inspection)	\$362.00
Discharge of Order	\$713.00
Archived Building Permit Record Search per hour (1 hour minimum)	\$143.00

Limiting Distance Agreements

Other Permits: Limiting Distance Agreements	Permit Fees
Per Agreement	\$321.00
Plus, Third-Party Costs	Plus, Third-Party Costs

Other Permits: Limiting Distance Agreements	Permit Fees
Plus 25%	Plus 25%

Other Structures

Other Permits: Other Structures	Permit Fees
Tiny Houses Constructed Off Site	\$866.00
Designated Structures	\$459.00
Wood Burning Appliances, Fire Alarm, Kitchen Exhaust, Spray Booth, Dust Collector, Electromagnetic Lock, Sprinkler System etc.	\$306.00

Revisions to Permits

Other Permits: Revisions to Permits	Permit Fees
Base Fee	\$158.00
Per square foot of revised building area	\$0.12

Signs, Banners, and Awnings

Other Permits: Signs	Permit Fees
Signs	\$153.00
Awning Permits	\$153.00
Banner Permits	\$153.00

Solar Panels

Other Permits: Solar Panels	Permit Fees
Residential	\$326.00

Other Permits: Solar Panels	Permit Fees
Non-Residential	\$652.00

Tents and Stages

Other Permits: Tents and Stages	Permit Fees
**Tent installations for “Charitable Events”	Exempt from fees
Tent Permit, up to 225 square meters in ground area	\$160.00
Tent Permit, over 225 square meters in ground area	\$447.00
Temporary Structures or Demountable Stages	\$245.00

Third Party Evaluation

Other Permits: Third party evaluation review fee:	Permit Fees
Plus, Third-Party Costs	Third-Party Costs
Plus 25%	Plus 25%

Permits Not Listed Elsewhere

Other Permits: Permit Not Listed Elsewhere	Permit Fees
Minimum Fee for Permit not Listed Elsewhere	\$204.00

Plumbing, Mechanical, Solar and Fire Protection

Other Permits: Plumbing, Mechanical, Solar and Fire Protection Permits	Permit Fees
Repair, alteration or addition single-family dwelling, semi-detached dwelling, duplex dwelling, or row house dwelling	\$95.00
Commercial, repair, alteration, or addition	\$172.00

Other Permits: Plumbing, Mechanical, Solar and Fire Protection Permits	Permit Fees
Industrial repair, alteration, or addition	\$205.00
Public repair, alteration, or addition of appliance	\$172.00
Apartment buildings, repair, or alterations	\$205.00
Commercial air conditioning (per unit)	\$205.00
Industrial air conditioning (per unit)	\$365.00
Water Services and Sewer Connections and Replacements	\$239.00
Hot water or steam heating in single family, semi-detached duplex, or row house dwellings (per unit)	\$305.00
Hot water or steam heating in public, commercial or industrial buildings (per unit)	\$305.00
Installation of backflow preventers and backwater valves (per unit)	\$143.00
Installation of water softeners, Residential (per unit)	\$95.00
Installation of water softeners, Commercial, Industrial, or Public Building (per unit)	\$205.00

Sewage Systems

Other Permits: Sewage System Permits	Permit Fees
Class 2 sewage system (greywater pit)	\$863.00
Class 3 sewage system (cesspool)	\$863.00
Class 4 sewage system (leaching bed) 4500 litres per day or less	\$956.00
Class 4A sewage system (leaching bed) greater than 4500 litres per day	\$956.00
Class 5 sewage system (holding tank) 4500 litres per day or less	\$863.00
Class 5A sewage system (holding tank) greater than 4500 litres per day	\$863.00
Additional Inspections and Changes of Installers	\$247.00
Septic Tank Installation only	\$367.00
Septic System Replacement	\$510.00

Other Permits: Sewage System Permits	Permit Fees
Performance review for building renovations or additions	\$382.00
Performance review for adding a pool, shed or garage	\$247.00
Minor variance or zoning bylaw amendment	\$247.00
Minor variance or zoning bylaw amendment with performance review	\$247.00
Subdivision or condominium applications	\$247.00 per lot up to a max \$5,605.00 plus 13% HST
Severance or lot addition applications	\$530.00 plus \$202.00 per additional
Certificate of approval renewals	\$74.00
Sewage System file searches	\$123.00

The following explanatory notes are to be observed in the calculation of Permit fees:

1. Where Permit fees are calculated based on square feet, the fee shall be based on the rate outlined in the fee schedule multiplied by the Gross Floor Area for each major occupancy.
2. In the case of interior finishes, alterations or renovations, area of proposed Work is the actual space receiving the Work, e.g., room, tenant suite etc.
3. Where Demolition of partitions or alterations to existing ceilings are part of an alteration or renovation Permit, no additional charge is applicable.
4. Corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major occupancy for the floor area on which they are located.
5. For multiple occupancy floor areas, the Permit fees for each of the applicable Permit classes may be used, except where an occupancy category is less than 10% of the floor area.
6. Plumbing and site service fees for new construction/additions are included within the permit fees for the construction of new buildings.
7. *Greenfield is defined as: *"previously undeveloped land"*.
8. **Charitable Event is defined as: *"An event organized by a registered charitable or non-profit organization, where the primary purpose is to raise funds or awareness for a charitable cause, and where no individual or for-profit entity benefits financially from the proceeds."*