

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

Service Provided	Unit of Measure	HST Y/N	2020 Base Fee	2021 Base Fee	2022 Proposed Base Fee	HST \$	2022 Fee (tax included)	Effective Date MMM-YY	Last Increase	2022 over 2021 \$ Change	2022 over 2021 % Change
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Type of Construction (Class of Permit) - unit of measure is \$/M2 unless otherwise specified

**Cost Recovery - 100% Full Cost Recovery**

**Industrial**

New factories and warehouses shell only	up to 5000 m2	N	\$14.95	\$12.85	<b>\$13.10</b>	N/A	<b>\$13.10</b>	Jan-22	2021	\$0.25	1.9%
New factories and warehouses shell only	over 5000 m2	N	\$8.80	\$8.95	<b>\$9.10</b>	N/A	<b>\$9.10</b>	Jan-22	2021	\$0.15	1.7%
Interior finish/alterations/partitioning		N	\$5.90	\$6.00	<b>\$6.10</b>	N/A	<b>\$6.10</b>	Jan-22	2021	\$0.10	1.7%
Pre-engineered metal buildings	Unit rates for factories and warehouses above can be applied to pre-engineered metal buildings							Jan-22	N/A	N/A	N/A

**Commercial - Institutional**

*Office buildings*

New shell only	1 to 20 storeys	N	\$17.95	\$18.25	<b>\$18.60</b>	N/A	<b>\$18.60</b>	Jan-22	2021	\$0.35	1.9%
Interior finish / alteration / partitioning for offices		N	\$5.90	\$6.00	<b>\$6.10</b>	N/A	<b>\$6.10</b>	Jan-22	2021	\$0.10	1.7%

*Retail stores*

New shell only		N	\$16.70	\$17.00	<b>\$17.35</b>	N/A	<b>\$17.35</b>	Jan-22	2021	\$0.35	2.1%
Interior finish / alteration / partitioning only		N	\$11.35	\$9.40	<b>\$9.60</b>	N/A	<b>\$9.60</b>	Jan-22	2021	\$0.20	2.1%

*Restaurants*

New shell only		N	\$25.75	\$26.20	<b>\$26.70</b>	N/A	<b>\$26.70</b>	Jan-22	2021	\$0.50	1.9%
Interior finish / alteration / partitioning only		N	\$13.55	\$10.20	<b>\$10.40</b>	N/A	<b>\$10.40</b>	Jan-22	2019	\$0.20	2.0%

*Theatres*

New		N	\$36.50	\$37.10	<b>\$37.85</b>	N/A	<b>\$37.85</b>	Jan-22	2021	\$0.75	2.0%
Interior alteration		N	\$18.25	\$18.55	<b>\$18.90</b>	N/A	<b>\$18.90</b>	Jan-22	2021	\$0.35	1.9%

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*Hotels/motels*

New		N	\$26.72	\$27.20	<b>\$27.75</b>	N/A	<b>\$27.75</b>	Jan-22	2021	\$0.55	2.0%
Interior Alteration		N	N/A	\$10.60	<b>\$10.80</b>	N/A	<b>\$10.80</b>	Jan-22	2021	\$0.20	1.9%

*Recreation centre complex/swimming pools*

New		N	\$37.50	\$38.15	<b>\$38.90</b>	N/A	<b>\$38.90</b>	Jan-22	2021	\$0.75	2.0%
Interior alteration		N	\$18.25	\$18.55	<b>\$18.90</b>	N/A	<b>\$18.90</b>	Jan-22	2021	\$0.35	1.9%

*Commercial specialty*

New fire halls, funeral homes, gas stations, car dealerships, car washes, gymnasiums, arenas, long term care facilities, apartments, dental, medical, veterinary, clinics, laboratories, air supported structures, etc.		N	\$22.40	\$22.40	<b>\$22.85</b>	N/A	<b>\$22.85</b>	Jan-22	2019	\$0.45	2.0%
Interior alteration		N	\$11.20	\$11.40	<b>\$11.60</b>	N/A	<b>\$11.60</b>	Jan-22	2021	\$0.20	1.8%
Tent - temporary	each	N	\$410.00	\$415.00	<b>\$423.30</b>	N/A	<b>\$423.30</b>	Jan-22	2021	\$8.30	2.0%
Pre-fabricated trailer	each	N	\$410.00	\$415.00	<b>\$423.30</b>	N/A	<b>\$423.30</b>	Jan-22	2021	\$8.30	2.0%

*Schools*

New		N	\$29.60	\$30.10	<b>\$30.70</b>	N/A	<b>\$30.70</b>	Jan-22	2021	\$0.60	2.0%
Interior alteration		N	\$14.80	\$15.05	<b>\$15.35</b>	N/A	<b>\$15.35</b>	Jan-22	2021	\$0.30	2.0%
Portable classrooms	each	N	\$432.00	\$440.00	<b>\$448.80</b>	N/A	<b>\$448.80</b>	Jan-22	2021	\$8.80	2.0%

*Places of worship*

New		N	\$22.40	\$22.80	<b>\$23.25</b>	N/A	<b>\$23.25</b>	Jan-22	2021	\$0.45	2.0%
Interior alteration		N	\$11.20	\$11.40	<b>\$11.60</b>	N/A	<b>\$11.60</b>	Jan-22	2021	\$0.20	1.8%

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*Hospitals*

New medical centres, hospitals		N	\$33.10	\$33.65	<b>\$34.30</b>	N/A	<b>\$34.30</b>	Jan-22	2021	\$0.65	1.9%
Interior alteration		N	\$15.00	\$15.25	<b>\$15.55</b>	N/A	<b>\$15.55</b>	Jan-22	2021	\$0.30	2.0%

*Parking garage*

Above ground - new / alteration		N	\$6.85	\$7.00	<b>\$7.15</b>	N/A	<b>\$7.15</b>	Jan-22	2021	\$0.15	2.1%
Underground - new / alteration		N	\$10.85	\$11.00	<b>\$11.20</b>	N/A	<b>\$11.20</b>	Jan-22	2021	\$0.20	1.8%
Designated structure - retaining wall, exterior storage tank		N	N/A	N/A	<b>1% of construction value</b>	N/A	<b>1% of construction value</b>	Jan-22	N/A	N/A	N/A
Designated structure - green initiative including solar collector, structural support for wind turbine	each	N	N/A	N/A	<b>\$600.00</b>	N/A	<b>\$600.00</b>	Jan-22	N/A	N/A	N/A

**Residential**

Apartments and condominiums, retirement homes, hotels, stacked		N	N/A	\$22.80	<b>\$23.25</b>	N/A	<b>\$23.25</b>	Jan-22	2021	\$0.45	2.0%
Alterations		N	N/A	\$11.40	<b>\$11.60</b>	N/A	<b>\$11.60</b>	Jan-22	2021	\$0.20	1.8%
Houses, semi-detached, row townhouses up to 3 storeys and additions (garages, fireplaces, sprinklers and walk up basements included in original designs)		N	\$17.15	\$17.45	<b>\$17.80</b>	N/A	<b>\$17.80</b>	Jan-22	2021	\$0.35	2.0%
Accessory dwelling units		N	\$17.15	\$17.45	<b>\$12.00</b>	N/A	<b>\$12.00</b>	Jan-22	2021	-\$5.45	-31.2%
Garages, unheated accessory buildings and open porches		N	N/A	\$5.80	<b>\$5.90</b>	N/A	<b>\$5.90</b>	Jan-22	2021	\$0.10	1.7%
Residential basements/finishings/interior		N	\$4.70	\$4.80	<b>\$4.90</b>	N/A	<b>\$4.90</b>	Jan-22	2021	\$0.10	2.1%
Sprinkler systems		N	\$0.45	\$0.45	<b>\$0.45</b>	N/A	<b>\$0.45</b>	Jan-17	2016	\$0.00	0.0%

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Fireplace (stand alone permit)	each	N	\$219.00	\$220.00	<b>\$224.40</b>	N/A	<b>\$224.40</b>	Jan-22	2021	\$4.40	2.0%
Deck	each	N	\$210.00	\$215.00	<b>\$219.30</b>	N/A	<b>\$219.30</b>	Jan-22	2021	\$4.30	2.0%
Walk up basement	each	N	N/A	\$500.00	<b>\$510.00</b>	N/A	<b>\$510.00</b>	Jan-22	2021	\$10.00	2.0%
Solar panel installation	each	N	N/A	N/A	<b>\$300.00</b>	N/A	<b>\$300.00</b>	Jan-22	N/A	New	New

**Stand-alone Plumbing and Drains**

*Plumbing service*

Stand-alone residential water service and/or sanitary and storm piping		N	\$84.00	\$85.00	<b>\$86.70</b>	N/A	<b>\$86.70</b>	Jan-22	2021	\$1.70	2.0%
25mm and larger domestic water service - private side	per metre	N	\$10.75	\$10.95	<b>\$11.15</b>	N/A	<b>\$11.15</b>	Jan-22	2021	\$0.20	1.8%
100mm and larger domestic water service and fire line - private side	per metre	N	\$22.45	\$22.85	<b>\$23.30</b>	N/A	<b>\$23.30</b>	Jan-22	2021	\$0.45	2.0%
Sanitary and storm piping	per metre	N	\$3.55	\$3.75	<b>\$3.80</b>	N/A	<b>\$3.80</b>	Jan-22	2021	\$0.05	1.3%
Plumbing fixture (includes backwater valves)	each	N	\$39.00	\$100.00	<b>\$102.00</b>	N/A	<b>\$102.00</b>	Jan-22	2021	\$2.00	2.0%
Backflow preventer	each	N	\$295.00	\$300.00	<b>\$306.00</b>	N/A	<b>\$306.00</b>	Jan-22	2021	\$6.00	2.0%
Sewage systems	each	N	\$1,143.00	\$1,165.00	<b>\$1,188.00</b>	N/A	<b>\$1,188.00</b>	Jan-22	2021	\$23.00	2.0%
Sewage system assessment	each	N	\$209.00	N/A	<b>\$215.00</b>	N/A	<b>\$215.00</b>	Jan-22	2019	N/A	N/A

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**General Fees**

Demolition permit		N	\$421.00	\$430.00	<b>\$438.00</b>	N/A	<b>\$438.00</b>	Jan-22	2021	\$8.00	1.9%
Authority to occupy	each	N	\$687.00	\$700.00	<b>\$714.00</b>	N/A	<b>\$714.00</b>	Jan-22	2021	\$14.00	2.0%
Partial permit - This application is only accepted in conjunction with a complete, full permit submission, including all relevant fees		N	\$687.00	\$700.00	<b>\$714.00</b>	N/A	<b>\$714.00</b>	Jan-22	2021	\$14.00	2.0%
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	\$700.00	<b>\$1,000.00</b>	N/A	<b>\$1,000.00</b>	Jan-22	2021	\$300.00	42.9%
Change of use: minimum (includes 4 hours review time)		N	\$687.00	\$700.00	<b>\$714.00</b>	N/A	<b>\$714.00</b>	Jan-22	2021	\$14.00	2.0%
Change of use: each additional hour review time		N	\$163.00	\$165.00	<b>\$168.00</b>	N/A	<b>\$168.00</b>	Jan-22	2021	\$3.00	1.8%
Alternative solution / equivalency application: minimum (includes 10 hours review time)		N	\$1,519.00	\$1,545.00	<b>\$1,575.00</b>	N/A	<b>\$1,575.00</b>	Jan-22	2021	\$30.00	1.9%
Alternative solution / equivalency application: each additional hour of review time		N	\$163.00	\$165.00	<b>\$168.00</b>	N/A	<b>\$168.00</b>	Jan-22	2021	\$3.00	1.8%
Revisions to a permit: minimum (includes 2 hours review time)		N	\$421.00	\$430.00	<b>\$438.00</b>	N/A	<b>\$438.00</b>	Jan-22	2021	\$8.00	1.9%
Revisions to a permit: each additional hour review time		N	\$163.00	\$165.00	<b>\$168.00</b>	N/A	<b>\$168.00</b>	Jan-22	2021	\$3.00	1.8%
Transfer of permit		N	\$40.00	\$45.00	<b>\$46.00</b>	N/A	<b>\$46.00</b>	Jan-22	2021	\$1.00	2.2%
Permit extensions (no revisions required)		N	\$113.00	\$115.00	<b>\$117.00</b>	N/A	<b>\$117.00</b>	Jan-22	2021	\$2.00	1.7%
Re-stamp drawings per hour (minimum charge 1 hour)		N	\$113.00	\$115.00	<b>\$117.00</b>	N/A	<b>\$117.00</b>	Jan-22	2021	\$2.00	1.7%

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Certified model program - when available. Plan review only without	each model	N	\$1,154.00	\$1,500.00	<b>\$1,530.00</b>	N/A	<b>\$1,530.00</b>	Jan-22	2021	\$30.00	2.0%
Limiting distance agreements (Building Department fee only)		N	\$687.00	\$687.00	<b>\$700.00</b>	N/A	<b>\$700.00</b>	Jan-22	2019	\$13.00	1.9%

**Other Fees**

Pre-screening application fee	each	N	N/A	\$60.00	<b>\$60.00</b>	N/A	<b>\$60.00</b>	Jan-21	2021	\$0.00	0.0%
Building compliance letters	regular	N	\$113.00	\$115.00	<b>\$117.00</b>	N/A	<b>\$117.00</b>	Jan-22	2021	\$2.00	1.7%
	express	N	\$169.00	\$170.00	<b>\$173.00</b>	N/A	<b>\$173.00</b>	Jan-22	2021	\$3.00	1.8%
Zoning Letter	each	N	N/A	\$153.00	<b>\$156.00</b>	N/A	<b>\$156.00</b>	Jan-22	2021	\$3.00	2.0%
Request for survey plan	per survey plan	N	\$25.00	\$25.00	<b>\$25.00</b>	N/A	<b>\$25.00</b>	Jan-21	2020	\$0.00	0.0%
Routine disclosure of building records (initial records search and processing time up to 60 minutes). May be subject to additional third party retrieval and reproduction fees.	each	N	N/A	N/A	<b>\$60.00</b>	N/A	<b>\$60.00</b>	Jan-22	N/A	New	New
Routine disclosure of building records: Additional records search and processing time (15 minutes)	per additional 15 minutes	N	N/A	N/A	<b>\$15.00</b>	N/A	<b>\$15.00</b>	Jan-22	N/A	New	New

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