

Department: Building Services
Key Business: Inspection Services and Permit & Zoning
Service Area: Permits & Inspections

Service Provided	Unit of Measure	HST Y/N	2019 Base Fee	2020 Base Fee	2021 Proposed Base Fee	HST \$	2021 Fee (tax included)	Effective Date MMM-YY	Last Increase	2021 over 2020 \$ Change	2021 over 2020 % Change
Type of Construction (Class of Permit) - unit of measure is \$/M2 unless otherwise specified											
Cost Recovery - 100% Full Cost Recovery											
Pre-Screening Application Fee	each	N	N/A	N/A	\$60.00	N/A	\$60.00	Jan-21	NEW	NEW	NEW
Industrial											
New Factories and Warehouses Shell only	under 1000-5000 m2	N	\$14.95	\$14.95	\$12.85	N/A	\$12.85	Jan-21	2019	-\$2.10	-14.0%
New Factories and Warehouses Shell only	5000 m2-over	N	\$8.80	\$8.80	\$8.95	N/A	\$8.95	Jan-21	2019	\$0.15	1.7%
Interior finished/alterations/partitioning		N	\$5.90	\$5.90	\$6.00	N/A	\$6.00	Jan-21	2019	\$0.10	1.7%
Pre-engineered Metal Buildings	Unit rates for factories and warehouses above can be applied to pre-engineered metal buildings							Jan-21	N/A	N/A	N/A
Commercial - Institutional											
<i>Office Buildings</i>											
New Shell Only	1 to 20 storeys	N	\$17.95	\$17.95	\$18.25	N/A	\$18.25	Jan-21	2019	\$0.30	1.7%
Interior finish / alteration / partitioning for offices		N	\$5.90	\$5.90	\$6.00	N/A	\$6.00	Jan-21	2019	\$0.10	1.7%
<i>Retail Stores</i>											
New Shell Only		N	\$16.70	\$16.70	\$17.00	N/A	\$17.00	Jan-21	2019	\$0.30	1.8%
Interior finish / alteration / partitioning only		N	\$11.35	\$11.35	\$9.40	N/A	\$9.40	Jan-21	2019	-\$1.95	-17.2%
<i>Restaurants</i>											
New Shell Only		N	\$25.75	\$25.75	\$26.20	N/A	\$26.20	Jan-21	2019	\$0.45	1.7%
Interior finish / alteration / partitioning only		N	\$13.55	\$13.55	\$10.20	N/A	\$10.20	Jan-21	2019	-\$3.35	-24.7%
<i>Theatres</i>											
New		N	\$36.50	\$36.50	\$37.10	N/A	\$37.10	Jan-21	2019	\$0.60	1.6%
Interior alteration		N	\$18.25	\$18.25	\$18.55	N/A	\$18.55	Jan-21	2019	\$0.30	1.6%

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Hotels/Motels

New		N	\$26.72	\$26.72	\$27.20	N/A	\$27.20	Jan-21	2019	\$0.48	1.8%
Interior Alteration		N	N/A	N/A	\$10.60	N/A	\$10.60	Jan-21	NEW	NEW	NEW

Recreation Centre Complex/Swimming Pools

New		N	\$37.50	\$37.50	\$38.15	N/A	\$38.15	Jan-21	2019	\$0.65	1.7%
Interior alteration		N	\$18.25	\$18.25	\$18.55	N/A	\$18.55	Jan-21	2019	\$0.30	1.6%

Commercial Specialty

New Fire Halls, Funeral Homes, Gas Stations, Car Dealerships, Car Washes, Gymnasiums, Arenas, Long Term Care Facilities, Apartments, Dental, Medical, Verterinary, Clinics, Laboratories, Air Supported Structures, etc.		N	\$22.40	\$22.40	\$22.40	N/A	\$22.40	Feb-19	2018	\$0.00	0.0%
Interior Alteration		N	\$11.20	\$11.20	\$11.40	N/A	\$11.40	Jan-21	2019	\$0.20	1.8%
Tent - Temporary	each	N	\$410.00	\$410.00	\$415.00	N/A	\$415.00	Jan-21	2019	\$5.00	1.2%
Pre-fabricated trailer	each	N	\$410.00	\$410.00	\$415.00	N/A	\$415.00	Jan-21	2019	\$5.00	1.2%

Schools

New		N	\$29.60	\$29.60	\$30.10	N/A	\$30.10	Jan-21	2019	\$0.50	1.7%
Interior Alteration		N	\$14.80	\$14.80	\$15.05	N/A	\$15.05	Jan-21	2019	\$0.25	1.7%
Portable Classrooms	each	N	\$432.00	\$432.00	\$440.00	N/A	\$440.00	Jan-21	2019	\$8.00	1.9%

Places of Worship

New		N	\$22.40	\$22.40	\$22.80	N/A	\$22.80	Jan-21	2019	\$0.40	1.8%
Interior alteration		N	\$11.20	\$11.20	\$11.40	N/A	\$11.40	Jan-21	2019	\$0.20	1.8%

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Hospitals

New Medical Centres, Hospitals		N	\$33.10	\$33.10	\$33.65	N/A	\$33.65	Jan-21	2019	\$0.55	1.7%
Interior Alteration		N	\$15.00	\$15.00	\$15.25	N/A	\$15.25	Jan-21	2019	\$0.25	1.7%

Parking Garage

Above ground - New / Alter		N	\$6.85	\$6.85	\$7.00	N/A	\$7.00	Jan-21	2019	\$0.15	2.2%
Underground - New / Alter		N	\$10.85	\$10.85	\$11.00	N/A	\$11.00	Jan-21	2019	\$0.15	1.4%

Residential

Apartments, Retirement Homes and Dormitories		N	N/A	N/A	\$22.80	N/A	\$22.80	Jan-21	NEW	NEW	NEW
Alterations		N	N/A	N/A	\$11.40	N/A	\$11.40	Jan-21	NEW	NEW	NEW
Residential Dwellings New, Additions and Accessory Units		N	\$17.15	\$17.15	\$17.45	N/A	\$17.45	Jan-21	2019	\$0.30	1.7%
Garages, Unheated Accessory Buildings and Open Porches		N	N/A	N/A	\$5.80	N/A	\$5.80	Jan-21	NEW	NEW	NEW
Residential Basements/Finishings/Interior Alterations		N	\$4.70	\$4.70	\$4.80	N/A	\$4.80	Jan-21	2019	\$0.10	2.1%
Sprinkler Systems		N	\$0.45	\$0.45	\$0.45	N/A	\$0.45	Jan-17	2016	\$0.00	0.0%
Fireplace	each	N	\$219.00	\$219.00	\$220.00	N/A	\$220.00	Jan-21	2019	\$1.00	0.5%
Deck	each	N	\$210.00	\$210.00	\$215.00	N/A	\$215.00	Jan-21	2019	\$5.00	2.4%
Walk Up Basement	each	N	N/A	N/A	\$500.00	N/A	\$500.00	Jan-21	NEW	NEW	NEW

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Stand-alone Plumbing and Drains

Plumbing Service

Stand-alone Residential Water Service and/or Sanitary and Storm Piping		N	\$84.00	\$84.00	\$85.00	N/A	\$85.00	Jan-21	2019	\$1.00	1.2%
25mm and Larger Domestic - private side	per metre	N	\$10.75	\$10.75	\$10.95	N/A	\$10.95	Jan-21	2019	\$0.20	1.9%
100mm and Larger Domestic and Fire Line - private side	per metre	N	\$22.45	\$22.45	\$22.85	N/A	\$22.85	Jan-21	2019	\$0.40	1.8%
Sanitary and storm piping	per metre	N	\$3.55	\$3.55	\$3.75	N/A	\$3.75	Jan-21	2019	\$0.20	5.6%
Fixture (includes backwater valves)	each	N	\$39.00	\$39.00	\$100.00	N/A	\$100.00	Jan-21	2019	\$61.00	156.4%
Backflow preventer	each	N	\$295.00	\$295.00	\$300.00	N/A	\$300.00	Jan-21	2019	\$5.00	1.7%
Sewage Systems	each	N	\$1,143.00	\$1,143.00	\$1,165.00	N/A	\$1,165.00	Jan-21	2019	\$22.00	1.9%

General Fees

Demolition Permit

Demolition		N	\$421.00	\$421.00	\$430.00	N/A	\$430.00	Jan-21	2019	\$9.00	2.1%
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Authority to Occupy

Authority to Occupy	each	N	\$687.00	\$687.00	\$700.00	N/A	\$700.00	Jan-21	2019	\$13.00	1.9%
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Partial Permit

Partial Permit - This application is only accepted in conjunction with a complete, full permit submission, including all relevant fees		N	\$687.00	\$687.00	\$700.00	N/A	\$700.00	Jan-21	2019	\$13.00	1.9%
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Conditional Permit

Conditional Permit - This application is only accepted in conjunction with a complete, full permit submission, including all relevant fees and signed agreement		N	\$687.00	\$687.00	\$700.00	N/A	\$700.00	Jan-21	2019	\$13.00	1.9%
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Change of Use

Minimum (includes 4 hours review time)		N	\$687.00	\$687.00	\$700.00	N/A	\$700.00	Jan-21	2019	\$13.00	1.9%
Each additional hour review time		N	\$163.00	\$163.00	\$165.00	N/A	\$165.00	Jan-21	2019	\$2.00	1.2%

Alternative Solution / Equivalency Application

Minimum (includes 10 hours review time)		N	\$1,519.00	\$1,519.00	\$1,545.00	N/A	\$1,545.00	Jan-21	2019	\$26.00	1.7%
Each additional hour review time		N	\$163.00	\$163.00	\$165.00	N/A	\$165.00	Jan-21	2019	\$2.00	1.2%

Revisions to a Permit

Minimum (includes 2 hours review time)		N	\$421.00	\$421.00	\$430.00	N/A	\$430.00	Jan-21	2019	\$9.00	2.1%
Each additional hour review time		N	\$163.00	\$163.00	\$165.00	N/A	\$165.00	Jan-21	2019	\$2.00	1.2%
Transfer of Permit		N	\$40.00	\$40.00	\$45.00	N/A	\$45.00	Jan-21	2019	\$5.00	12.5%
Permit Extensions (no revisions required)		N	\$113.00	\$113.00	\$115.00	N/A	\$115.00	Jan-21	2019	\$2.00	1.8%
Re-stamp drawings per hour (minimum charge 1 hour)		N	\$113.00	\$113.00	\$115.00	N/A	\$115.00	Jan-21	2019	\$2.00	1.8%
Certified Model Program - When Available- plan review only without permit application	each model	N	\$1,154.00	\$1,154.00	\$1,500.00	N/A	\$1,500.00	Jan-21	2019	\$346.00	30.0%
Limiting distance agreements (Building Department fee only)		N	\$687.00	\$687.00	\$687.00	N/A	\$687.00	Feb-19	2018	\$0.00	0.0%

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Other Fees

Building Compliance Letters	regular	N	\$113.00	\$113.00	\$115.00	N/A	\$115.00	Jan-21	2013	\$2.00	1.8%
	express	N	\$169.00	\$169.00	\$170.00	N/A	\$170.00	Jan-21	2013	\$1.00	0.6%
Zoning Letter	each	N	N/A	N/A	\$153.00	N/A	\$153.00	Jan-21	NEW	NEW	NEW
Request for Survey Plan (routine disclosure)	per survey plan	N	N/A	\$25.00	\$25.00	N/A	\$25.00	Jan-21	2020	\$0.00	0.0%

Note: See Planning Services Rates and Fees for Committee of Adjustment Information