

Development Charges

(For a new single family dwelling)
As of January 1, 2026.

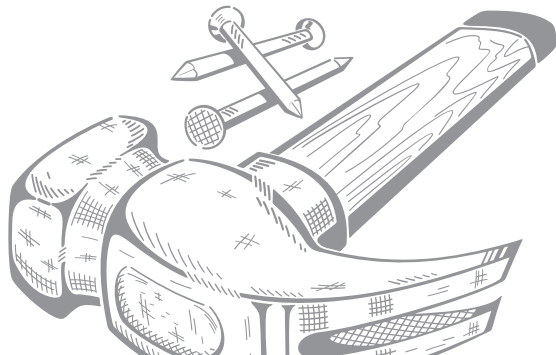
Municipal Fees

Sewer and water	\$17,178
Water only	\$14,935
No sewer or water	\$14,553

Regional Fees

Sewer and water	\$32,129
Water only	\$22,204
No sewer or water	\$16,865

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 Public Works & Infrastructure Services Department

notl.com | 905-468-3266

Ontario One Call (re: Locates)

ontarioonecall.ca | 1-800-400-2255

Enbridge Consumers Gas

enbridgegas.com | 1-877-362-7434

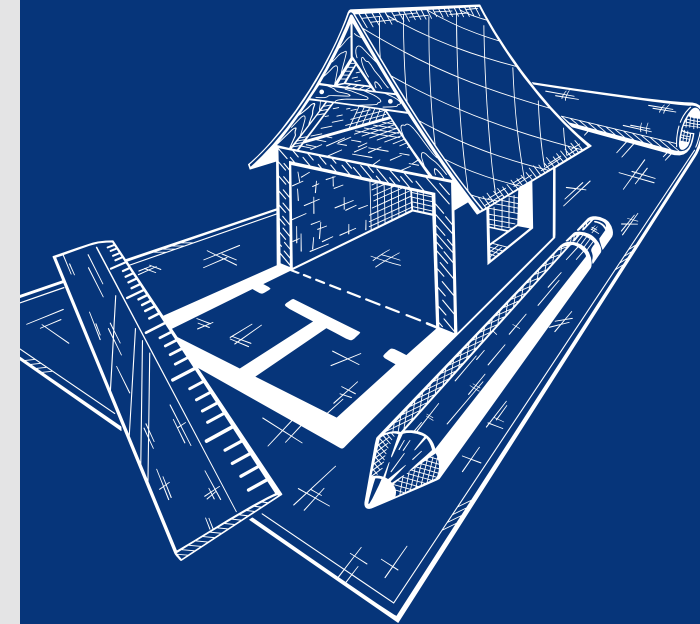
Niagara-on-the-Lake Hydro

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 Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m. or visit our website at notl.com.



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. Storage sheds that are under 15 m² (161 ft²) or other accessory buildings under 10 m² (108 ft²) are exempt from the requirement for a permit but must still meet zoning regulations.

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

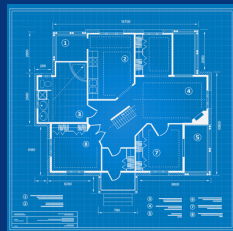
Before applying for a permit, you may be required to contact the following departments and/or agencies:

- 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

- For more information please visit notl.com/town-services/building-services
- Construction drawings, including floor plans, elevations, and cross sections are to be uploaded to our building permit software: Cloudpermit, at the following link: ca.cloudpermit.com/registration
- 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 heating, ventilation, and air conditioner installer (HVAC designer).



All drawings must be to scale.



Building Permit Fees

New construction and additions	\$2.16 / ft ²
Sunroom/solarium addition	\$1.42 / ft ²
Uncovered deck/porch	
• Less than 300 ft ²	\$230
• Greater than 300 ft ²	\$263
Covered deck/porch	\$0.61/ ft ²
Interior alterations	\$0.90 / ft ²
Finished basement	\$0.60 / ft ²
Garage/carport, detached shed/accessory building	\$0.61 / ft ²
Farm buildings	\$0.44 / ft ²
Greenhouses	\$0.26 / ft ²
Interior plumbing	\$230
	+ 14.01 per fixture
Demolition and move permit	\$230
Pool permit	\$309
Water meter deposit	\$1,000
Water on construction charge	\$510
Lot grading deposit	\$4,500 per lot
(Applicable to a new dwelling unit)	
Damage deposit	\$2,250
(May be applicable)	
Entrance permit	To be determined
(Contact NOTL Operations)	

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.