

Development Charges

(for a new single family dwelling)
As of September 1, 2023

MUNICIPAL FEES

Sewer & water	\$14,972
Water only	\$13,017
No sewer or water	\$12,684

REGIONAL FEES

Sewer & water	\$23,801
Water only	\$16,445
No sewer or water	\$12,488

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 (905) 980-6000

Niagara Escarpment Commission
escarpment.org (905) 877-7524

Niagara Peninsula Conservation Authority
npca.ca (905) 788-3135

Niagara-on-the-Lake Operations Department
notl.org (905) 468-3278
(must be notified when moving a building)

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

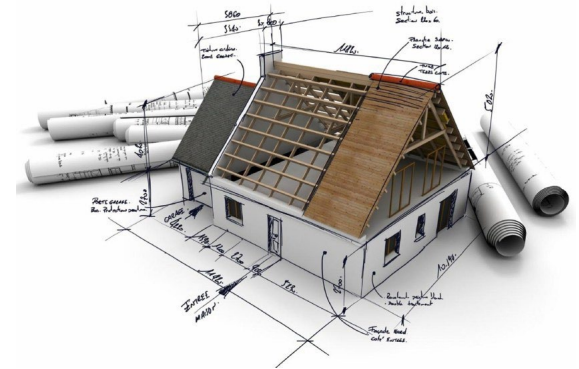
Enbridge Consumers Gas
enbridgegas.com 1-877-362-7434

Niagara-on-the-Lake Hydro
notlhydro.com (905) 468-4235

Electrical Safety Authority (ESA)
esasafe.com 1-877-372-7233



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.



Building Services

*Building a future
on solid ground
and principles*



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

Do I require a permit?

Building permits are required for all exterior and interior construction excluding sheds or accessory buildings under 10 m² [108 ft²].

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

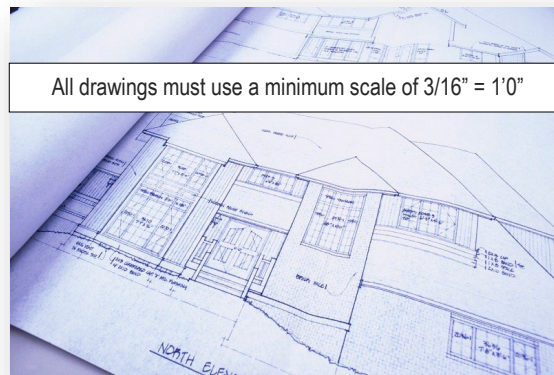
Before applying for a permit, you may be required to contact the following departments and/or agencies:

- 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

- Visit: notl.com/town-services/building-services
- construction drawings including floor plans, elevations, and cross sections [electronic submission of plans is now available. Upload these plans to the following link -- <https://spaces.hightail.com/uplink/notl>
- 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).



BUILDING PERMIT FEES:

new construction & additions	\$1.41 / ft ²
sunroom / solarium addition	93¢ / ft ²
uncovered deck / porch	
- less than 300 ft ²	\$150.00
- greater than 300 ft ²	\$172.00
covered deck / porch	40¢ / ft ²
interior alterations	59¢ / ft ²
finished basement	39¢ / ft ²
garage / carport, detached shed / accessory building	40¢ / ft ²
farm buildings	29¢ / ft ²
greenhouses	17¢ / ft ²
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.