

TOWN OF GRIMSBY
2026 Consolidated Fees and Charges
SCHEDULE C - BUILDING
(Effective date: June 1st, 2026)

FEES AND CHARGES		2026	HST	TOTAL
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A. NEW BUILDINGS, ADDITIONS AND MEZZANINES

Group A (Assembly Buildings)					
1	Finished	\$/ft ²	2.27	-	2.27
2	Shell	\$/ft ²	1.94	-	1.94
3	Interior Alterations, Renovations and Tenancy Work	\$/ft ²	1.11	-	1.11

Group B (Detention, Care & Treatment and Care Buildings)					
4	Finished	\$/ft ²	2.61	-	2.61
5	Shell	\$/ft ²	2.22	-	2.22
6	Interior Alterations, Renovations and Tenancy Work	\$/ft ²	1.12	-	1.12

Group C (Residential)					
7	Detached, Semi-detached, Row Houses, Additions, Secondary Suites	\$/ft ²	1.76	-	1.76
8	Multi-Unit Buildings, Motels, Hotels	\$/ft ²	1.76	-	1.76
9	Interior Alterations, Renovations	\$/ft ²	1.12	-	1.12
10	Decks, Porches, Accessory Buildings, Carports	\$/ft ²	1.12	-	1.12

Group D (Business and Personal Service Buildings)					
11	Finished	\$/ft ²	2.12	-	2.12
12	Shell	\$/ft ²	1.80	-	1.80
13	Interior Alterations, Renovations and Tenancy Work	\$/ft ²	1.12	-	1.12

Group E (Mercantile Buildings)					
14	Finished	\$/ft ²	2.12	-	2.12
15	Shell	\$/ft ²	1.80	-	1.80
16	Interior Alterations, Renovations and Tenancy Work	\$/ft ²	1.12	-	1.12

Group F (Industrial Buildings)					
17	Finished	\$/ft ²	1.59	-	1.59
18	Shell	\$/ft ²	1.34	-	1.34
19	Interior Alterations, Renovations and Tenancy Work	\$/ft ²	1.11	-	1.11
20	Underground parking garages, Open air parking garages	\$/ft ²	1.59	-	1.59

Group G (Farm Buildings)						
21	High Hazard (G1)		\$/ft ²	1.14	-	1.14
22	Other (G2)		\$/ft ²	1.01	-	1.01
23	Greenhouse (G3)		\$/ft ²	0.38	-	0.38
24	No Occupancy (G4)		\$/ft ²	0.67	-	0.67

B. DEMOLITION

25	Group C: Residential	456.00	-	456.00
26	Group C: Residential (Accessory Building)	232.00	-	232.00
27	All Other Buildings OBC Division C 1.2.2.3.(1)	456.00	-	456.00

C. MECHANICAL & SERVICING

Heating Ventilation and Air Conditioning				
28	New HVAC system	232.00	-	232.00
29	Commercial Cooking Exhaust and Ventilation System	549.00	-	549.00

Electrical				
30	Emergency Power	232.00	-	232.00
31	Emergency Lighting	232.00	-	232.00

Plumbing				
32	Backflow Preventer / Backwater Valve, Interceptors (Grease or Oil)	232.00	-	232.00
33	Building Drain, Building Sewer, Water Service, Site Servicing (Below Grade)	232.00	-	232.00
34	Plumbing – Internal (up to 20 fixtures) plus \$9.25 for each additional fixture	232.00	-	232.00

Fire Protection Systems				
35	Fire Alarm System (New or Replacement) (per 1,000m ² per storey) (10,764ft ²)	665.00	-	665.00
36	Electromagnetic Locks (up to 5 locks) (\$50.00 per additional lock over 5)	665.00	-	665.00
37	Fire Sprinkler System (New or Replacement) (per 1,000m ² per storey) (10,764ft ²)	665.00	-	665.00
38	Spray Booth, Dust Collector System	549.00	-	549.00

D. DESIGNATED STRUCTURES & MISCELLANEOUS WORK

40	Lot Grading Review	232.00	-	232.00
41	Public Pool/Spa	698.00	-	587.00
42	Retaining Wall	456.00	-	587.00
43	Solar Collector - Residential	232.00	-	587.00
44	Solar Collector - Non-Residential	456.00	-	587.00
45	Portable Classroom	334.00	-	334.00
46	Outdoor Patio	334.00	-	334.00
47	Move or Relocate a Building	652.00	-	652.00
48	Fireplace, Wood Burning Stove	274.00	-	274.00
49	Fire Code Retrofit/Repair	698.00	-	698.00
50	Temporary Tents and Stages up to 225m ² (2,242ft ²)	274.00	-	274.00
51	Temporary Tents and Stages greater than 225m ² (2,242ft ²)	420.00	-	420.00
52	Private Outdoor Pool Enclosure Permit	300.00	-	300.00
53	Signs designated in By-Law 1997-45 (other than Portable Signs)	300.00	-	300.00
54	Portable Signs designated in By-Law 1997-45 (each 30 day period)	114.00	-	114.00
55	Sign Variance Application as outlined in By-Law 1997-45	665.00	-	665.00
56	Sign Regulated by the Ontario Building Code	456.00	-	456.00

E. AGREEMENTS

57	Limiting Distance Agreement	527.00 + cost to register	-	527.00 + cost to register
58	Special Servicing (Plumbing crossing multiple properties)	527.00 + cost to register	-	527.00 + cost to register

F. ALTERNATIVE SOLUTIONS

59	All Buildings/systems under Part 9 of the Building Code	942.00	-	942.00
60	All other Buildings/systems	1,255.00	-	1,255.00

G. COMPLIANCE LETTERS

61	AGCO Agency Letter - Active Building Permit	157.00	-	157.00
62	AGCO Agency Letter - No Active Building Permit	188.00	-	188.00
63	Building Compliance Letter/Property Report (see other Schedules for additional fees)	282.00	-	282.00

H. OCCUPANCY PERMITS

64	Detached, Semi-detached, Row Houses, Secondary Suite	131.00	-	131.00
65	Multi-Unit Residential Buildings (base building)	292.00	-	292.00
66	Multi-Unit Residential Buildings (additional fee per suite)	65.00	-	65.00
67	New Buildings other than Residential (per suite in multi-unit buildings)	292.00	-	292.00

I. CONDITIONAL BUILDING PERMITS

68	New House	377.00	-	377.00
69	All other Buildings 20% of full permit fee.	20%		
70	An Amendment to Conditional Building Permit Agreement	126.00	-	126.00

J. INSPECTION FEES

71	Re-Inspection Fee - Active Building Permit	101.00	-	101.00
72	Special Inspection - No Active Building Permit	189.00	-	189.00

K. REVISION TO A REVIEWED PERMIT DRAWING

73	Major Revision up to 3 hours review time	314.00	-	314.00
74	Major Revision for each hour after 3 hours review	157.00	-	157.00
75	Minor Revision	63.00	-	63.00

L. ZONING VERIFICATION (PERMIT REVIEW)

76	Zoning Verification (Pools, Signs, Decks, Accessory Buildings)	76.00	-	76.00
77	Zoning Verification (Detached, Semi-detached, Row Houses, Additions, Secondary Suites,	101.00	-	101.00

M. ENFORCEMENT

78	Order to Comply	350.00	-	350.00
79	Stop Work Order	500.00	-	500.00
80	Order to Remedy Unsafe Building	750.00	-	750.00
81	Order Respecting Occupancy	1,500.00	-	1,500.00
82	Subsequent Visit pursuant to Order	150.00/hour	-	150.00/hour

N. AFTER HOURS SERVICE (IN ADDITION TO PERMIT FEE)

In addition to the regular permit fee payable for the entire project. A required premium fee equal to the greater of 50% of the regular permit fee or the min/max of:				
83	New detached/semi-detached residential units	Min. 450 - Max. 10,000	-	Min. 450 - Max. 10,000
84	Residential - Other than new detached or semi-detached	Min. 250 - Max. 10,000	-	Min. 250 - Max. 10,000
85	Commercial/Industrial/Institutional projects	Min. 750 - Max. 20,000	-	Min. 750 - Max. 20,000

1. Rules for Determining Permit Fees

- 1.1 The minimum fee for a permit shall be \$232.00, unless otherwise stated in this Bylaw.
- 1.2 Fees for a required permit are set out in this Schedule and are due and payable upon submission of an application for a permit. Fees may be
- 1.3 For new buildings, additions and alterations, the fees for occupancy, plumbing, HVAC, below grade piping, sprinkler and fire alarm systems,
- 1.4 For the purpose of this Schedule the occupancy classification and floor area shall be determined on the following basis:
 - (a) The occupancy classification shall be established in accordance with the occupancy definitions of the Ontario Building Code. For multiple
 - (b) The floor area calculation is the sum of the areas of all floors including finished basement areas, balconies, lofts, mezzanines, habitable attic
 - (c) For interior finishes, alterations or renovations, the area of proposed work is the actual space receiving the work, e.g. tenant suite and
 - (d) Except for interconnected floor spaces, no deductions shall be made for openings within the floor area, i.e. stairs, elevators, ducts.
 - (e) Unfinished basements for a house are not included in calculating the floor area on a new dwelling. A future basement finish is subject to a building
 - (f) Decks and wood burning fireplaces shall be charged the permit fee in accordance with this Schedule in addition to the applicable floor area
 - (g) Horizontal projection of sloping and stepped floors shall be used in lieu of actual surface area.
 - (h) Where interior alterations and renovations require relocation of not more than 9 sprinkler heads, standpipe components or fire alarm components,
 - (i) Where demolition of partitions or alterations to existing ceilings are part of an alteration or renovation permit, no additional charge is applicable.
- 1.5 Permit fees for temporary tents and stages shall be charged for each property and for each event on a single property.
- 1.6 Permit fees for multiple decks, tents or stages constructed simultaneously on a single property shall be 50% of the applicable permit fee listed
- 1.7 For classes of permits not described in this Schedule, a reasonable permit fee shall be determined by the Chief Building Official.

2. Calculating Permit Fees

- 2.1. Permit fees shall be calculated using the following formula unless otherwise specified in this Schedule:

Permit Fee = SI x A

Where: SI = the fee multiplier based on the service index for the type/classification of the work proposed; and = total floor area of the work involved.

3. Rules for Determining the Refund of Fees

- 3.1. Fees that may be refunded shall be a percentage of the permit fees payable under this By-law, calculated as follows:
 - (a) 75 percent if administrative functions only have been performed.
 - (b) 70 percent if administrative and zoning functions only have been performed.
 - (c) 50 percent if administrative, zoning and plans examination functions have been performed.
 - (d) 45 percent if the permit has been issued and no field inspections have been performed subsequent to permit issuance.
 - (e) 5 percent shall additionally be deducted for each field inspection that has been performed after the permit has been issued.
- 3.2. Where the Chief Building Official deems it appropriate, a refund of other than specified in section 3.1. may be granted.
- 3.3. No refunds shall be payable where the calculated refund is less than the minimum fee.
- 3.4. The following fees shall not be refundable:
 - (a) application for transfer of application or permit,
 - (b) request for conditional permit,
 - (c) revision to permit,
 - (d) authorization of alternative solution
- 3.5. The refund shall be returned to the person named on the fee receipt, unless such person advises the Chief Building Official, in writing and prior to
- 3.6. Refund provisions are not applicable where the permit has been signed off and the occupancy inspection completed.
- 3.7. No refund of building permit fees on any application or permit after 2 years from the date the application was submitted, deemed to be

4. Administration Fees

- 4.1. Change of Ownership and Transfer of Permit
To transfer a permit from a permit holder to another, a minimum fee of \$94.00 shall be payable in addition to other applicable fees.
- 4.2. Change of Use (No Construction)
For the change of use of a major occupancy where no construction is proposed or required, a minimum fee of \$232.00 shall be payable.
- 4.3. Compliance and Agency Letters
 - (a) For written requests on information for status of active building permits and Building Code Act orders, the fee as set out in this Schedule shall be
 - (b) For written requests in support of provincial license applications such as an AGCO liquor licence, the fee as set out in this Schedule shall be paid.
- 4.4. Conditional Building Permits
 - (a) For conditional building permits, the fee shall be the normal building permit fee for the proposed construction plus the fee as set out in this
 - (b) The minimum fee for a conditional permit application shall be \$232.00.
 - (c) The maximum fee for each permit application shall be \$15,000.00. (The proponent is responsible for the registration of the conditional permit
- 4.5. Constructing without a Permit
Where work or construction has commenced prior to the issuance of a building permit, an administrative surcharge for the unlawful work of 100% of
- 4.6. Dormant Permit Files and Deferred Inspections
Where a permit has been dormant for a period of more than 12 months, the fee as set out in this Schedule shall be payable in addition to other
- 4.7. Re-Inspection Fees
Where an Inspector determines that work for the stage of construction that has been requested to be inspected is not substantially complete, is not
- 4.8. Revision to a Permit -- Reviewed Drawings
 - (a) Where a supplementary submission or a revised submission related to a building permit application is required or unauthorized modifications from
 - (b) Where an increase in floor area has been constructed, additional building permit fees at the applicable service index and administrative fees noted
- 4.9. Photocopies
Copies of drawings, surveys, etc. only following a Routine Disclosure approval. \$10.00 per page up to 11"x17" (min \$30.00), \$30.00 per page over