

## Schedule 'A' to By-law number 3229-2023

### Classes of permits and permit fees

- 1) Except where a minimum flat fee is indicated for the Occupancy Classification or Type of Construction, the fee per m<sup>2</sup> of floor area set out in Schedule "A" shall be used by the Chief Building Official in determining the permit fee.
- 2) For the purpose of this Schedule the occupancy classification and floor area shall be determined on the following basis,
  - (a) The occupancy classification shall be established in accordance with the occupancy definitions of the Ontario Building Code and its appendices.
  - (b) The floor area shall be measured to the outer face of exterior walls and to the centre line of party walls or demising walls. No deductions shall be made for openings within the floor area (e.g. stairs and stair openings, ducts, elevators, escalators). Floor area shall include all habitable areas, including mezzanines, finished attics and enclosed balconies. The following shall apply to Part B of Schedule A in determining the fee payable for a given building type:
    - Assembly Occupancies – The "Assembly Occupancies" rate shall apply to the total floor area of floors which are principally of assembly use. Other rates shall be applied to other floors based on the principal use of the total floor area.
    - Institutional Occupancies – The "Institutional Occupancies" rate shall apply to the floor areas of floors which are principally of institutional use. Other rates shall be applied to other floors based on the principal use of these areas.
    - Residential Occupancies – For detached, semi-detached and townhouses dwellings, the floor areas of unfinished basements shall not be included in the area calculations, but the fee is inclusive of these areas. For walkout basements, 50% of the basement area shall be considered as living space and fees calculated accordingly.

For other residential occupancies, the "Residential Occupancies" rate shall apply to the floor areas of floors which are principally of residential use. Other rates shall be applied to other floors based on the principal use of the total floor area.
    - Business and Personal Services Occupancies – The applicable "shell" rate shall be applied to the floor areas of a speculative structure, where the only finished floor areas are to be the common areas (e.g. lobby, corridors, washrooms).

The “Interior Partitioning and Finishing” rate shall be applied where finished floor areas are to be provided in other than common areas. Other rates shall be applied to other floors based on the principal use of the total floor area.

- Mercantile Occupancies - The “Mercantile Occupancies” rate shall be applied to the floor areas of a speculative structure, where the only finished floor areas are to be the common areas (e.g. lobby, corridors, washrooms). The “Interior Partitioning and Finishing” rate shall be applied where finished floor areas are to be provided in other than common areas. Other rates shall be applied to other floors based on the principal use of the total floor area.
  - Industrial Occupancies – Each “Industrial Occupancies” rate includes incidental finished office space to a maximum of 10% of the total floor area. The “Interior Partitioning and Finishing” rate shall be applied where additional finished space is provided. Other rates shall be applied to other floors based on the principal use of the total floor area.
- 3) “Construction Value”, as used in Schedule ‘A’ Part ‘B’, means the value of the proposed construction as determined by the Chief Building Official, whose determination of that value shall be final.
  - 4) No additional fee applies for sprinklers, fire alarms, electromagnetic locks, emergency lighting, hvac mechanical systems or equipment proposed and installed at the same time as the construction they serve.
  - 5) Where a building permit is submitted for foundation only, the fee stated in Schedule ‘A’ Part ‘B’ shall apply.
  - 6) A minimum fee of \$255 unless otherwise stated in Schedule ‘A’ and Schedule ‘A’ Part ‘B’ shall be charged for all work.
  - 7) The administrative fee in Schedule ‘A’ Part ‘B’ is applicable to all permit applications at the discretion of the Chief Building Official.
  - 8) Where an order to comply, a stop work order or any Order under the requirements of the Building Code Act (as amended) has been issued with respect to construction and demolition where works have commenced prior to issuance of permit, the permit fee prescribed in Schedule “A” and or Schedule ‘A’ Part ‘B’ shall be doubled. Where an Inspector leaves notice on site in regards to construction and or demolition where work has commenced without the benefit of permit, the permit fee prescribed in Schedule ‘A’ and or Schedule ‘A’ Part ‘B’ shall be doubled.
  - 9) With respect to partial permits, the fee shall be the normal fee for the proposed construction.
  - 10) With respect to conditional permits, the fee shall be the normal fee for the

proposed construction.

- 11) With respect to transferring a permit from one permit holder to another, the fee shall be found in shedule 'A' Part 'B'.
- 12) With respect to revisions of plans already examined the fee will be determined within Schedule 'A' Part 'B'.
- 13) With respect to revocation of permits, a deferral fee listed in Schedule 'A' Part 'B' shall be applied.

**Schedule 'A' Continued**  
**Fees payable for specific classes of permits**

CLASS OF PERMIT	FEE PAYABLE (2024)	FEE PAYABLE (2025)	FEE PAYABLE (2026)	FEE PAYABLE (2027)	FEE PAYABLE (2028)
Building Permit	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'
Partial Building Permit	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'
Demolition Building Permit	\$255.00 SFD and Accessory Bldgs.	\$260.10 SFD and Accessory Bldgs.	\$265.30 SFD and Accessory Bldgs.	\$270.61 SFD and Accessory Bldgs.	276.02 SFD and Accessory Bldgs.
	\$255.00 for Replacement Dwellings and a deposit in the amount of Municipal Development Charges	\$260.10 for Replacement Dwellings and a deposit in the amount of Municipal Development Charges	\$265.30 for Replacement Dwellings and a deposit in the amount of Municipal Development Charges	\$270.61 for Replacement Dwellings and a deposit in the amount of Municipal Development Charges	\$276.02 for Replacement Dwellings and a deposit in the amount of Municipal Development Charges
	\$255.00 for all other buildings + \$0.26 per m2	\$260.10 for all other buildings + \$0.27 per m2	\$265.30 for all other buildings + \$0.28 per m2	\$270.61 for all other buildings + \$0.29 per m2	\$276.02 for all other buildings + \$0.30 per m2
Conditional Building Permit	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'
Change of Use Permit	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Notice of Change Permit	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Plumbing Permit	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'
Sign Permit	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'
Occupancy Permit for Unfinished Building	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02

**Schedule 'A' part 'B'**  
**Fees payable for building permits**

		FEE PAYABLE (2024)	FEE PAYABLE (2025)	FEE PAYABLE (2026)	FEE PAYABLE (2027)	FEE PAYABLE (2028)
TYPE	ITEM	\$ Per m2 min fee \$255.00	\$ Per m2 min fee \$260.10	\$ Per m2 min fee \$265.30	\$ Per m2 min fee \$270.61	\$ Per m2 min fee \$276.02
Group A Assembly Occupancies	New or Additions	\$20.52	\$20.93	\$21.35	\$21.78	\$22.21
	Renovations / Interior Partitioning and Finishing	\$7.96	\$8.11	\$8.28	\$8.44	\$8.61
Group B Institutional Occupancies	New or Additions	\$22.03	\$22.47	\$22.92	\$23.38	\$23.84
	Renovations / Interior Partitioning and Finishing	\$8.01	\$8.17	\$8.33	\$8.50	\$8.67
Group C Residential Occupancies	New or Additions	\$15.36	\$15.67	\$15.98	\$16.30	\$16.62
	Interior Renovations / Finished Basements	\$7.32	\$7.47	\$7.62	\$7.77	\$7.93
	Walkout Basements charged at 50% of basement area	\$15.36	\$15.67	\$15.98	\$16.30	\$16.62
	Attached Garage	\$7.62	\$7.78	\$7.93	\$8.09	\$8.25
	Carport Attached to House	\$6.99	\$7.13	\$7.27	\$7.42	\$7.56
	Accessory Building	\$7.62	\$7.78	\$7.93	\$8.09	\$8.25
	Decks, Landings, Ramps, Uncovered Porches	\$5.10	\$5.20	\$5.31	\$5.41	\$5.52
	Covered or Enclosed Porches	\$6.99	\$7.13	\$7.27	\$7.42	\$7.56
	Creation of a secondary unit within a house or an accessory building.	\$8.55	\$8.72	\$8.89	\$9.07	\$9.25
	Basement Entrance Flat fee	\$510.00	\$520.20	\$530.60	\$541.22	\$552.04
Model Certification (Subdivisions, per	\$765.00 + \$255.00	\$780.30 + \$260.10 per	\$795.91 + \$265.30 per	\$811.82 + \$270.61 per	\$828.06 + \$276.02 per	

	model and each optional or elevation change)	per optional plan	optional plan	optional plan	optional plan	optional plan
Group D Business and Personal Services	New or Addition	\$14.55	\$14.84	\$15.14	\$15.44	\$15.75
	Renovations / Interior Partitioning and Finishing	\$7.44	\$7.58	\$7.74	\$7.89	\$8.05
Group E Mercantile	New or Addition	\$14.55	\$14.84	\$15.14	\$15.44	\$15.75
	Renovations / Interior Partitioning and Finishing	\$7.44	\$7.58	\$7.74	\$7.89	\$8.05
Group F1, F2, F3 Industrial	New or Addition	\$10.71	\$10.93	\$11.14	\$11.37	\$11.59
	Renovations / Interior Partitioning and Finishing	\$6.55	\$6.68	\$6.81	\$6.95	\$7.10
	Parking Garage	\$7.48	\$7.63	\$7.78	\$7.94	\$8.10
	Motor Vehicle Facility	\$10.71	\$10.93	\$11.14	\$11.37	\$11.59
Farm Buildings	New, Additions, Renovations	\$3.72	\$3.80	\$3.87	\$3.95	\$4.03
Lot Grading Deposits	New Single-Family Dwelling (no more than 2 units)	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
	Accessory buildings greater than 50m2	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
	Group C not listed above and residential buildings with more than 2 units – 1% of the building permit fee subject to the minimum	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
	Group A, B, D, E, F Occupancies - 1% of the building permit fee subject to the minimum	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Transfer Permit	To be applied where ownership has changed prior to the completion of a permit (flat fee)	\$190.24	\$194.04	\$197.92	\$201.88	\$205.92
File Opening Fee	Administrative Fee	\$25.50	\$26.01	\$26.53	\$27.06	\$27.60

**Schedule 'A' part 'B' continued  
Plumbing and HVAC systems**

		FEE PAYABLE (2024)	FEE PAYABLE (2025)	FEE PAYABLE (2026)	FEE PAYABLE (2027)	FEE PAYABLE (2028)
TYPE	ITEM	Per Item	Per Item	Per Item	Per Item	Per Item
Plumbing Permit (to be used to ensure compliance with Part 7 of the Ontario Building Code)	Permit Fee	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
	Per Fixture Unit	\$13.11	\$13.37	\$13.64	\$13.92	\$14.19
	Water Service Connection	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
	Drains / Sewer Connection	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
	Conversion from Septic	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
	Private Servicing Sanitary Line	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
	Private Servicing Storm Drain	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
	Manhole	\$42.37	\$43.21	\$44.08	\$44.96	\$45.86
	Catch Basin	\$42.37	\$43.21	\$44.08	\$44.96	\$45.86
	Fire main / Suppression Tank	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
	Fire Hydrant	\$42.37	\$43.21	\$44.08	\$44.96	\$45.86
	Backflow Preventer (Commercial)	\$51.21	\$52.23	\$53.28	\$554.35	\$55.43
	HVAC Systems	ITEM	\$ Per item	\$ Per item	\$ Per item	\$ Per item
	Commercial Kitchen Exhaust, Spray Booth, Dust Exhaust	\$262.77	\$268.03	\$273.39	\$278.86	\$284.43
	HVAC system Single Family Dwelling	\$187.09	\$190.83	\$194.65	\$198.54	\$202.51
	HVAC System or Alterations for Additions and Second Units	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
	HVAC System for Small Buildings ≤ 600m <sup>2</sup>	\$405.96	\$414.08	\$422.36	\$430.81	\$439.42
	HVAC System for Large Buildings > 600m <sup>2</sup>	\$663.00	\$676.26	\$689.79	\$703.58	\$717.65

	Outdoor Woodburning Appliance	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
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**Schedule 'A' part 'B' continued  
Designated structures**

		FEE PAYABLE (2024)	FEE PAYABLE (2025)	FEE PAYABLE (2026)	FEE PAYABLE (2027)	FEE PAYABLE (2028)
ITEM	Description (Ontario Building Code references as amended)	\$ as noted, or min fee \$255.00	\$ as noted, or min fee \$260.10	\$ as noted, or min fee \$265.30	\$ as noted, or min fee \$270.61	\$ as noted, or min fee \$276.02
Retaining wall	That exceeds 1 000 mm in exposed height adjacent to, (i) public property, (ii) access to a building, or (iii) private property to which the public is admitted	\$7.84 per linear metre	\$7.99 per linear metre	\$8.15 per linear metre	\$8.32 per linear metre	\$8.48 per linear metre
Pedestrian Bridge	That is appurtenant to a building	\$357.00	\$364.14	\$371.42	\$378.85	\$386.43
Crane Runway	As per Div. A 1.3.1.1. of the OBC	\$357.00	\$364.14	\$371.42	\$378.85	\$386.43
Exterior storage tank and its supporting structure	Above or below ground that is not regulated by the Technical Standards and Safety Act, 2000	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
Signs	Signs regulated by Section 3.15. of Division B	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Solar Collector	Mounted on a building and has a face area greater than or equal to 5m <sup>2</sup>	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02

	Ground mounted solar collectors with a foundation area greater than 10m <sup>2</sup>	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Structure that supports a Wind Turbine generator	That has a rated output of more than 3 kW	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Dish Antennae	That is mounted on a building and has a face area equal to or greater than 5 m <sup>2</sup>	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Outdoor Pool	As per Div. A 1.3.1.1. and Part 3 of OBC	\$20.52 per m <sup>2</sup>	\$20.93 per m <sup>2</sup>	\$21.35 per m <sup>2</sup>	\$21.78 per m <sup>2</sup>	\$22.21 per m <sup>2</sup>
Outdoor Public Spa	As per Div. A 1.3.1.1. and Part 3 of OBC	\$20.52 per m <sup>2</sup>	\$20.93 per m <sup>2</sup>	\$21.35 per m <sup>2</sup>	\$21.78 per m <sup>2</sup>	\$22.21 per m <sup>2</sup>
Permanent Solid Nutrient Storage facility	With supporting walls exceeding 1,000 mm in exposed height	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Demountable Stage	As per Div. A 1.3.1.1. of the OBC	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Demountable Support Structure	As per Div. A 1.3.1.1. of the OBC	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02

**Schedule 'A' part 'B' continued  
Stand alone and miscellaneous works**

	FEE PAYABLE (2024)	FEE PAYABLE (2025)	FEE PAYABLE (2026)	FEE PAYABLE (2027)	FEE PAYABLE (2028)
ITEM	\$ as noted, or min fee \$255.00	\$ as noted, or min fee \$260.10	\$ as noted, or min fee \$265.30	\$ as noted, or min fee \$270.61	\$ as noted, or min fee \$276.02
Issuance of an Order under the Building Code Act and/or Ontario Building Code	\$357.00	\$364.10	\$371.42	\$378.85	\$386.43
Registering and or Discharging an Order on Title	Legal Fee +10%	Legal Fee +10%	Legal Fee +10%	Legal Fee +10%	Legal Fee +10%
Limiting Distance Agreements	\$357.00 + Legal Fees	\$364.10 + Legal Fees	\$371.42 + Legal Fees	\$378.85 + Legal Fees	\$386.43 + Legal Fees
Registering and or Discharging Agreements on Title	Legal Fee +10%	Legal Fee +10%	Legal Fee +10%	Legal Fee +10%	Legal Fee +10%
Search and copy of documents	\$25.50 + applicable rate per page copied	\$26.01 + applicable rate per page copied	\$26.53 + applicable rate per page copied	\$27.06 + applicable rate per page copied	\$27.60 + applicable rate per page copied
Overtime fee per hour (requested after hours inspection or review)	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
Additional Inspection	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
Compliance Inspection	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Occupancy or Compliance Letter	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
LCBO Additional Inspection	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
Alternative solution review per hour	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
Air Supported Tent Structure Per m2	\$7.08	\$7.22	\$7.27	\$7.42	\$7.56
Wall recladding (limiting distance) Per m2	\$0.71	\$0.73	\$0.74	\$0.76	\$0.77
Ceiling (adding or replacing a fire rated assembly) per m2	\$0.71	\$0.73	\$0.74	\$0.76	\$0.77

Demising wall only (separating tenant space) per linear metre	\$4.09	\$4.18	\$4.26	\$4.34	\$4.43
Electromagnetic locks Each	\$93.27	\$95.14	\$97.04	\$98.98	\$100.96
Emergency lighting Per storey	\$74.32	\$75.81	\$77.32	\$78.87	\$80.45
Fire alarm systems (new, retrofit) each	\$357.00	\$364.14	\$371.42	\$378.85	\$386.43
Fire doors (new, retrofit) Each	\$32.34	\$32.99	\$33.65	\$34.32	\$35.01
Fireplace, Woodstove Flat fee	\$155.23	\$158.34	\$161.50	\$164.73	\$168.03
Foundation only or repair per linear metre	\$8.36	\$8.53	\$8.70	\$8.88	\$9.05
Guard replacement per linear metre	\$2.59	\$2.64	\$2.70	\$2.75	\$2.80
New Roof, Residential Occupancies (structural only) per m2	\$6.12	\$6.24	\$6.37	\$6.50	\$6.62
New Roof, Non-Residential Occupancies (structural only) per m2	\$9.18	\$9.36	\$9.55	\$9.74	\$9.93
Sprinklers only Per linear m	\$0.78	\$0.79	\$0.81	\$0.82	\$0.84
Portable Classroom Each	\$387.60	\$395.32	\$403.26	\$411.32	\$419.55
Temporary Structure – Tent greater than 60m2 (each)	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Temporary Structure – Construction Trailer, Temporary building (each)	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Temporary Structure – Sales pavilion (each)	\$403.27	\$411.33	\$419.56	\$427.95	\$436.51
Telecommunication Tower exceeding 16.2m above grade, Flat fee + 1% of construction value	\$357.00	\$364.14	\$371.42	\$378.85	\$386.43
Underpinning per linear metre	\$10.60	\$10.81	\$11.03	\$11.25	\$11.47
Mezzanine (open) per m2	\$7.81	\$7.96	\$8.12	\$8.28	\$8.45
Mezzanine (enclosed) per m2	\$8.98	\$9.16	\$9.34	\$9.53	\$9.72

Misc. Works not listed herein. Fee is per \$1,000 of construction value	\$12.95	\$13.21	\$13.48	\$13.75	\$14.02
Window Replacement (larger opening) (per window)	\$100.00 + \$51 per window	\$102.00 + \$52.02 per window	\$104.04 + \$53.06 per window	\$106.12 + \$54.12 per window	\$108.24 + \$55.20 per window
Where a single shipping container is removed from a trailer and placed on the ground or a foundation and used as a storage building occupying an area more than 15m2 per m2.	\$7.62	\$7.78	\$7.93	\$8.09	\$8.25
Where two (2) or more shipping containers are removed from a trailer and placed on the ground or foundation and a roof is to be constructed over to connect them and occupying an area more than 15m2 per m2	\$7.62	\$7.78	\$7.93	\$8.09	\$8.25
Revocation of Permit (deferral)	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Review for revisions of plans already examined where a permit has been issued or where review is requested under section 10 of this By-law	\$125.00 per hour, min 1 hour for residential plans with no more than 4 dwelling units	\$127.50 per hour, min 1 hour for residential plans with no more than 4 dwelling units	\$130.05 per hour, min 1 hour for residential plans with no more than 4 dwelling units	\$132.65 per hour, min 1 hour for residential plans with no more than 4 dwelling units	\$135.30 per hour, min 1 hour for residential plans with no more than 4 dwelling units
	\$500.00 min. fee for occupancies / buildings not noted above. Additional rate of \$125.00 per hour of review required after 4 hours.	\$510.00 min. fee for occupancies / buildings not noted above. Additional rate of \$127.50 per hour of review required after 4 hours.	\$520.20 min. fee for occupancies / buildings not noted above. Additional rate of \$130.05 per hour of review required after 4 hours.	\$530.60 min. fee for occupancies / buildings not noted above. Additional rate of \$132.65 per hour of review required after 4 hours.	\$541.22 min. fee for occupancies / buildings not noted above. Additional rate of \$135.30 per hour of review required after 4 hours.