

**SCHEDULE 1**  
**Recommended 2026 User Fees and Service Charges**

**B-2 BUILDING**

**DEPARTMENT: DEVELOPMENT SERVICES**

**Effective: January 1, 2026**

<b>FEE TITLE</b>	<b>DESCRIPTION</b>		<b>RECOMMENDED 2026 FEE</b>
Residential Finished Floor Area including plumbing, HVAC & pier foundation	Such as dwellings, apartments, sleeping cabin, living rooms, bedroom, kitchen, three season sunroom, attached garage.	Charge per square foot.	\$ 1.45
Residential Unfinished Basement Floor Area	Basement or crawl space including foundation insulation.	Charge per square foot.	\$ 0.30
Residential Finished Basement Floor Area includes plumbing, HVAC	Basement or crawl space including foundation insulation.	Charged on a per square foot basis.	\$ 0.55
Decks and Docks	Includes floating docks greater than 300 ft² gross area.	Charge per square foot.	\$ 0.55
Floating Docks	Floating docks less than 300 ft² gross area.		\$ 200
Foundation Permit	Permit to allow for the construction of the foundation of a structure, when information on final design is not initially available.		\$ 500
Accessory building	Detached garage, boathouse, storage building, coverall, gazebo, storage shed & farm buildings.	Charge per square foot. (storage Above)	\$ 0.75
Over-the-Counter -Includes Change of Use	Generally issued for permits not requiring zoning analysis, plans review, etc... minor repairs and/or alterations & change of use.	Minimum charge as identified.	\$ 200
	Addition variable fee based on change of use construction value	Charge per \$1,000 of construction value.	\$ 11.25
Plan change or additional	Further plans review due to altering, adding or changing of plans.	Charge per page.	\$ 65
Fireplace, furnace, stove and chimney	Solid fuel burning appliance.		\$ 200
Completion Permit	Construction started prior to a building permit issued.	Double the permit fee or \$250 whichever is greater.	\$ 250
Conditional Permit Fee	As permitted by the OBC.		\$ 350
Water and/or Sewer Permit	Connection to municipal services.		\$ 200
Minimum Permit fee unless otherwise noted			\$ 200
Building Permit Fee Not Otherwise Covered	Construction value includes materials and labour.	Charge per \$1,000 of construction value.	\$ 11.25
Septic System	Install complete new sewage system.		\$ 450
Septic System Upgrade or Repair	Bring a septic sewage system into code compliance (bed only).		\$ 300
Septic System Upgrade	Bring a sewage system into code compliance (tank only).		\$ 200
Septic - Greywater Class 2	Sewage of domestic origin derived from fixtures other than sanitary units.		\$ 200
Septic-Cesspool Class 3	Sewage system that receives only the contents of a Class 1 system or effluent from a Class 1 system for disposal (e.g. composting toilet).		\$ 175
Septic-Holding Tank Class 5	A tank designed to totally retain all sanitary sewage discharged into it & requiring periodic emptying.		\$ 450
Septic Lot Suitability	Inspect and provide a septic sewage system report for a vacant parcel of land.		\$ 200

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Sewage System Inspection & Report for a Plan of Subdivision or Severance	Inspect and provide a septic sewage system report (to include all of the severed and retained lots).	Charge is based on per proposed lot.	\$ 150
Sewage System Repair	Increase runs or repair runs.		\$ 200
Sewage System/Building Permit Report/Search	Sewage System/ Building Permit status report usually requested by Real-Estate and Legal firms.		\$ 82
Commercial/Industrial	Such as retail store, factory, storage building, repair garage.	Charge per \$1,000 of construction value or part thereof.	\$ 11.25
Demolition Permit Part 3	Demolition that requires a professional engineer.		\$ 325
Demolition Permit Part 9	Demolition that does not require a professional engineer.		\$ 125
Non-Defined Inspection	Liquor licence, etc.		\$ 110
Designated Structures	Designated structures as per the Ontario Building Code may include, retaining wall, pedestrian bridge appurtenant to a building, crane runway, exterior storage tank not regulated by the Technical Standards and Safety Act, 2000, signs, solar collector, wind turbine generator, dish antenna, communication tower, outdoor pool that has a water depth greater than 3.5 m at any point, public pool, and a public spa.	Charge per \$1,000 of construction value or part thereof, Minimum \$200.00.	\$ 11.25
Permanent Sign	Standard fee for a permanent Sign Permit as per Sign By-law		\$ 150.00
Temporary Sign Permit	Standard fee for a temporary Sign Permit as per Sign By-law		\$ 100
Permit Maintenance/Special Inspection	Fee to maintain Building permits that remain open for 3 or more years. The fee is an annual amount based on the length of time the permit remains open.	Year 3	\$ 200
		Year 4	\$ 400
		Year 5	\$ 800
		Year 6 +	\$ 1,200
Re-Inspection not covered in permit fee	Example - Inspection called for to find building is locked and no-one at site.	Charge per inspection.	\$ 110
Tents and Temporary Buildings	To erect tents, temporary greenhouses and other similar structures for special events.		\$ 125
Transfer of Permit	Transfer a building permit from the holder it was issued too to another holder.		\$ 110
Building Agreement	Delayed demolition of existing dwelling while a new dwelling is under construction, Model homes, Planning agreements pending, etc.	Administration Fee: (non-refundable).	\$ 585
		Plus: performance fee which is refundable on completion of agreement conditions.	\$ 16,000

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Building Permit - Refundable Deposit - Residential	Refundable if the permit is closed within 3 years - Based on Construction Value	Construction Value \$25,000 - \$49,999	\$ 500
		Construction Value \$50,000 - \$149,999	\$ 1,500
		Construction Value \$150,000 - \$299,999	\$ 2,000
		Construction Value Over \$300,000	\$ 2,500
Building Permit - Refundable Deposit - Commercial, Industrial, Institutional	Refundable if the permit is closed within 3 years - Based on Construction Value	Construction Value \$50,000 - \$149,999	\$ 1,500
		Construction Value \$150,000 - \$299,999	\$ 2,000
		Construction Value Over \$300,000	\$ 5,000
Alternative Solution review	When there is a request for an alternative solution while applying for a building permit, complexity may require an outside architect to perform a peer review.		\$250 + Possible Peer Review
File / Drawing copies	On request for copies of their own drawings and file documents staff will accommodate inhouse or arrange for outside printing.		\$50.00 + Copy Cost
Permit Drawings scanning	Permit drawings that come in hard copy requiring scanning and upload into the permit system	per drawing	\$ 10