

# Development Charges

(for a new single family dwelling)  
As of January 1, 2022

## MUNICIPAL FEES

Sewer & water	\$13,029
Water only	\$11,338
No sewer or water	\$11,050

## REGIONAL FEES (\*)

Sewer & water	\$22,449
Water only	\$16,802
No sewer or water	\$12,804

## CATHOLIC DEVELOPMENT CHARGE

Per dwelling unit	\$486.00
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*Other types of new construction will have different development charges. Please contact Building Services for detailed information.*

## CONTACT NUMBERS:

Niagara Region  
Infrastructure Planning and Development Engineering  
[niagararegion.ca](http://niagararegion.ca) (905) 980-6000

Niagara Escarpment Commission  
[escarpment.org](http://escarpment.org) (905) 877-7524

Niagara Peninsula Conservation Authority  
[npca.ca](http://npca.ca) (905) 788-3135

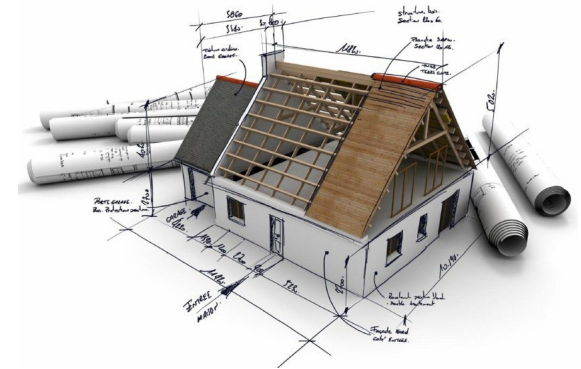
Niagara-on-the-Lake Operations Department  
[notl.org](http://notl.org) (905) 468-3278  
*(must be notified when moving a building)*

Ontario One Call (re: Locates)  
[on1call.com](http://on1call.com) 1-800-400-2255

Enbridge Consumers Gas  
[enbridgegas.com](http://enbridgegas.com) 1-877-362-7434

Niagara-on-the-Lake Hydro  
[notlhydro.com](http://notlhydro.com) (905) 468-4235

Electrical Safety Authority (ESA)  
[esasafe.com](http://esasafe.com) 1-877-372-7233



# Building Services

*Building a future  
on solid ground  
and principles*



If you have any questions regarding construction, please contact Building Services between the hours of 8:30 am and 4:30 pm or visit our website at [www.notl.org](http://www.notl.org).



1593 Four Mile Creek Road  
Box 100, Virgil, ON L0S 1T0  
(905) 468-3266  
[notl.com](http://notl.com)

## Do I require a permit?

Building permits are required for all exterior and interior construction excluding sheds or accessory buildings under 10 m<sup>2</sup> [108 ft<sup>2</sup>].

Permit fees must be paid when applying for a permit. An application will not be processed until all applicable fees are received.

*Before applying for a permit, you may be required to contact the following departments and/or agencies:*

- Municipal Heritage Committee
- Urban Design Planner
- Niagara Region, Infrastructure Planning and Development Engineering (*septic systems*)
- Niagara Escarpment Commission (*development permits*)
- Niagara Peninsula Conservation Authority
- NotL Operations Department (*entrance permit*)
- Regional Works Department (*entrance permit, sign permit*)

**Note:** If you are required to contact any of these agencies, approval must be presented at the time of permit application.

## PERMIT REQUIREMENTS

- 2 sets of construction drawings including floor plans, elevations, and cross sections [electronic submission of plans is now available – visit notl.org and go to 'e-services']
- site plan showing setbacks and existing and proposed building dimensions and areas
- grading plan completed by an Ontario Land Surveyor or Professional Engineer
- pre-engineered truss and floor layouts if necessary
- Entrance permit if necessary
- Ontario New Home Warranty Declaration (required for new home construction)
- Heating and Cooling System Design and the Ventilation Design must be completed by a qualified hearing, ventilation, air conditioner installer (HVAC designer).

All drawings must use a minimum scale of 3/16" = 1'0"



## BUILDING PERMIT FEES:

new construction & additions	\$1.41 / ft <sup>2</sup>
sunroom / solarium addition	93¢ / ft <sup>2</sup>
uncovered deck / porch	
- less than 300 ft <sup>2</sup>	\$150.00
- greater than 300 ft <sup>2</sup>	\$172.00
covered deck / porch	40¢ / ft <sup>2</sup>
interior alterations	59¢ / ft <sup>2</sup>
finished basement	39¢ / ft <sup>2</sup>
garage / carport, detached shed / accessory building	40¢ / ft <sup>2</sup>
farm buildings	29¢ / ft <sup>2</sup>
greenhouses	17¢ / ft <sup>2</sup>
interior plumbing	\$150.00 + \$9.16 per fixture
demolition & move permit	\$150.00
pool permit	\$202.00
water meter deposit	\$1,000.00
water on construction charge	\$371.00
lot grading deposit (applicable to a new dwelling unit)	\$3,000 per lot
damage deposit (may be applicable)	\$1,500.00
entrance permit (contact NotL Operations)	to be determined

Other types of construction may have specific fees applicable that are not listed above. Please contact Building Services for more detailed information.

*All fees are periodically subject to review and implementation by municipal by-law.*