

## Building Permit Fees 2025

Building permit fees are calculated at the time of Permit Issuance. Additional fees such as deposits and/or development charges may also be applicable. For additional information, please contact [building@sarnia.ca](mailto:building@sarnia.ca)

Building Permits	2025 Fee
<b>Category 1 Permits</b>	
Accessory Residential Structures up to 700 Sq Ft (65 sq m)	\$273.25 Flat Fee
Swimming Pool Fence Permit	\$175.25 Flat Fee
Tents >60 sq m <225 sq m	\$87.50 Flat Fee
Signs (freestanding, fascia, etc.)	\$201.50 Flat Fee
Signs requiring Engineer design under Div. C of the OBC	\$235.50 Flat Fee
Mobile Sign Permit (Site review for multiple signs at one entire property)	\$399.75 Flat Fee
<b>Category 2 Permits (Permits other than Demolition Permits or Permits listed above) (Multiple fees may apply)</b>	
Application Fee (Applicable for every Category 2 Permit)	\$109.50
Single Family	\$11.75 Per sq m
Semi-Detached and Duplex	\$11.75 Per sq m
Row/Cluster Housing	\$11.75 Per sq m
Apartments	\$19.00 Per sq m
Institutional (School, Churches, Hospitals)	\$21.50 per sq m
Commercial Full (retail, business and personal services)	\$19.00 per sq m
Commercial Partial (shell permits)	\$11.00 per sq m
Commercial Partial (leasehold improvements)	\$11.00 per sq m
Industrial (warehouse, manufacturing, storage)	\$11.00 per sq m
Agricultural buildings on agricultural land	\$4.00 per sq m
All other types of buildings or additions to residences	\$11.50 per sq m
Structures/buildings where gross area cannot be calculated (ie. towers, retaining walls).	\$10.00 per \$1,000 of construction cost
Tents >225 sq m	Cost varies on intended use (Ag, Ind, Com)
<b>Additional Category 2 Fees</b>	
Zoning Review Fee	\$116.00
Engineering Review Fee	\$99.25 +HST

Water Meter	Variable, Contact Engineering
Construction Water (where construction begins prior to installation of a water meter)	% of Permit Fee
Plumbing and Septic Permit Fees	Calculated by County of Lambton

Demolition Permits	2025 Fee
Residential Garage Demolition	\$87.50 Flat Fee
For Buildings Under 600 sq m	\$241.25 Flat Fee
For Buildings Over 600 sq m	\$711.25 Flat Fee

Building Permit Fee Discounts
Category 1 and 2 Permit Fees are <b>reduced by 50%</b> for permits issued in the City's Downtown Core and Mitton Village area.

Other Fees	2025 Fee
Revision Fee (applicable to all permit types where revised drawings are submitted after permit issuance)	\$150.00 Basic Fee
Limiting Distance Agreement	\$273.75
Conditional Permit Agreement	\$5,476.00
Commencing Work Prior to Permit	Permit fees are doubled where work commenced prior to obtaining a Building Permit

Deposits
Engineering deposits, such as Lot Grading Security and Servicing Deposit for certain demolitions, may apply

Development Charges 2025					
Development charges may be applicable. Refer to the Development Charges By-law and Schedule of Development Charges. Credits may apply subject to the DC By-law and Development Charges Act. <i>Development charges do not apply to Category 1 Permits or house renovations/additions.</i>					
Residential					
	Single and Semi-	Other Multiples	Apartments – 2	Apartments – Bachelor	Special care/Special

	Detached Dwelling		Bedrooms +	and 1 Bedroom	Dwelling Units
Grand Total Rural Area	\$17,593	\$14,180	\$12,831	\$7,450	\$7,244
Grand Total All Other Urban Areas	\$21,985	\$17,720	\$16,034	\$9,310	\$9,053
Grand Total Development Area 2	\$44,942	\$36,225	\$29,711	\$19,030	\$18,507
<b>Non-Residential</b>					
Grand Total Rural Area			\$77.92/Sq m of Gross Floor Area		
Grand Total All Other Urban Areas			\$111.06/Sq m of Gross Floor Area		
Grand Total Development Area 2			\$234.57/Sq m of Gross Floor Area		