

SCHEDULE "A" TO BY-LAW NO. 2025-014
(Schedule "A" to By-law No. 2023-033)

CLASSES OF PERMITS AND PERMIT FEES

Permit fees are based on, either a base fee plus per square foot (sq.ft.) fee, or a flat fee, as determined through the table below. The determined square footage of the building, or part of the building, that the permit has been applied for is calculated via the greater gross floor area (GFA) of the values indicated on the submitted application form or by calculation by building department staff.

Costing Category Description	Fees	
	Base/Flat Fee	Per sq.ft. of GFA Fee
Group A – Assembly - New Construction/Additions		\$1.79
Group B – Care, Care & Treatment & Detention - New Construction/Additions (including retirement homes)		\$1.79
1. Group C - Residential - New Construction (3 units or less)		\$1.79
2. Group C - Residential - New Construction (4 units or more)		\$1.47
3. Group C - Residential - Finished Basement,	\$105 base fee plus per sq.ft. fee	\$0.27
4. Group C - Residential - Additions		\$1.47
5. Group C - Residential - Garages, Carports & Accessory Buildings	\$105 base fee plus per sq.ft. fee	\$0.53
6. Group C - Residential - Porches and Decks	\$137	
7. Group C - Residential - Modular or Prefabricated Homes Moved	\$105 base fee plus per sq.ft. fee	\$0.27
1. Group D - Business & Personal Services – New Construction/Additions - Unfinished Area (shell buildings only)		\$1.18
2. Group D - Business & Personal Services – New Construction/Additions - Finished Area		\$1.47
1. Group E – Mercantile - New Construction/Additions - Unfinished Area (shell buildings only)		\$1.18
2. Group E - Mercantile - New Construction/Additions - Finished Area		\$1.47
1. Group F - Industrial – New Construction/Additions - Unfinished Area (shell buildings, including self-service storage buildings)		\$0.73
2. Group F - Industrial – New Construction/Additions - Finished Area		\$0.92
1. Farm Buildings – Barns (including new and additions)		\$0.42
2. Farm Buildings – Manure Storage Facilities, Silos, Grain Bins & Grain Elevators	\$526	
Greenhouses and Pre-Engineered Storage Buildings (including industrial and farm uses)		\$0.27
Pools (designated as public pools, as per OBC)	\$315	
Temporary Buildings (including tents)	\$137	
Signs, Retaining Walls & Solar Panels on Buildings	\$137	
Demolition Only – 600 m ² or less in building area & 3 storeys or less	\$137	
Demolition Only - greater than 600 m ² in building area & greater than 3 storeys	\$526	
Where construction, demolition and/or change of use commenced prior to permit issuance	50% surcharge (\$219 Min. - \$5,505 Max.)	
Conditional/Partial Permit Fee	25% surcharge for each request/application (\$315 Min. – \$5,505 Max.)	
1. Change of Use Only - Farm Building	\$137	
2. Change of Use Only - Residential	\$315	
3. Change of Use Only - Non-Residential	\$315	
Renovations - Residential	\$137 base fee plus per sq.ft. fee	\$0.53

Renovations - Non-Residential	\$315 base fee plus per sq.ft. fee	\$0.53
Partial occupancy of an unfinished building	Residential: \$63 flat fee/per suite, Non-Residential: \$315 flat fee/per suite	
Re-Examination of Plans/Change in Lot	\$137/hr (1 hr min.)	
Dormant Application Renewal	\$137.00	
Permit Renewal	\$137.00 plus applicable re-examination of plans fee	
Renewal - Administrative Process	\$137	
Permit Transfer/Permit Revocation Deferrals	\$137	
Agency Letter of Approval (Building)	\$137	
Preliminary Inspection/Consultation	\$137/hr (1 hr min.)	
Permit/Property File Search	\$137/hr (1 hr min.)	
Re-Inspection Fee	\$137.00	
Alternative Solution Application	\$102/hr (\$315 min.) plus third-party costs, as may be required, plus 25%	
Limiting Distance Agreement	\$315 per agreement plus third-party costs, as may be required, plus 25%	
Third Party Costs/Peer Review	Actual costs plus 25%	
Annual Maintenance Fee for Dormant Permits applied for after Dec. 31, 2011	\$263	
1. Order issued pursuant to sections 12, 13 or 18 of the Act (Order to Comply, Order not to Cover/Uncover, Order Requiring Tests, etc.)	\$315	
2. Order issued pursuant to section 14 of the Act (Stop Work Order)	\$420	
3. Order issued pursuant to subsection 15.9(4) of the Act (Unsafe Building)	\$315	
4. Order issued pursuant to subsection 15.9(6) of the Act (Prohibit Occupancy)	\$420	
5. Order issued pursuant to subsection 15.10(1) of the Act (Emergency Order)	\$420	
Registration/Discharge of Orders on Property Title	Actual costs plus 25%	

¹ For new construction, base fee does not apply.

Taxes are not applicable.

INTERPRETATION NOTES TO SCHEDULE "A"

In addition to referring to the Building Code or the Act, in determining the fees under this By-law, the Chief Building Official may have regard to the following explanatory notes, as may be required in the calculation of permit fees:

1. For purposes of determining permit fees, gross floor area (GFA) shall mean the total area of all floors above grade, measured between the outside surfaces of exterior walls, as well as the total finished area of all floors below grade;
2. Porches, decks, fireplaces and attached garages are included in the permit fee for individual dwelling units;

3. In the case of interior alterations or renovations, the area of proposed work is the actual space receiving the work (i.e. tenant space, room(s), etc.);
4. Mechanical penthouses and floors, mezzanines, lofts, habitable attic and interior balconies are to be included in all gross floor area calculations;
5. Except for interconnected floor spaces, no deduction is made for openings within gross floor areas (i.e. stairs, elevators, escalators, shafts, ducts and similar openings);
6. Unfinished basements serving single-detached dwellings, semi-detached dwellings, duplexes, triplexes and rowhouses are not included in the gross floor area when calculating permit fees;
7. Corridors, lobbies, washrooms, lounges and similar areas are to be included and classified according to the major classification for the floor area on which they are located; and
8. Temporary buildings are considered to be buildings that will be erected for not more than one year.

SCHEDULE "B" TO BY-LAW 2025-014
(Schedule "A" to By-law No. 2023-033)

ADMINISTRATIVE INSPECTION/LOT GRADING PERFORMANCE DEPOSIT

Inspection Performance Deposit - Value of Work	Refundable Fee
Residential	
Value less than \$25,000.00	\$Nil
Value between \$25,000.00 and \$99,999.99	\$500.00
Value between \$100,000.00 and \$299,999.99	\$2,000.00
Value between \$300,000.00 to \$499,999.99	\$3,000.00
Value equal to or over \$500,000.00	\$5,000.00
Non-Residential	
Value less than \$50,000.00	\$Nil
Value between \$50,000.00 and \$299,999.99	\$2,000.00
Value between \$300,000 and \$4,999,999.99	\$5,000.00
Value equal to or over \$5,000,000.00	\$10,000.00
Lot Grading Performance Deposit	
Development without Site plan Control Agreement	\$2000.00
Development with Site plan Control Agreement	Site plan deposit to be used

INTERPRETATION NOTES TO SCHEDULE "B"

In determining the value of work under this By-law, the Chief Building Official may have regard to the following explanatory notes, as may be required in the calculation of permit fees:

1. The value of work shall be the estimated cost of construction, as declared on the permit application form, or as determined by the Chief Building Official, whichever is higher;
2. When determining the value of work, the Chief Building Official may, at their discretion, use a current recognized construction cost index or consultant in determining the actual cost of construction;
3. Subject to Section 6.7 of this By-law, once any expenses incurred by the Applicant or Permit Holder have been deducted by the Chief Building Official, any remaining funds shall be refunded in accordance with interpretation Notes 4 or 5, as the case may be;

REFUND OF ADMINISTRATIVE PERFORMANCE DEPOSITS

Inspection Performance Deposit

4. Once a Permit has been closed, the Chief Building Official shall, after applying any applicable deductions, refund the balance of the administrative performance deposit in whole or in part to the Owner, in accordance with the following provisions:
 - a) One hundred per cent (100%) of the administrative performance deposit is to be refunded if the Work, and all required inspections, are fully completed within two (2) years of the date of issuance of the Permit;
 - b) Seventy-five per cent (75%) of the administrative performance deposit is to be refunded if the Work, and all required inspections, are fully completed within three (3) years of the date of issuance of the Permit;
 - c) Fifty per cent (50%) of the administrative performance deposit is to be refunded if the Work, and all required inspections, are fully completed within four (4) years of the date of issuance of the Permit;
 - d) Twenty-five per cent (25%) of the administrative performance deposit is to be refunded if the Work, and all required inspections, are completed within five (5) years of the date of issuance of the Permit; and
 - e) No refund of the administrative performance deposit will be awarded if the Work, and all required inspections, are not fully completed within five (5) years of the date of issuance of the Permit. This will not relieve the Permit Holder of obligations under any regulations of any by-law, the Act or the Building Code. The refund of the whole or part of the administrative performance deposit shall not be deemed a waiver of any provisions of any by-law, the Act or the Building Code. Also, the refund shall not be construed as a certification or guarantee that the Building, for which a Permit was issued, meets all the requirements of any by-law, the Act or the Building Code.

Lot Grading Performance Deposit

5. Once a lot grading as-built plan has been approved by the Municipality, as per the Municipality's Lot Grading Policy, the Chief Building Official shall refund the administrative performance deposit to the Owner in accordance with the following provisions:
 - a) One hundred per cent (100%) of the lot grading performance deposit is to be refunded if the lot grading plan has been approved, as per the Municipality's Lot Grading Policy, within two (2) years of date of issuance of the Permit;
 - b) Fifty per cent (50%) of the lot grading performance deposit is to be refunded if the as-built lot grading plan has been approved, as per the Municipality's Lot Grading Policy, within three (3) years of the date of issuance of the Permit;
 - c) Unless otherwise extended by the Chief Building Official, no refund of the lot grading performance deposit will be awarded if the as-built lot grading plan has not been approved, as per the Municipality's Lot Grading Policy, within three (3) years of date of issuance of the Permit. This will not relieve the Permit Holder of obligations under any by-law, the Act or the Building Code.