

**BUILDING DIVISION**

SCHEDULE "E"  
By-law 14-2024

<b>2025 Fees</b>		
<b><i>Group "A" Assembly</i></b>	<b>Fee/sq.ft.</b>	<b>Minimum/Flat Rate</b>
New and Additions	\$2.52	\$130.00
Alterations/Renovation	\$0.52	\$130.00
Portable Classroom/Temporary Buildings		\$422.00 / unit
<b><i>Group "B" Institutional</i></b>	<b>Fee/sq.ft.</b>	<b>Minimum/Flat Rate</b>
New and Additions	\$2.76	\$130.00
Alterations/Renovation	\$0.52	\$130.00
<b><i>Group "C" Residential</i></b>	<b>Fee/sq.ft.</b>	<b>Minimum/Flat Rate</b>
New Single Family Dwellings (Detached, Semi, Townhouse, Row House, Detached Additional Dwelling Unit)	\$1.42	\$130.00
Residential Additions	\$1.42	\$130.00
Alterations/Renovations (all residential classifications)	\$0.52	\$130.00
Basement Accessory Apartment	\$350.00 plus \$0.52/ft <sup>2</sup>	
Residential Attached Garage (Additions and New)	\$0.49	\$130.00
New Apartment Building/ Triplex/ Multi-Residential	\$1.51	\$130.00
Mobile Homes	\$0.56	\$130.00
New Hotel/Motel	\$2.32	\$130.00
<b><i>Group "D" Business and Personal Services (Offices)</i></b>	<b>Fee/sq.ft.</b>	<b>Minimum/Flat Rate</b>
New and Additions - Shell Only	\$1.82	\$130.00
New and Additions - Finished	\$1.91	\$130.00
Alterations/ Renovations/ Finishing	\$0.52	\$130.00
<b><i>Group "E" Mercantile (Stores)</i></b>	<b>Fee/sq.ft.</b>	<b>Minimum/Flat Rate</b>
New and Additions - Shell Only	\$1.82	\$130.00
New and Additions - Finished	\$1.91	\$130.00
Alterations/ Renovations/ Finishing	\$0.52	\$130.00
<b><i>Group "F" Industrial</i></b>	<b>Fee/sq.ft.</b>	<b>Minimum/Flat Rate</b>
New and Additions - Shell Only	\$0.76	\$130.00
New and Additions - Finished	\$1.01	\$130.00
Alterations/ Renovations/ Finishing	\$0.52	\$130.00
<b><i>Group "G" Agricultural</i></b>	<b>Fee/sq.ft.</b>	<b>Minimum/Flat Rate</b>
<b>Div. 1 - High-Hazard Agricultural Occupancies</b>		
Livestock Facilities with below-floor liquid manure	\$0.53	\$130.00
Feed Mills	\$0.53	\$130.00

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Grain Elevators	\$0.53	\$130.00
<b>Div. 2 - Agricultural Occupancies</b>		
Livestock Facilities	\$0.53	\$130.00
Farm Workshops	\$0.53	\$130.00
Farm Storage Buildings	\$0.53	\$130.00
<b>Div. 3 - Greenhouse Agricultural Occupancies</b>		
Greenhouses	\$0.06	\$130.00
<b>Div. 4 - Agricultural Occupancies with No Human Occupants</b>		
Grain Bins (Flat Rate)	--	\$106.00
Silos (Flat Rate)	--	\$217.00
Storage Bins (Flat Rate)	--	\$106.00
Uncovered Manure Yard (Flat Rate)	--	\$325.00
Manure Tank (Flat Rate)	--	\$325.00
<b><i>On-site Sewage Systems</i></b>	<b>Fee/sq.ft.</b>	<b>Minimum/Flat Rate</b>
Installation of a New Septic System (Flat Rate)	--	\$700.00
Replacement of Septic Tile Bed Only (Flat Rate)	--	\$700.00
Septic System Tank Replacement (Flat Rate)	--	\$350.00
Septic System Minor Repairs (Flat Rate)	--	\$350.00
<b><i>Other Structures</i></b>	<b>Fee/sq.ft.</b>	<b>Minimum/Flat Rate</b>
Accessory Buildings (carport, detached garage, shed, etc.)	\$0.49	\$130.00
Decks, Porches, Gazebo (Flat Rate)	--	\$130.00
Decks and Porches with Roof (Flat Rate)	--	\$248.00
Demolition (Flat Rate per Structure)	--	\$155.00
Elevator, Lift (per unit)	--	\$400.00
Fireplace, Wood Stove, Chimney	--	\$106.00
New Roof Structure	\$0.48	\$130.00
Reclad Wall	\$0.11 / linear foot	\$130.00
Swimming Pool and Hot-Tub (above or below ground)	--	\$106.00
Underground Fire Reservoir (Flat Rate)	--	\$370.00
Below Grade Entrance Door on Existing Building (Interior and Exterior)	--	\$206.00
Retaining Wall or Underpinning	\$2.47 / linear foot	\$130.00
Foundation Only Permit	\$0.20	\$130.00
Ceiling (new or replace)	\$0.14	\$130.00

**BUILDING DIVISION**

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<b><i>Manufactured Structures</i></b>	<b>Fee/sq.ft.</b>	<b>Minimum/Flat Rate</b>
Air Supported Structure	\$0.33	\$130.00
Other Designated Structures as per Ontario Building Code (Flat Rate)	--	\$248.00
Signs – Ground, Roof or Wall Mounted (Flat Rate Per Sign)	--	\$106.00
Signs – Temporary (Flat Rate Per Sign)	--	\$95.00
Solar Collector (Flat Rate)	--	\$403.00
Temporary Tent (Flat Rate per Tent)	--	\$202.00
<b><i>Plumbing, Mechanical and Electrical</i></b>		
Building/Site Services (per linear ft.)	Minimum \$130.00 or \$0.80 per linear foot.	
Commercial Kitchen, spray booth, dust collector (each)	\$281.00	
Connect to municipal water and/or sewer	\$148.00	
Electromagnetic Locks and Hold Open Devices (per device)	\$100.00 / device	
Fire Alarm System	Minimum \$130.00 or \$10.00 per \$1,000 construction value	
Grease Interceptor	\$130.00	
HVAC permit (residential per suite)	\$130.00	
HVAC (non-residential)	Minimum \$130.00 or \$10.00 per \$1,000 construction value	
Plumbing fixture – all buildings (per fixture)	\$9.00	
Plumbing Permit Only	\$130.00	
Sprinkler System	Minimum \$130.00 or \$10.00 per \$1,000 construction value	
Standpipe and hose systems	Minimum \$130.00 or \$10.00 per \$1,000 construction value	
<b><i>Other Fees</i></b>		
Alternative Solution for PART 9 Buildings	\$450.00	
Alternative Solution for PART 3 Buildings	\$800.00	
Conditional Permit, as per 8(3) of the B.C.A.	10% of Building Permit Fee	
Additional Inspection Fee	\$130.00 inspection fee collected for each new inspection performed after 12 months of the Municipality issuing occupancy	

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Registering and Un-Registering Orders on Title, as per B.C.A.	\$300 each
Commencing Construction Without a Permit - Only applied if an Order under the Building Code Act has been issued.	2 x permit fee
Change of Use Permit (no construction is required)	Flat Rate of \$276.00
Fee for transfer of permit	\$130.00
Final Inspection Deposit for Single Family, Duplex, Semi-Detached, Townhouse, and Triplex Dwelling Units (see note below)	\$1,500 each Dwelling
Infill Grading Deposit fee – (Per Residential Dwelling Unit)	\$3,000.00
File Search Fee (applied when file search is over 20 minutes of staff time).	\$100.00
Liquor License Inspection (A.G.C.O. Letter)	Flat Rate of \$100.00
Minimum fee for any permit not listed	Minimum \$130.00 or \$10.00 per \$1,000 construction value
Requested Inspection more than 5 years after last inspection.	\$130.00
Re-Inspection Fee (At the discretion of the Chief Building Official)	\$130.00 per each re-inspection of previous failed inspection

**Interpretation****Final Inspection Deposit:**

A refundable deposit of \$1500.00 shall be collected for the following buildings; Single Family dwelling, Duplex, Semi-Detached, Townhouse and Triplex dwelling units, and shall be refunded less any re-inspection fees or unpaid invoices upon completion of the final inspection clearing off any outstanding items within 12 months of the Municipality issuing occupancy. Final inspection fee is in regards to the structure only. The deposit is not to be applied for permits to construct accessory dwelling units

**Revision to Permit Fee:**

A fee of \$0.04 per square foot of the revised floor area shall be paid for examination of revised plans. A minimum fee of \$130.00 shall be paid.

**Grading Deposit:**

A refundable Grading Deposit shall be collected for each building permit application for a Single Family, Duplex, Semi-Detached, Townhouse and Triplex dwelling unit, in accordance with the Development Engineering Fees and Charges By-Law or a Development Agreement.

**The following guidelines are to be applied in the calculation of permit fees:**

1. Floor area of the proposed work is to be measured to the outer face of exterior walls and to the center line of party walls or demising walls.
2. In the case of interior alterations or renovations, area of proposed work is the actual space receiving the work, e.g. tenant suite.
3. Mechanical penthouses and floors, mezzanines, lofts, habitable attics and interior balconies are to be included in all floor area calculations.
4. Except for interconnected floor spaces, no deduction is made for openings within the floor area (e.g. stairs, elevators, escalators, shafts, ducts, etc).
5. Unfinished basements for single detached dwellings (including semis, duplexes and townhouses, etc.) are not included in the floor area.
6. Finished basements for single detached dwellings (including semis, duplexes and townhouses, etc.) are to be charged the interior finishing fee in Schedule 'A'.
7. Fireplaces, HVAC, electrical, woodstoves, site services are included in the permit fee for single family dwellings.
8. Where interior alterations and renovations require relocation of sprinkler heads or fire alarm components, no additional charge is applicable.
9. Ceilings are included in both new and finished (partitioned) buildings. The permit fees for ceilings apply only when alterations occur in existing buildings. Minor alterations to existing ceilings to accommodate lighting or HVAC improvements are not chargeable fees.
10. Where demolitions of partitions or alterations to existing ceilings are part of an alteration or renovation permit, no additional fee is applicable.
11. Corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major classification for the floor area on which they are located.
12. The classes of building permits and occupancy categories in the schedule correspond with the definitions of major occupancy classifications in the Ontario Building Code. For mixed occupancies, the permit fees for each of the applicable occupancy categories may be used.
13. 2 times the Building Permit fee can only be applied when construction starts without a Building Permit and an Order has been issued under the authority of the Building Code Act.
14. The Chief Building Official shall determine fees for classifications of permits not described or included in the schedule.