

2026 FEES AND CHARGES

SERVICE AREA: BUILDING

2024-2025

Description	Fee	2026 Fee	Change	HST
NEW CONSTRUCTION AND ADDITIONS				
Group A – Assembly Occupancies				
school, church, restaurant over 30 seats, library, theatre, educational or recreational facility and occupancies of a similar nature - per sq. m.	\$20.81	\$25.56	\$4.75	N
outdoor public swimming pool	\$411.00	\$469.00	\$58.00	N
Group B – Institutional Occupancies				
hospital, nursing home, reformatory, prison and occupancies of a similar nature - per sq. m.	\$22.80	\$27.28	\$4.48	N
Group C – Residential Occupancies				
single detached, semi-detached, duplex dwelling - per sq. m.	\$15.88	\$18.13	\$2.25	N
triplex, four plex, townhouse dwelling - per sq. m.	\$15.88	\$18.13	\$2.25	N
apartment building - per sq. m.	\$15.88	\$18.13	\$2.25	N
hotel / motel - per sq. m.	\$13.52	\$18.13	\$4.61	N
repeat plans for single detached, etc. - per sq. m.	\$13.50	\$15.41	\$1.91	N
garage, carport, deck, porch, shed (accessory building) - per sq. m.	\$4.00	\$5.00	\$1.00	N
finish basement in dwelling unit - per sq. m.	\$7.95	\$9.06	\$1.11	N
sunroom / solarium (not heated) - per sq. m.	\$8.74	\$9.97	\$1.23	N
swimming pool - seasonal	\$109.00	\$260.00	\$151.00	N
swimming pool - above ground	\$163.00	\$260.00	\$97.00	N
swimming pool - in ground	\$217.00	\$260.00	\$43.00	N
solar collectors for swimming pools	\$217.00	\$260.00	\$43.00	N
Group D – Business and Personal Service Occupancies				
office or medical building, financial institution and occupancies of a similar nature – FINISHED - per sq. m.	\$20.31	\$24.06	\$3.75	N
office or medical building, financial institution and occupancies of a similar nature – ARCHITECTURAL SHELL - per sq. m.	\$16.64	\$21.17	\$4.53	N
Group E – Mercantile Occupancies				
low rise retail store, strip plaza, small restaurant or 30 seats or less and occupancies of a similar nature – FINISHED - per sq. m.	\$18.81	\$23.45	\$4.64	N
low rise retail store, strip plaza, small restaurant or 30 seats or less and occupancies of a similar nature – ARCHITECTURAL SHELL - per sq. m.	\$14.96	\$19.99	\$5.03	N
Group F – Industrial Occupancies				
factory, plant, warehouse, industrial building and occupancies of a similar nature - per sq. m.	\$13.52	\$17.35	\$3.83	N
parking garage - per sq. m.	\$14.87	\$19.00	\$4.13	N
service station and/or car wash - per sq. m.	\$9.50	\$16.00	\$6.50	N
canopies including gas station canopies and those intended for the parking and loading or unloading of vehicles - per sq. m.	\$6.06	\$7.00	\$0.94	N
Private Sewage Systems				
new application and/or replacement of existing CLASS IV system	\$1,406.00	\$1,740.00	\$334.00	N
minor sewage system repair or septic tank replacement	\$649.00	\$720.00	\$71.00	N
CLASS V installation	\$649.00	\$800.00	\$151.00	N
building addition / alteration	\$380.00	\$550.00	\$170.00	N
comment on consent applications	\$380.00	\$550.00	\$170.00	N

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Private Sewage Systems (continued)				
Subdivision for each lot	\$380.00	\$490.00	\$110.00	N
Investigate complaint/site visit	\$380.00	\$490.00	\$110.00	N
Follow-up/site visit (non-routine inspections)	\$380.00	\$490.00	\$110.00	N
Analysis/report	\$380.00	\$490.00	\$110.00	N
Farm Buildings				
Greenhouse - per sq. m.	\$1.13	\$1.26	\$0.13	N
barn or agricultural building other than a greenhouse - per sq. m. under 250 sqm	\$2.66	\$2.99	\$0.33	N
barn or agricultural building other than a greenhouse - per sq. m. over 250 sq m	\$2.66	\$4.48	\$1.82	N
Mobile/Portable Buildings				
trailer (construction trailer/sea container)	\$298.00	\$316.00	\$18.00	N
relocatable building/portable (support structure included)	\$443.00	\$491.00	\$48.00	N
CSA certified mobile home (foundation not included)	\$328.00	\$351.00	\$23.00	N
uncertified mobile home (foundation included) - per sq. m.	\$9.91	\$10.38	\$0.47	N
mobile home foundation - per sq. m.	\$4.00	\$4.57	\$0.57	N
Tents and Air Supported Structures				
air supported structure, tent, temporary fabric structure (use aggregate area for multiple tents) – under 250 per sq. m.	\$255.00	\$263.00	\$8.00	N
air supported structure, tent, temporary fabric structure (use aggregate area for multiple tents) – 250 per sq. m. or more - per sq.m. over 250 sq.m.	\$2.25	\$2.32	\$0.07	N
Signs				
Ground sign - less than 2.5 per sq. m. [26.91 per sq.ft.]	\$163.00	\$175.00	\$12.00	N
Ground sign - 2.5 per sq. m. [26.91 per sq.ft.] to 10 per sq. m. [107.64 per sq.ft.]	\$325.00	\$351.00	\$26.00	N
Ground sign - 10 sq. m. [107.64 per sq.ft.] or greater	\$488.00	\$526.00	\$38.00	N
Portable ground sign (for each 30 day period or portion thereof)	\$163.00	\$175.00	\$12.00	N
Pole sign - less than 2.5 per sq. m. [26.91 per sq.ft.]	\$163.00	\$175.00	\$12.00	N
Pole sign - 2.5 per sq. m. [26.91 per sq.ft.] to 10 per sq. m. [107.64 per sq.ft.]	\$325.00	\$351.00	\$26.00	N
Pole sign - 10 per sq. m. [107.64 per sq.ft.] or greater	\$488.00	\$526.00	\$38.00	N
Roof sign - less than 2.5 per sq. m. [26.91 per sq.ft.]	\$163.00	\$175.00	\$12.00	N
Roof sign - 2.5 per sq. m. [26.91 per sq.ft.] to 10 per sq. m. [107.64 per sq.ft.]	\$325.00	\$351.00	\$26.00	N
Fascia/wall sign - less than 2.5 per sq. m. [26.91 per sq.ft.]	\$163.00	\$175.00	\$12.00	N
Fascia/wall sign - 2.5 per sq. m. [26.91 per sq.ft.] to 10 per sq. m. [107.64 per sq.ft.]	\$325.00	\$351.00	\$26.00	N
Fascia/wall sign - 10 per sq. m. [107.64 per sq.ft.] or greater	\$488.00	\$526.00	\$38.00	N
Inflatable sign	\$163.00	\$175.00	\$12.00	N
Billboard	\$1,082.00	\$1,158.00	\$76.00	N
Permit renewal	\$163.00	\$175.00	\$12.00	N
Variance of sign regulations	\$812.00	\$877.00	\$65.00	N
Sign removal - less than 0.6 per sq. m. [6.46 per sq.ft.]	\$82.00	\$88.00	\$6.00	N
Sign removal - 0.6 per sq. m. [6.46 per sq.ft.] or greater (in addition to removal costs)	\$217.00	\$233.00	\$16.00	N
Storage fee for signs greater than 0.6 per sq. m. [6.46 per sq.ft.] (per day)	\$12.00	\$13.00	\$1.00	N

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Designated Structures				
communication tower	\$382.00	\$438.00	\$56.00	N
retaining wall, pedestrian bridge, crane, runway (per \$1,000 of construction)	\$20.00	\$21.00	\$1.00	N
satellite dish with structural pedestal anchored to solid concrete pier and or building structure (per \$1,000 of construction)	\$20.00	\$21.00	\$1.00	N
other designated structures as listed in Division A 1.3.1.1 of the Ontario Building Code	\$313.00	\$313.00	\$0.00	N
Miscellaneous Works				
roof structure (replace, modify or alter structure)	\$219.00	\$263.00	\$44.00	N
racking system (per \$1000 of construction)	\$20.00	\$21.00	\$1.00	N
installation of drainage layer & weeping tile system	\$250.00	\$250.00	\$0.00	N
minor alterations and repairs (not requiring plans)	\$183.00	\$219.00	\$36.00	N
underpinning /shoring (per \$1,000 of construction)	\$20.00	\$21.40	\$1.40	N
temporary stages	\$342.00	\$342.00	\$0.00	N
demising wall / party wall installation	\$189.00	\$228.00	\$39.00	N
fireplace / woodstove	\$163.00	\$163.00	\$0.00	N
Fire Systems				
electromagnetic locks	\$309.00	\$351.00	\$42.00	N
commercial kitchen hood & fire suppression system	\$382.00	\$482.00	\$100.00	N
fire alarm system upgrades / installations	\$507.00	\$614.00	\$107.00	N
sprinkler system upgrades / installations	\$507.00	\$614.00	\$107.00	N
standpipe system upgrades / installations	\$507.00	\$614.00	\$107.00	N
Energy Projects				
industrial wind turbines subject to Renewable Energy Approval in accordance with the Green Energy Act	\$13,331.00	\$14,264.00	\$933.00	N
Solar panels	\$328.00	\$351.00	\$23.00	N
solar collector – swimming pool	\$163.00	\$175.00	\$12.00	N
solar collector – ground mounted	\$436.00	\$438.00	\$2.00	N
solar collector – roof mounted	\$313.00	\$351.00	\$38.00	N

ALTERATIONS AND REPAIRS

Group A – Assembly Occupancies				
including plumbing AND mechanical (60% of full rate) - per sq. m.	\$12.49	\$15.00	\$2.51	N
including plumbing OR mechanical (55% of full rate) - per sq. m.	\$11.44	\$14.00	\$2.56	N
excluding plumbing AND mechanical (50% of full rate) - per sq. m.	\$10.40	\$13.00	\$2.60	N
Group B – Institutional Occupancies				
including plumbing AND mechanical (60% of full rate) - per sq. m.	\$13.68	\$16.00	\$2.32	N
including plumbing OR mechanical (55% of full rate) - per sq. m.	\$12.55	\$15.00	\$2.45	N
excluding plumbing AND mechanical (50% of full rate) - per sq. m.	\$11.41	\$14.00	\$2.59	N

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Group C – Residential Occupancies				
including plumbing AND mechanical (60% of full rate) - per sq. m.	\$9.54	\$11.00	\$1.46	N
including plumbing OR mechanical (55% of full rate) - per sq. m.	\$8.74	\$10.00	\$1.26	N
excluding plumbing AND mechanical (50% of full rate) - per sq. m.	\$7.95	\$9.00	\$1.05	N
foundation only - per sq. m.	\$4.00	\$4.00	\$0.00	N
Group D – Business and Personal Service Occupancies				
including plumbing AND mechanical (60% of full rate) - per sq. m.	\$12.19	\$14.00	\$1.81	N
including plumbing OR mechanical (55% of full rate) - per sq. m.	\$11.17	\$13.00	\$1.83	N
excluding plumbing AND mechanical (50% of full rate) - per sq. m.	\$10.16	\$12.00	\$1.84	N
Group E – Mercantile Occupancies				
including plumbing AND mechanical (60% of full rate) - per sq. m.	\$11.22	\$14.00	\$2.78	N
including plumbing OR mechanical (55% of full rate) - per sq. m.	\$10.29	\$13.00	\$2.71	N
excluding plumbing AND mechanical (50% of full rate) - per sq. m.	\$9.34	\$12.00	\$2.66	N
Group F – Industrial Occupancies				
including plumbing AND mechanical (60% of full rate) - per sq. m.	\$8.12	\$10.00	\$1.87	N
including plumbing OR mechanical (55% of full rate) - per sq. m.	\$7.44	\$10.00	\$2.56	N
excluding plumbing AND mechanical (50% of full rate) - per sq. m.	\$6.77	\$9.00	\$2.23	N
Farm Alterations				
Farm buildings up to 116 sq. m. gross floor area - per building - per sq. m.	\$6.72	\$8.00	\$1.28	N
Farm buildings over 116 sq. m. gross floor area - per sq. m.	\$6.13	\$7.00	\$0.87	N
Demolition				
buildings less than 100 sq. m. in gross floor area	\$183.00	\$209.00	\$26.00	N
all other demolitions - per sq. m.	\$0.90	\$1.00	\$0.10	N

PLUMBING AND SEWER

Construction work related to plumbing and sewer installation when conducted as a component of other construction covered by a permit shall be included in the permit fee charged for that construction. Where plumbing or sewer works are done as standalone projects the following fees shall be applicable:

Single, Semi-Detached, Duplex, Triplex, Fourplex, and Row House

first six (6) fixtures	\$236.00	\$263.00	\$27.00	N
each additional fixture	\$11.00	\$12.00	\$1.00	N

All Other Buildings

first five (5) fixtures	\$309.00	\$351.00	\$42.00	N
each additional fixture	\$11.00	\$12.00	\$1.00	N

Sewer and Water Main Installations

The fee shown below shall include all buried pipe on private property outside the building.

first fifteen (15) metres	\$183.00	\$196.00	\$13.00	N
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each additional fifteen (15) metres	\$47.00	\$50.00	\$3.00	N
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Specialized Plumbing Fixtures and Appurtenances				
<i>The fee shown below shall include all plumbing contained inside the building.</i>				
back flow preventer installation (water line)	\$183.00	\$196.00	\$13.00	N
back water valve (sewer)	\$183.00	\$196.00	\$13.00	N
sump pump installation (weeping tile installation included)	\$382.00	\$409.00	\$27.00	N
grease / oil interceptor installation	\$382.00	\$409.00	\$27.00	N

OTHER FEES

Administration				
minimum permit fee	\$183.00	\$196.00	\$13.00	N
transfer of permit	\$183.00	\$196.00	\$13.00	N
moving a building (all alterations & repairs subject to applicable charges as stipulated above)	\$183.00	\$196.00	\$13.00	N
deferral of permit revocation (per instance)	\$183.00	\$196.00	\$13.00	N
limiting distance agreement (registered on title)	\$1,367.00	\$1,463.00	\$96.00	N
research request – Building Division Records search (per hour)	\$117.00	\$125.00	\$8.00	N
911 house number – sign, post and installation (rural lots)	\$183.00	\$196.00	\$13.00	N
911 house number – replacement of sign only	\$79.00	\$85.00	\$6.00	N
Permits				
change of use (under 400 sq. m.)	\$183.00	\$196.00	\$13.00	N
change of use (400 sq. m. or more) - per sq. m.	\$1.01	\$1.08	\$0.07	N
change of use (no construction required)	\$98.00	\$105.00	\$7.00	N
partial occupancy permit for unfinished buildings	\$203.00	\$217.00	\$14.00	N
Inspections				
non routine inspection (per hour)	\$146.00	\$156.00	\$10.00	N
illegal grow operation – general inspection	\$810.00	\$867.00	\$57.00	N
illegal grow operation – occupancy inspection	\$972.00	\$1,040.00	\$68.00	N
off hours inspection (per hour)	\$219.00	\$234.00	\$15.00	N
unprepared for inspection	\$146.00	\$156.00	\$10.00	N
Plans Examination				
stock plans examination (model plans reviewed without building permit application)	\$638.00	\$683.00	\$45.00	N
off hours plans examination (per hour) (min. 4 hours)	\$219.00	\$234.00	\$15.00	N
review of alternative solution (per hour) (min. 4 hours)	\$183.00	\$196.00	\$13.00	N
secondary plans examination (per hour)	\$183.00	\$196.00	\$13.00	N
review of revisions / amendments to permits	\$183.00	\$196.00	\$13.00	N
engineer review as determined by Chief Building Official	actual plus 10% admin	actual plus 10% admin	actual plus 10% admin	N

CONDITIONAL / PARTIAL PERMITS

conditional building permit agreement, in addition to all applicable building permit fees – the conditional building permit fee shall be non-refundable	\$972.00	\$1,040.00	\$68.00	N
Building Foundation – complete to grade including all underground services (% of permit fee)	15%	15%	\$0.00	N
Completed Structural Shell – complete exterior shell without any interior finishes (% of permit fee)	55%	55%	\$0.00	N

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Completed Architectural Shell – complete exterior shell including interior finishes on exterior and structure walls (% of permit fee)	80%	80%	\$0.00	N
Complete Building – includes all tenant improvements and complete interior finishes (% of permit fee)	100%	100%	\$0.00	N

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FEE BASED ON VALUE OF CONSTRUCTION

for categories of construction not listed above (minimum permit fee identified in subsection 1.2 of this schedule shall apply) (per \$1,000 of construction)	\$20.00	\$22.83	\$2.83	N
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PERFORMANCE / SECURITY DEPOSITS

The performance / security deposit is collected by the Township to provide securities for any potential damage that may occur to municipal property through the course of the permitted construction. Furthermore, the deposit is also held for the assurance that all necessary inspections are completed through the duration of construction and finally to ensure that the permit file can be appropriately closed at the conclusion of the works. An applicant shall be required to submit the applicable deposit(s) as specified below for each permit application submitted. Where the Township incurs costs by the applicant through the course of the construction process these costs shall be deducted from the submitted deposits and upon close of the permit, any deposit funds will be refunded to the applicant. These deposits are non-interest bearing.

single, semi, duplex, triplex, four plex, townhome	\$1,208.00	\$2,500.00	\$1,292.00	N
addition(s) to buildings described above where excavation is required	\$907.00	\$1,500.00	\$593.00	N
buildings accessory to the buildings above with construction value greater than \$3,500	\$604.00	\$800.00	\$196.00	N
construction projects other than those described above (Site Plan Agreement IS required)	\$1,510.00	\$2,500.00	\$990.00	N
construction projects other than those described above (Site Plan Agreement IS NOT required)	\$3,019.00	\$3,500.00	\$481.00	N
demolition project	\$907.00	\$1,000.00	\$93.00	N
moving a building	\$1,208.00	\$1,500.00	\$292.00	N
swimming pool - seasonal	\$0.00	\$0.00	\$0.00	N
swimming pool - above ground	\$263.00	\$270.00	\$7.00	N
swimming pool - in ground	\$525.00	\$550.00	\$25.00	N

LOT GRADING

The lot grading deposit is collected by the Township to provide securities to ensure compliance with the Calculated lot grading plan submitted with the application. An applicant shall be required to submit the applicable deposit(s) as specified below for each permit application submitted. These deposits are non-interest bearing.

Lot Grading Deposit

each dwelling on property in a plan of subdivision that HAS NOT already been assumed by the Township	\$1,208.00	\$1,293.00	\$85.00	N
each dwelling on property other than those listed above	\$1,812.00	\$1,939.00	\$127.00	N

Where an applicant requests an extension for the completion of lot grading to allow occupancy of the dwelling in a plan of subdivision or plan of condominium to occur prior to the completion of lot grading in accordance with Article 3.6.4 of the Building by-law, any such request shall be accompanied by the following applicable deposit(s) as specified below for each dwelling having occupancy being requested. These deposits are non-interest bearing.

Occupancy despite Incomplete Lot Grading Deposit

single detached, semi-detached, duplex dwellings	\$4,325.00	\$4,628.00	\$303.00	N
triplex, four plex, street townhouse dwellings	\$3,730.00	\$3,991.00	\$261.00	N
condominium townhouse dwellings	\$3,110.00	\$3,328.00	\$218.00	N

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any dwelling type other than those listed above	\$2,490.00	\$2,664.00	\$174.00	N
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CONDITIONAL PERMIT

In the case of a conditional permit the applicant shall submit a conditional permit deposit which shall be calculated by the Chief Building Official to be a percentage of the value of construction as prescribed below. The conditional permit deposit shall be submitted as a condition of a Conditional Permit Agreement whereby the agreement shall establish a limitation to the extent of permitted construction. Where an applicant exceeds the limitations set out by the Conditional Permit Agreement, the Applicant shall be deemed to be in breach of the said agreement and as such the conditional permit deposit, in its entirety, shall be forfeited to the Township.

conditional building permit deposit (Minimum \$5,000) - % of constuction value	10%	10%	\$0.00	N
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