

Draft Budget 2026



Safe

Reliable



Affordable



Planning and Housing Committee

Tabled - November 12, 2025



2025-0143

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Business and Technical Support Services – Planning, Development and Building Services

Service Area Summary

The Business and Technical Support Services unit (BTSS) provides centralized strategic and operational support to all services within the department. It provides key business support functions and expertise such as project and program management, communications, legislative agenda, audit coordination, policy review and development, digital services support and fulfilling corporate obligations and reporting. The BTSS supports the General Manager’s office, department leadership, and operational services/branches, and works with the other BTSS/BSS units across the corporation to increase organizational effectiveness, efficiency, and collaboration between departments. The BTSS also provides technical support services that provide unique and specialized technical expertise that support core departmental operations, programs, activities, or systems.

City of Ottawa
 Planning, Development and Building Services Department
 GM's Office & Business and Technical Support Services - Operating Resource Requirement
 In Thousands (\$000)

	2024	2025		2026	\$ Change over 2025 Budget
	Actual	Forecast	Budget	Estimate	
Expenditures by Program					
General Manager's Office	742	955	455	458	3
Business and Technical Support Services	3,456	3,882	4,452	4,471	19
Gross Expenditure	4,198	4,837	4,907	4,929	22
Recoveries & Allocations	(2,594)	(2,809)	(2,524)	(2,581)	(57)
Revenue	0	0	0	0	0
Net Requirement	1,604	2,028	2,383	2,348	(35)
Expenditures by Type					
Salaries, Wages & Benefits	4,045	4,476	4,516	4,543	27
Overtime	6	16	16	16	0
Material & Services	138	314	314	309	(5)
Transfers/Grants/Financial Charges	(8)	20	50	50	0
Fleet Costs	0	0	0	0	0
Program Facility Costs	0	0	0	0	0
Other Internal Costs	17	11	11	11	0
Gross Expenditures	4,198	4,837	4,907	4,929	22
Recoveries & Allocations	(2,594)	(2,809)	(2,524)	(2,581)	(57)
Net Expenditure	1,604	2,028	2,383	2,348	(35)
Revenues By Type					
Federal	0	0	0	0	0
Provincial	0	0	0	0	0
Municipal	0	0	0	0	0
Own Funds	0	0	0	0	0
Property Taxes	0	0	0	0	0
Investment Income	0	0	0	0	0
Development Charges	0	0	0	0	0
Payment-in-Lieu of Taxes	0	0	0	0	0
Fees and Services	0	0	0	0	0
Fines	0	0	0	0	0
Other	0	0	0	0	0
Total Revenue	0	0	0	0	0
Net Requirement	1,604	2,028	2,383	2,348	(35)
Full Time Equivalent			32.00	32.00	0.00

Planning, Development and Building Services Department

Service Area Summary – Right-of-Way, Heritage and Urban Design Services

ROWHUD is responsible for building a vibrant and safe public realm to protect and enhance Ottawa’s legacy. This service area reports to the Public Works and Infrastructure Committee, Planning and Housing Committee, Built Heritage Committee, and Agriculture and Rural Affairs Committee.

Programs/Services Offered

- Inspections of new municipal infrastructure related to private development
- Right-of-way reinstatements by builders and utilities
- Manages the Municipal Consent and permitting process for utility works and administers the approval and issuance of permits for construction being undertaken within the road right-of-way
- Administers agreements related to private and public utility infrastructure within the right-of-way
- Public realm planning, improvements, monitoring and implementation on a city-wide basis
- The provision of urban design review, the Urban Design Review Panel, and the creation of urban design guidelines
- Manages all heritage applications and permits as required under the Ontario Heritage Act
- Provides input to relevant development review applications and manages the heritage designation process
- Prepares heritage conservation district plans and studies
- Oversees the heritage grant and Heritage Community Improvement Plan programs
- Provides land information expertise, geographic data, and related services to support the City's internal operations and external client needs
- Oversees the management of the City's legal surveys and mapping programs, serving as the corporate centre of expertise for information on property ownership and boundaries
- Promotes understanding and collaboration using advanced geospatial (GIS) and data science tools
- Provides expert services and solutions in visualization, data analytics, and applications to support city-building and emergency operations

City of Ottawa
 Planning, Development and Building Services Department
 Right of Way, Heritage and Urban Design - Operating Resource Requirement
 In Thousands (\$000)

	2024	2025		2026	\$ Change over 2025 Budget
	Actual	Forecast	Budget	Estimate	
Expenditures by Program					
Director's Office	1,066	1,351	491	522	31
Surveys and Mapping	3,211	3,461	3,646	3,713	67
Heritage Planning	1,809	1,957	1,972	2,089	117
Public Realm & Urban Design	1,802	1,993	2,038	2,097	59
Right of Way	3,595	3,598	3,633	3,729	96
Inspections	12,336	12,083	6,113	6,240	127
Geospatial Analytics, Tech & Solutions	3,074	3,834	3,269	3,416	147
Gross Expenditure	26,893	28,277	21,162	21,806	644
Recoveries & Allocations	(10,222)	(10,789)	(3,844)	(3,949)	(105)
Revenue	(14,502)	(15,909)	(16,924)	(17,630)	(706)
Net Requirement	2,169	1,579	394	227	(167)
Expenditures by Type					
Salaries, Wages & Benefits	18,165	19,532	18,217	18,821	604
Overtime	303	287	262	262	0
Material & Services	699	992	1,117	1,117	0
Transfers/Grants/Financial Charges	500	395	400	450	50
Fleet Costs	412	401	356	346	(10)
Program Facility Costs	0	0	0	0	0
Other Internal Costs	6,814	6,670	810	810	0
Gross Expenditures	26,893	28,277	21,162	21,806	644
Recoveries & Allocations	(10,222)	(10,789)	(3,844)	(3,949)	(105)
Net Expenditure	16,671	17,488	17,318	17,857	539

City of Ottawa
 Planning, Development and Building Services Department
 Right of Way, Heritage and Urban Design - Operating Resource Requirement
 In Thousands (\$000)

	2024	2025		2026	\$ Change over 2025 Budget
	Actual	Forecast	Budget	Estimate	
Revenues By Type					
Federal	0	0	0	0	0
Provincial	0	0	0	0	0
Municipal	0	0	0	0	0
Own Funds	(183)	(185)	(185)	(185)	0
Property Taxes	0	0	0	0	0
Investment Income	0	0	0	0	0
Development Charges	0	0	0	0	0
Payment-in-Lieu of Taxes	0	0	0	0	0
Fees and Services	(14,319)	(15,724)	(16,739)	(17,445)	(706)
Fines	0	0	0	0	0
Other	0	0	0	0	0
Total Revenue	(14,502)	(15,909)	(16,924)	(17,630)	(706)
Net Requirement	2,169	1,579	394	227	(167)
Full Time Equivalents			153.61	153.61	0.00

City of Ottawa
Planning, Development and Building Services Department
Right of Way, Heritage and Urban Design - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Heritage Applications							
Heritage Confirmation Letter	228.00	238.00	247.00	3.8%	8.3%	01-Jan-26	
Delegated Authority Permits: Alterations	286.00	298.00	309.00	3.7%	8.0%	01-Jan-26	
Delegated Authority Permits: Additions	858.00	894.00	927.00	3.7%	8.0%	01-Jan-26	
Minor Alterations (that require Built Heritage Committee/Council approval)	2,399.00	2,700.00	2,799.00	3.7%	16.7%	01-Jan-26	
Major Alterations (that require Built Heritage Committee/Council approval)	9,153.00	9,737.00	10,093.00	3.7%	10.3%	01-Jan-26	
Demolition - Part IV/Grade 1/Contributing	14,303.00	15,102.00	15,655.00	3.7%	9.5%	01-Jan-26	
Demolition - Grade 2/Non-Contributing/HCD Plan Supported	2,861.00	3,181.00	3,297.00	3.6%	15.2%	01-Jan-26	
New Construction on Designated Property: Small Scale	3,433.00	3,777.00	3,915.00	3.7%	14.0%	01-Jan-26	
New Construction on Designated Property: Medium Scale	5,721.00	6,161.00	6,386.00	3.7%	11.6%	01-Jan-26	
New Construction on Designated Property: Large Scale	9,153.00	9,737.00	10,093.00	3.7%	10.3%	01-Jan-26	
Home Builder's Wayfinding Sign permit							
Processing and technical review	140.00	146.00	151.00	3.4%	7.9%	01-Jan-26	
Per annum/sign	1,568.00	1,634.00	1,694.00	3.7%	8.0%	01-Jan-26	
Annual renewal fee	1,568.00	1,634.00	1,694.00	3.7%	8.0%	01-Jan-26	
Directional Farm Sign Fees							
Application fee per sign	117.00	122.00	126.00	3.3%	7.7%	01-Jan-26	
Banner Sign Fees							
Processing and technical review fee /group	73.00	76.00	79.00	3.9%	8.2%	01-Jan-26	
Inspection fee/group	73.00	76.00	79.00	3.9%	8.2%	01-Jan-26	
Outdoor Patio							
First time review fee	399.00	416.00	431.00	3.6%	8.0%	01-Jan-26	
First time review fee with public circulation	399.00	416.00	431.00	3.6%	8.0%	01-Jan-26	
Permit processing fee	73.00	76.00	79.00	3.9%	8.2%	01-Jan-26	
Summer Monthly Rental (April to October) per sqm	11.45	15.91	16.49	3.6%	44.0%	01-Jan-26	
Winter Monthly Rental (November to March) per sqm	3.69	5.13	5.31	3.6%	43.9%	01-Jan-26	

City of Ottawa
Planning, Development and Building Services Department
Right of Way, Heritage and Urban Design - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Café Seating							
Permit processing fee	73.00	76.00	79.00	3.9%	8.2%	01-Jan-26	
Per annum fee	136.50	190.00	197.00	3.7%	44.3%	01-Jan-26	
Parklets							
Permit processing fee	73.00	76.00	79.00	3.9%	8.2%	01-Jan-26	
Per annum fee	182.00	190.00	197.00	3.7%	8.2%	01-Jan-26	
Tourist Information Kiosk							
Rental on Roadway or Sidewalk per sqm/day	1.87	1.95	2.02	3.6%	7.9%	01-Jan-26	
Rental on unimproved Boulevard per sqm/day	0.80	0.84	0.87	4.1%	8.5%	01-Jan-26	
Customer Service Box							
Newspaper Vending/Courier/Drop/Publication Distribution	111.00	116.00	120.00	3.4%	8.1%	01-Jan-26	
Removal Cost	111.00	116.00	120.00	3.4%	8.1%	01-Jan-26	
Temporary Construction Encroachment Permit Application Fees							
Application - Simple	93.00	97.00	101.00	4.1%	8.6%	01-Jan-26	
Application - Complex	924.00	963.00	998.00	3.6%	8.0%	01-Jan-26	
Rental on Sidewalk per sqm/day	1.87	1.95	2.02	3.8%	8.1%	01-Jan-26	
Rental on Boulevard per sqm/day	0.80	0.84	0.87	3.8%	8.1%	01-Jan-26	
Minimum Rental Charge daily	38.00	40.00	41.00	2.5%	7.9%	01-Jan-26	
Annual Permanent Encroachment Fees							
3 stories or less charge per sqm	10.05	10.47	10.86	3.7%	8.0%	01-Jan-26	
Minimum charge	46.00	48.00	50.00	4.2%	8.7%	01-Jan-26	
More than 3 stories - encroachment less than 0.279 m2	88.00	92.00	95.00	3.3%	8.0%	01-Jan-26	
More than 3 stories - encroachment equal to or greater than 0.279 m2	175.00	182.00	189.00	3.8%	8.0%	01-Jan-26	
Permit Technical Review Fee	665.00	693.00	718.00	3.6%	8.0%	01-Jan-26	

City of Ottawa
Planning, Development and Building Services Department
Right of Way, Heritage and Urban Design - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Surface-Commercial							
Encroachment less than 0.279 m2	88.00	92.00	95.00	3.3%	8.0%	01-Jan-26	
Encroachment equal to or greater than 0.279 m2	175.00	182.00	189.00	3.8%	8.0%	01-Jan-26	
Permit Technical Review Fee	665.00	693.00	718.00	3.6%	8.0%	01-Jan-26	
Surface-Residential							
More than 3 stories - encroachment less than 1m2	72.00	75.00	78.00	4.0%	8.3%	01-Jan-26	
More than 3 stories - encroachment equal to or greater than 1m2	146.00	152.00	158.00	3.9%	8.2%	01-Jan-26	
Permit Technical Review Fee	665.00	693.00	718.00	3.6%	8.0%	01-Jan-26	
Subsurface-Commercial							
Encroachment less than 0.279 m2	104.00	108.00	112.00	3.7%	7.7%	01-Jan-26	
Encroachment equal to or greater than 0.279 m2	174.00	181.00	188.00	3.9%	8.0%	01-Jan-26	
Permit Technical Review Fee	665.00	693.00	718.00	3.6%	8.0%	01-Jan-26	
Subsurface-Residential							
Encroachment Fee charge per sqm	10.06	10.48	10.86	3.7%	8.0%	01-Jan-26	
Minimum charge	46.00	48.00	50.00	4.2%	8.7%	01-Jan-26	
Special Vehicle Permits							
Annual	374.00	390.00	404.00	3.6%	8.0%	01-Jan-26	
Project	283.00	295.00	306.00	3.7%	8.1%	01-Jan-26	
Single Trip	114.00	119.00	123.00	3.4%	7.9%	01-Jan-26	
Single Trip – Super Load	907.00	945.00	980.00	3.7%	8.0%	01-Jan-26	
Private Approach Permit Fees							
Single Detached Dwellings	193.00	201.00	208.00	3.5%	7.8%	01-Jan-26	
Commercial, Industrial & Multi-residential							
(i) up to and including 49 parking spaces	334.00	348.00	361.00	3.7%	8.1%	01-Jan-26	
(ii) 50-99 parking spaces	669.00	697.00	723.00	3.7%	8.1%	01-Jan-26	
(iii) 100 parking spaces or more	853.00	889.00	922.00	3.7%	8.1%	01-Jan-26	
Inspect fee for culvert installation	112.00	117.00	121.00	3.4%	8.0%	01-Jan-26	
Temporary Access	193.00	201.00	208.00	3.5%	7.8%	01-Jan-26	
Removal of Redundant Access	193.00	201.00	208.00	3.5%	7.8%	01-Jan-26	

City of Ottawa
Planning, Development and Building Services Department
Right of Way, Heritage and Urban Design - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Road Cut Fees							
External Street Segment Fee	296.00	464.00	586.00	26.3%	98.0%	01-Jan-26	
Internal Street Segment Fee	N/A	224.00	142.00	-36.6%	100.0%	01-Jan-26	
Internal Municipal Capital Project Street Segment Fee	N/A	51.00	61.00	19.6%	100.0%	01-Jan-26	
Temporary Road Closure Application Fee	1,140.00	1,748.00	1,890.00	8.1%	65.8%	01-Jan-26	
Municipal Consent							
Municipal Consent Application Fee	N/A	278.00	299.00	7.6%	100.0%	01-Jan-26	
Municipal Consent Circulation Fee	N/A	359.00	421.00	17.3%	100.0%	01-Jan-26	
Municipal Consent Per Meter rate	N/A	0.41	0.47	14.6%	100.0%	01-Jan-26	
Utility Circulation Fee	N/A	675.00	747.00	10.7%	100.0%	01-Jan-26	
Utility Circulation Per Meter rate	N/A	0.15	0.23	53.3%	100.0%	01-Jan-26	
Sewer and Water Inspection Fees							
Sewer Permit Fees	240.00	261.00	282.00	8.0%	17.5%	01-Jan-26	
Water Permit Fees	240.00	261.00	282.00	8.0%	17.5%	01-Jan-26	
ROW Damage Deposit							
ROW Damage Deposit Amount - Per vertically divided unit	3,000.00	3,000.00	3,000.00	0.0%	0.0%	01-Jan-26	
ROW Damage Deposit Administrative Fee	115.00	120.00	124.00	3.3%	7.8%	01-Jan-26	
Annual Utility Duct Usage Fee (per cable)							
per 30m of Conduit	25.66	26.66	28.00	5.0%	9.1%	01-Jan-26	
License of Occupation Legal Agreement Preparation	1,180.00	1,229.00	1,274.00	3.7%	8.0%	01-Jan-26	
License of Occupation Renewal	559.00	582.00	603.00	3.6%	7.9%	01-Jan-26	
Engineering Design Review and Inspection Fees							
Value of hard servicing	5.00%	5.00%	5.00%	0.0%	0.0%	01-Jan-26	
Value of soft servicing	2.50%	2.50%	2.50%	0.0%	0.0%	01-Jan-26	
Value of construction costs for Front Ending Agreement	5.00%	5.00%	5.00%	0.0%	0.0%	01-Jan-26	
Administrative Fee on All Requests	91.00	95.00	98.00	3.2%	7.7%	01-Jan-26	
Custom Mapping (Not shown above)							
Production of customized tile, map or data (hourly rate)	127.00	132.00	137.00	3.8%	7.9%	01-Jan-26	

City of Ottawa
Planning, Development and Building Services Department
Right of Way, Heritage and Urban Design - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Aerial photography, base mapping, and LiDAR (Cost per tile)							
Aerial Base Vector Mapping (DGN or DWG)	159.00	166.00	172.00	3.6%	8.2%	01-Jan-26	
Aerial Ortho-Imagery (TIF)	159.00	166.00	172.00	3.6%	8.2%	01-Jan-26	
Aerial LIDAR (LAZ)	159.00	166.00	172.00	3.6%	8.2%	01-Jan-26	
LOD 2.5 3D Building (DXF or FGDB)	159.00	166.00	172.00	3.6%	8.2%	01-Jan-26	
Central Registry Data, Engineering Plan and Reports							
Engineering Plans (DGN or DWG)	49.00	51.00	53.00	3.9%	8.2%	01-Jan-26	
Central Registry Plans (DWG or DGN)	156.00	166.00	172.00	3.6%	10.3%	01-Jan-26	
Engineering & Geotechnical Reports (TIF or PDF)	37.00	39.00	40.00	2.6%	8.1%	01-Jan-26	
General Land Use Map (hard copy)	16.50	17.50	18.00	2.9%	9.1%	01-Jan-26	
General Land Use Map (PDF)	127.00	132.00	137.00	3.8%	7.9%	01-Jan-26	
Administration and Overhead Charge							
Applied to the overall cost recovery for any works undertaken for third parties not covered under other agreements, such as developers, school boards, universities or general parties	15.00%	15.00%	15.00%	0.0%	0.0%	01-Jan-26	
Total Departmental							(706)

Planning, Development and Building Services Department

Service Area Summary - Planning Services

Planning Services (PS) reports to the Planning and Housing Committee and the Agricultural and Rural Affairs Committee.

Planning Services helps manage the evolution of the city, through planning policy and city-wide development review approvals, to enhance the quality of life so that people can live, prosper and connect in neighbourhoods, buildings and spaces that are vibrant, well designed, safely built and sustainable.

Programs/Services Offered - Development Review – West, East, Central, South, & All Wards

- Provide multi-disciplinary review, coordination of review by internal stakeholders, and approval of development applications on a geographic basis; technical support to the planning application process, including circulation, notification and legislative support
- Online development applications search tool providing information on current development applications
- Administer the Brownfields Redevelopment Program as well as compliance and zoning reports

Policy and Community Planning

- Official Plan Review: preparing and maintaining the City's Official Plan, and long-term urban planning strategy
- Community Planning: Secondary Plans and related studies focusing on accommodating intensification growth, such as in higher-order transit areas, and planning for future neighbourhood expansion areas to guide future suburban subdivisions and communities
- Zoning & Interpretation: oversight, maintenance, updating and writing of the Zoning By-law and amendments; preparing related city-wide and area-specific zoning studies
- Research and Forecasting: the centre of expertise for population, employment, housing, land use, and related land supplies; implementing recommendations from the 15-minute Neighbourhood baseline study; and, for monitoring of the Official Plan and economic indicators to inform the development of economic and planning policy within the City

City of Ottawa
 Planning, Development and Building Services Department
 Planning Services - Operating Resource Requirement
 In Thousands (\$000)

	2024	2025		2026	\$ Change over 2025 Budget
	Actual	Forecast	Budget	Estimate	
Expenditures by Program					
Director's Office	6,304	6,360	6,360	6,630	270
Development Review	13,446	15,413	16,062	16,677	615
Policy and Community Planning	4,224	4,580	4,280	4,386	106
Gross Expenditure	23,974	26,353	26,702	27,693	991
Recoveries & Allocations	(2,801)	(3,096)	(1,495)	(1,527)	(32)
Revenue	(17,012)	(20,987)	(23,587)	(24,532)	(945)
Net Requirement	4,161	2,270	1,620	1,634	14
Expenditures by Type					
Salaries, Wages & Benefits	17,009	18,097	17,946	18,628	682
Overtime	44	86	136	136	0
Material & Services	818	974	1,424	1,424	0
Transfers/Grants/Financial Charges	0	0	0	0	0
Fleet Costs	0	0	0	0	0
Program Facility Costs	0	0	0	0	0
Other Internal Costs	6,103	7,196	7,196	7,505	309
Gross Expenditures	23,974	26,353	26,702	27,693	991
Recoveries & Allocations	(2,801)	(3,096)	(1,495)	(1,527)	(32)
Net Expenditure	21,173	23,257	25,207	26,166	959
Revenues By Type					
Federal	0	0	0	0	0
Provincial	0	0	0	0	0
Municipal	0	0	0	0	0
Own Funds	(212)	(210)	(210)	(210)	0
Property Taxes	0	0	0	0	0
Investment Income	0	0	0	0	0
Development Charges	0	0	0	0	0
Payment-in-Lieu of Taxes	0	0	0	0	0
Fees and Services	(16,304)	(20,377)	(23,377)	(24,322)	(945)
Fines	0	0	0	0	0
Other	(496)	(400)	0	0	0
Total Revenue	(17,012)	(20,987)	(23,587)	(24,532)	(945)
Net Requirement	4,161	2,270	1,620	1,634	14
Full Time Equivalents			132.36	132.36	0.00

City of Ottawa
 Planning, Development and Building Services Department
 Planning Services - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Development Review Process							
Official Plan Amendment							
Official Plan Amendment ^{1,3}	34,960.00	37,890.00	41,224.00	8.8%	17.9%	01-Jan-26	
Urban and Village Boundary Expansion ^{1,3}	N/A	1,400,000.00	1,400,000.00	0.0%	100.0%	01-Jan-26	
Zoning By-Law Amendments							
Zoning By-Law Amendment Major ^{1,3}	29,823.00	32,322.00	35,166.00	8.8%	17.9%	01-Jan-26	
Zoning By-Law Amendment Minor ^{1,3}	15,321.00	16,605.00	18,066.00	8.8%	17.9%	01-Jan-26	
Lifting Holding By-law	10,558.00	11,443.00	12,450.00	8.8%	17.9%	01-Jan-26	
Zoning By-law Amendment-Severance of Surplus Farm Dwelling ^{2,3}	6,312.00	6,841.00	7,443.00	8.8%	17.9%	01-Jan-26	
Subdivision Adopted Approval							
Subdivision Adopted Approval 1 to 40 units ^{1,3}	61,638.00	66,803.00	72,682.00	8.8%	17.9%	01-Jan-26	
Subdivision Adopted Approval 41 to 250 units ^{1,3}	110,182.00	119,415.00	129,924.00	8.8%	17.9%	01-Jan-26	
Subdivision Adopted Approval 251+ units ^{1,3}	134,124.00	145,364.00	158,156.00	8.8%	17.9%	01-Jan-26	
Subdivision Adopted Approval Non-residential Uses	51,354.00	55,657.00	60,555.00	8.8%	17.9%	01-Jan-26	
Subdivision Adopted Approval Residential and Non-residential Uses	13,508.00 plus the fee applicable to the number of dwelling units	14,609.00 plus the fee applicable to the number of dwelling units	15,895.00 plus the fee applicable to the number of dwelling units	8.8%	17.7%	01-Jan-26	
Subdivision Final Approval							
Subdivision Planning Agreement 1 to 40 units	13,508.00	14,640.00	15,928.00	8.8%	17.9%	01-Jan-26	
Subdivision Planning Agreement 41 to 250 units	15,936.00	17,271.00	18,791.00	8.8%	17.9%	01-Jan-26	
Subdivision Planning Agreement 251+units	19,774.00	21,431.00	23,317.00	8.8%	17.9%	01-Jan-26	
Subdivision Planning Agreement Non-residential Uses	6,693.00	7,254.00	7,892.00	8.8%	17.9%	01-Jan-26	
Subdivision Revisions Requiring Circulation	6,693.00	7,254.00	7,892.00	8.8%	17.9%	01-Jan-26	
Subdivision Extension of Adopted Plan Approval	6,186.00	6,704.00	7,294.00	8.8%	17.9%	01-Jan-26	

City of Ottawa
 Planning, Development and Building Services Department
 Planning Services - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Plan of Condominium							
Condominium-New Vacant Land -No Concurrent Site Plan ^{1,3}	54,416.00	58,976.00	64,166.00	8.8%	17.9%	01-Jan-26	
Condominium-New Vacant Land -With Concurrent Site Plan ^{1,3}	22,100.00	23,952.00	26,060.00	8.8%	17.9%	01-Jan-26	
Condominium - New Standard, Common Elements, Phased or Leasehold	22,100.00	23,952.00	26,060.00	8.8%	17.9%	01-Jan-26	
Condominium - Revision or Extension	4,030.00	4,368.00	4,752.00	8.8%	17.9%	01-Jan-26	
Site Plan Control							
Site Plan - Complex ^{1,3}	63,193.00	68,489.00	74,516.00	8.8%	17.9%	01-Jan-26	
Site Plan - Standard, non-rural area	22,302.00	24,171.00	26,298.00	8.8%	17.9%	01-Jan-26	
Site Plan - Revision, Complex ^{1,3}	43,495.00	47,140.00	51,288.00	8.8%	17.9%	01-Jan-26	
Site Plan - Revision, Standard, non-rural area	9,948.00	10,782.00	11,731.00	8.8%	17.9%	01-Jan-26	
Site Plan - Extension, non-rural area	5,582.00	6,050.00	6,582.00	8.8%	17.9%	01-Jan-26	
Site Plan - Standard, rural area	18,682.00	20,248.00	22,030.00	8.8%	17.9%	01-Jan-26	
Site Plan - Rural small, rural area	1,207.00	1,308.00	1,423.00	8.8%	17.9%	01-Jan-26	
Site Plan - Revision, Standard, rural area	1,207.00	1,308.00	1,423.00	8.8%	17.9%	01-Jan-26	
Site Plan - Extension, rural area	1,207.00	1,308.00	1,423.00	8.8%	17.9%	01-Jan-26	
Site Plan - Master, Adopted approval ^{1,3}	48,571.00	52,641.00	57,273.00	8.8%	17.9%	01-Jan-26	
Site Plan - Master, Final approval	3,010.00	3,262.00	3,549.00	8.8%	17.9%	01-Jan-26	
Lifting Part Lot Control							
Lifting Part Lot Control	9,811.00	10,633.00	11,569.00	8.8%	17.9%	01-Jan-26	
Lifting Part Lot Control-Extension	1,254.00	1,359.00	1,479.00	8.8%	17.9%	01-Jan-26	
Lifting 30 Centimetre Reserve							
Lifting 30 Centimetre Reserve	2,019.00	2,188.00	2,381.00	8.8%	17.9%	01-Jan-26	
Lifting 30 Centimetre Reserve – Rural Single Lot Hydrogeological	1,011.00	1,096.00	1,192.00	8.8%	17.9%	01-Jan-26	
Demolition Control							
Demolition Control ^{1,3}	3,154.00	3,418.00	3,719.00	8.8%	17.9%	01-Jan-26	
Demolition Unit Fee	8,667.00	9,393.00	10,220.00	8.8%	17.9%	01-Jan-26	

City of Ottawa
 Planning, Development and Building Services Department
 Planning Services - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Street/Lane Opening & Closing							
Street/Lane Opening	22,100.00	23,952.00	26,060.00	8.8%	17.9%	01-Jan-26	
Street/Lane Closure Travelled Arterial, Major Collector, and Collector ^{1,3}	16,276.00	17,640.00	19,192.00	8.8%	17.9%	01-Jan-26	
Street/Lane Closure Untravelled Arterial, Major Collector, and Collector	16,276.00	17,640.00	19,192.00	8.8%	17.9%	01-Jan-26	
Street/Lane Closure Travelled Local Road and Lane ^{1,3}	7,445.00	8,069.00	8,779.00	8.8%	17.9%	01-Jan-26	
Street/Lane Closure Untravelled Local Road and Lane	7,445.00	8,069.00	8,779.00	8.8%	17.9%	01-Jan-26	
Other Planning Applications							
Municipal Review and Concurrence of an Antenna System (ACS2012-ICS-PGM-0045)							
Residential Use Antenna System	586.00	635.00	691.00	8.8%	17.9%	01-Jan-26	
Antenna System	5,244.00	5,683.00	6,183.00	8.8%	17.9%	01-Jan-26	
Gateway Features							
Development Application Gateway Feature - Lump sum per gateway	48,081.00	52,110.00	56,696.00	8.8%	17.9%	01-Jan-26	
Gateway Feature Maintenance Fund (value above \$100,000)	15.0%	15.0%	15.0%	0.0%	0.0%	01-Jan-26	
Engineering Design Review and Inspection Fees							
Value of hard servicing	5.0%	5.0%	5.0%	0.0%	0.0%	01-Jan-26	
Value of soft servicing	2.5%	2.5%	2.5%	0.0%	0.0%	01-Jan-26	
Value of construction costs for Front Ending Agreement	5.0%	5.0%	5.0%	0.0%	0.0%	01-Jan-26	
Review of Fourth and Every Subsequent Engineering Submissions	4,333.00	4,696.00	5,109.00	8.8%	17.9%	01-Jan-26	

City of Ottawa
 Planning, Development and Building Services Department
 Planning Services - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Planning Review of Committee of Adjustment Applications							
Minor Variance Planning Review	659.00	714.00	777.00	8.8%	17.9%	01-Jan-26	
Consent application Planning Review	1,102.00	1,194.00	1,299.00	8.8%	17.9%	01-Jan-26	
Combined Consent/Minor Variance Planning Review	1,271.00	1,378.00	1,499.00	8.8%	17.9%	01-Jan-26	
Historical Land Use Inventory							
Historical Land Use Inventory	181.00	196.00	213.00	8.7%	17.7%	01-Jan-26	
Front Ending-Application							
Front Ending Application	14,768.00	16,006.00	17,415.00	8.8%	17.9%	01-Jan-26	
Pre-consultation Fee							
Pre-consultation Fee	906.00	982.00	1,068.00	8.8%	17.9%	01-Jan-26	
Legal Non-Conforming Rights							
Legal Non-Conforming Rights	710.00	769.00	837.00	8.8%	17.9%	01-Jan-26	
Rural Park Development Fee							
Park Development Contribution (Rural)	3,303.00 per lot	3,570.00 per lot	3,884.00 per lot	8.8%	17.6%	01-Jan-26	
Revision Fee							
Application Revisions Requiring Circulation	5,779.00	6,263.00	6,814.00	8.8%	17.9%	01-Jan-26	
Road Modification Detailed Design Review fee							
Road Modification Detailed Design Review fee	2,940.00	3,186.00	3,466.00	8.8%	17.9%	01-Jan-26	
Transfer of Review Fees are per the Ministry of Environment, Conservation and Parks							
Notes on above							
¹ On-site sign fee (HST applicable)	906.00	982.00	1,068.00	8.8%	17.9%	01-Jan-26	
² On-site sign fee (HST applicable)	452.00	490.00	533.00	8.8%	17.9%	01-Jan-26	
³ Additional on-site sign fee (HST applicable)	452.00	490.00	533.00	8.8%	17.9%	01-Jan-26	

City of Ottawa
Planning, Development and Building Services Department
Planning Services - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Legal Fees Related to Planning Applications							
Subdivision Legal Agreement 1 to 40 units	11,118.00	11,440.00	12,194.00	6.6%	9.7%	01-Jan-26	
Subdivision Legal Agreement 41 to 250 units	17,093.00	17,589.00	18,748.00	6.6%	9.7%	01-Jan-26	
Subdivision Legal Agreement 251+ units	23,487.00	24,168.00	25,761.00	6.6%	9.7%	01-Jan-26	
Subdivision Legal Agreement Non-residential	4,295.00	4,420.00	4,711.00	6.6%	9.7%	01-Jan-26	
Subdivision Revision	2,560.00	2,634.00	2,808.00	6.6%	9.7%	01-Jan-26	
Site Plan Control - Complex	6,888.00	7,088.00	7,555.00	6.6%	9.7%	01-Jan-26	
Site Plan Control - Standard	6,888.00	7,088.00	7,555.00	6.6%	9.7%	01-Jan-26	
Site Plan Control - Revision - Complex	3,458.00	3,558.00	3,792.00	6.6%	9.7%	01-Jan-26	
Site Plan Control - Revision - Standard, Rural and Non-rural area	3,458.00	3,558.00	3,792.00	6.6%	9.7%	01-Jan-26	
Site Plan Control - Master	6,888.00	7,088.00	7,555.00	6.6%	9.7%	01-Jan-26	
Condominium Approval	5,975.00	6,148.00	6,553.00	6.6%	9.7%	01-Jan-26	
Condominium Revision/Extension	2,560.00	2,634.00	2,808.00	6.6%	9.7%	01-Jan-26	
Lifting Part Lot Control	1,718.00	1,768.00	1,885.00	6.6%	9.7%	01-Jan-26	
Lifting Part Lot Control Extension/Pending Expiration	1,269.00	1,306.00	1,392.00	6.6%	9.7%	01-Jan-26	
Lifting 30 Centimetre Reserve	937.00	964.00	1,028.00	6.6%	9.7%	01-Jan-26	
Demolition Control By-law Part V and Part IV	1,028.00	1,058.00	1,128.00	6.6%	9.7%	01-Jan-26	
Street/Lane Opening	4,030.00	4,147.00	4,420.00	6.6%	9.7%	01-Jan-26	
Street/Lane Closure	669.00	688.00	733.00	6.5%	9.6%	01-Jan-26	
Front Ending Agreement/Third Party Infrastructure Agreement/Contribution Agreement requiring Council Approval	17,648.00	18,160.00	19,357.00	6.6%	9.7%	01-Jan-26	

City of Ottawa
 Planning, Development and Building Services Department
 Planning Services - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Miscellaneous Legal Fees Related to Planning Services Applications							
Easement	1,611.00	1,658.00	1,767.00	6.6%	9.7%	01-Jan-26	
Encroachment	1,611.00	1,658.00	1,767.00	6.6%	9.7%	01-Jan-26	
Encroachment assignment	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Conveyance as a Condition of Development Approval	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Postponement Agreement	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Partial Discharge of Mortgage	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Maintenance & Liability Agreement	1,393.00	1,433.00	1,527.00	6.6%	9.6%	01-Jan-26	
Amending Maintenance and Liability Agreement	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Do-It-Yourself Construction Agreement	3,215.00	3,308.00	3,526.00	6.6%	9.7%	01-Jan-26	
Watermain Agreements	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Inhibiting Orders	1,993.00	2,051.00	2,186.00	6.6%	9.7%	01-Jan-26	
Release of Inhibiting Orders	1,993.00	2,051.00	2,186.00	6.6%	9.7%	01-Jan-26	
Early Servicing Agreements	12,954.00	13,330.00	14,208.00	6.6%	9.7%	01-Jan-26	
Release of Deferral Agreement	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Communal Water and Wastewater Agreements	12,954.00	13,330.00	14,208.00	6.6%	9.7%	01-Jan-26	
Private Roadway Agreement	1,611.00	1,658.00	1,767.00	6.6%	9.7%	01-Jan-26	
Release of Site Plan Agreement/Easement	1,083.00	1,114.00	1,187.00	6.6%	9.6%	01-Jan-26	
Agreements arising from Consent Applications	4,106.00	4,225.00	4,503.00	6.6%	9.7%	01-Jan-26	
Agreements arising from Minor Variance	1,611.00	1,658.00	1,767.00	6.6%	9.7%	01-Jan-26	
Well Agreement	655.00	674.00	718.00	6.5%	9.6%	01-Jan-26	
Other Agreements arising from Committee of Adjustment Applications	1,083.00	1,114.00	1,187.00	6.6%	9.6%	01-Jan-26	

City of Ottawa
 Planning, Development and Building Services Department
 Planning Services - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Miscellaneous Legal Fees Related to Planning Services Applications continued							
Amending Site Plan Agreement Not Covered by Development Application Fee	3,040.00	3,128.00	3,334.00	6.6%	9.7%	01-Jan-26	
Amending Subdivision Agreement Not Covered by Development Application Fee	1/2 Primary Agreement Legal Fee	1/2 Primary Agreement Legal Fee	1/2 Primary Agreement Legal Fee	0.0%	0.0%	01-Jan-26	
Miscellaneous Agreement Arising from Development Applications	1,766.00	1,817.00	1,937.00	6.6%	9.7%	01-Jan-26	
Release of Miscellaneous Agreement Arising from Development Applications	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Traffic Signal Agreement	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Municipal Covenant Agreement	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Consolidation Agreement	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Community Improvement Plan (Development Assistance) Grant Agreement	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Road Modification Agreement	1,766.00	1,817.00	1,937.00	6.6%	9.7%	01-Jan-26	
Other Agreements - Complex	1,993.00	2,051.00	2,186.00	6.6%	9.7%	01-Jan-26	
Other Agreements - Simple	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Limiting Distance Agreement	829.00	853.00	909.00	6.6%	9.7%	01-Jan-26	
Section 37/Community Benefits Agreements	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Brownfield Agreement	657.00	676.00	721.00	6.7%	9.7%	01-Jan-26	
Municipal Responsibility Agreement	3,955.00	4,070.00	4,338.00	6.6%	9.7%	01-Jan-26	
Cost Sharing Agreement (simple agreements as a condition of subdivision/site plan approval)	3,955.00	4,070.00	4,338.00	6.6%	9.7%	01-Jan-26	
Total Departmental							(945)

Planning, Development and Building Services Department

Service Area Summary - Building Code Services

Building Code Services (BCS) is the regulatory authority for building construction for the City and enforces the Ontario Building Code (OBC) to protect the public. The OBC establishes uniform minimum standards for health, life safety, fire protection, accessibility, energy efficiency and structural sufficiency that must be included in the design and construction of a building.

In accordance with the Building Code Act, building permit fees are set to only recover the costs associated with servicing building permits and enforcing the Act and Code. A Building Code Reserve Fund has been established to safeguard the City's ability to continue to enforce the Act and Code and avert passing on the associated costs to general taxation.

Programs/Services Offered

- Provide frontline development information to clients
- Provide OBC expert advice to the industry and all stakeholders
- Review construction plans for all new/renovated buildings
- Calculate and collect building permit and related charges including development charges
- Issue building and demolition permits
- Conduct inspections of building construction, renovations and unsafe buildings
- Issue orders, prosecute non-compliant construction and manage legal claims
- Municipal addressing – policy direction, naming, assignment of civic numbers
- Access to building permit records
- Process Agency Letters of Approval (liquor licence applications)

City of Ottawa
 Planning, Development and Building Services Department
 Building Code Services - Ontario Building Code - Operating Resource Requirement
 In Thousands (\$000)

	2024	2025		2026	\$ Change over 2025 Budget
	Actual	Forecast	Budget	Estimate	
Expenditures by Program					
Building Code Services - Other Permits and Compliance Reporting	636	632	652	652	0
Building Code Service - Ontario Building Code	27,671	35,015	31,665	32,294	629
Gross Expenditure	28,307	35,647	32,317	32,946	629
Recoveries & Allocations	(1,002)	(30)	0	0	0
Revenue	(27,734)	(36,100)	(32,775)	(33,404)	(629)
Net Requirement	(429)	(483)	(458)	(458)	0
Expenditures by Type					
Salaries, Wages & Benefits	18,258	19,140	21,637	22,246	609
Overtime	306	315	665	665	0
Material & Services	721	1,019	1,164	1,164	0
Transfers/Grants/Financial Charges	347	6,400	0	0	0
Fleet Costs	229	252	332	322	(10)
Program Facility Costs	0	0	0	0	0
Other Internal Costs	8,446	8,521	8,519	8,549	30
Gross Expenditures	28,307	35,647	32,317	32,946	629
Recoveries & Allocations	(1,002)	(30)	0	0	0
Net Expenditure	27,305	35,617	32,317	32,946	629
Revenues By Type					
Federal	0	0	0	0	0
Provincial	0	0	0	0	0
Municipal	0	0	0	0	0
Own Funds	(3,689)	0	0	0	0
Property Taxes	0	0	0	0	0
Investment Income	0	0	0	0	0
Development Charges	0	0	0	0	0
Payment-in-Lieu of Taxes	0	0	0	0	0
Fees and Services	(24,045)	(36,100)	(32,775)	(33,404)	(629)
Fines	0	0	0	0	0
Other	0	0	0	0	0
Total Revenue	(27,734)	(36,100)	(32,775)	(33,404)	(629)
Net Requirement	(429)	(483)	(458)	(458)	0
Full Time Equivalents			196.89	196.89	0.00

City of Ottawa
 Planning, Development and Building Services Department
 Building Code Services - Ontario Building Code - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Building Code Services (OPCR) section							
Other Permits and Compliance Reporting							
Agency Letters*	451.00	481.00	513.00	6.7%	13.7%	01-Jan-26	
Pool Enclosures	226.00	241.00	257.00	6.6%	13.7%	01-Jan-26	
Permanent signs on private property	374.00	399.00	426.00	6.8%	13.9%	01-Jan-26	
Directional Development Sign	419.00	447.00	477.00	6.7%	13.8%	01-Jan-26	
Development Sign - Development area ≤ 1,000 m2	419.00	447.00	477.00	6.7%	13.8%	01-Jan-26	
Development Sign - Development area 1,000 to 5,000 m2	765.00	817.00	872.00	6.7%	14.0%	01-Jan-26	
Development Sign - Development area > 5,000 m2	1,481.00	1,581.00	1,688.00	6.8%	14.0%	01-Jan-26	
Static Billboard Sign Permit	2,341.00	2,499.00	2,668.00	6.8%	14.0%	01-Jan-26	
Digital Billboard Sign Permit	3,104.00	3,314.00	3,538.00	6.8%	14.0%	01-Jan-26	
Sign Impound and Storage Fees (per Month)	191.00	204.00	218.00	6.9%	14.1%	01-Jan-26	
Sign Encroachment (Initial) (per sign)	351.00	375.00	400.00	6.7%	14.0%	01-Jan-26	
Sign Encroachment (Renewal)	139.00	148.00	158.00	6.8%	13.7%	01-Jan-26	
Signs Minor Variance	2,183.00	2,330.00	2,487.00	6.7%	13.9%	01-Jan-26	
Digital Billboard Sign Minor Variance	3,104.00	3,314.00	3,538.00	6.8%	14.0%	01-Jan-26	
Message Centre Sign Permit	594.00	634.00	677.00	6.8%	14.0%	01-Jan-26	
Digital menu Board with Changing Messages	489.00	522.00	557.00	6.7%	13.9%	01-Jan-26	
Home Based Business and Bed and Breakfast Sign Permit	233.00	249.00	266.00	6.8%	14.2%	01-Jan-26	
Application for Access to Sign/Pool Enclosure Permit Records (excluding reproduction costs)	77.00	82.00	88.00	7.3%	14.3%	01-Jan-26	
Copies- Paper (per page)*	0.30	0.35	0.35	0.0%	16.7%	01-Jan-26	
Copies- drawings (per drawing)* digital or paper copy	11.55	12.35	13.20	6.9%	14.3%	01-Jan-26	
Zoning and Building Code Compliance Reports							
Zoning Information letter - Dev Info Officer	213.00	227.00	242.00	6.6%	13.6%	01-Jan-26	
Zoning Designation and List of Permitted	213.00	227.00	242.00	6.6%	13.6%	01-Jan-26	

City of Ottawa
 Planning, Development and Building Services Department
 Building Code Services - Ontario Building Code - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Residential - 4 suites or less per Building							
Summary	123.00	131.00	140.00	6.9%	13.8%	01-Jan-26	
Zoning (plus mobile home, vacant land)	265.00	283.00	302.00	6.7%	14.0%	01-Jan-26	
Update	123.00	131.00	140.00	6.9%	13.8%	01-Jan-26	
Residential - more than 4 suites per Building. Commercial / Industrial / Institutional / Mixed Use - 10 suites and under per Building							
Summary	265.00	283.00	302.00	6.7%	14.0%	01-Jan-26	
Zoning	679.00	725.00	774.00	6.8%	14.0%	01-Jan-26	
Update (includes over 10 suites)	265.00	283.00	302.00	6.7%	14.0%	01-Jan-26	
Commercial /Industrial / Institutional/Mixed use - over 10 suites per Building and/or up to 3 Buildings							
Summary	725.00 + 220.00 for each additional building	775.00 + 235.00 for each additional building	825.00 + 250.00 for each additional building	6.5%	13.8%	01-Jan-26	
Zoning (plus shopping centre up to 3 buildings - mobile home park over 10 suites)	1,970.00 + 600.00 for each additional building	2,105.00 + 640.00 for each additional building	2,245.00 + 685.00 for each additional building	6.7%	14.0%	01-Jan-26	
Update	505.00	539.00	575.00	6.7%	13.9%	01-Jan-26	
Compliance Reports with Agreements							
Report	415.00 + 120.00 for each amending agreement	445.00 + 130.00 for each amending agreement	475.00 + 140.00 for each amending agreement	6.7%	14.5%	01-Jan-26	
Rooming House compliance report	61.00	65.00	69.00	6.2%	13.1%	01-Jan-26	
Release of Agreement	570.00 + 120.00 for each amending agreement	610.00 + 130.00 for each amending agreement	650.00 + 140.00 for each amending agreement	6.6%	14.0%	01-Jan-26	
Pool Enclosure	207.00	221.00	236.00	6.8%	14.0%	01-Jan-26	

City of Ottawa
 Planning, Development and Building Services Department
 Building Code Services - Ontario Building Code - User Fees

	2024 Rate \$ per square foot	2024 Rate \$ per square meter	2025 Rate \$ per square foot	2025 Rate \$ per square meter	2026 Rate \$ per square foot	2026 Rate \$ per square meter	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Building Code Services - Ontario Building Code										
Building Classification by Major Occupancy										
Group A (Assembly occupancies) with a minimum fee of \$117										
All (except as noted below)	1.61	17.33	1.72	18.50	1.84	19.76	7.0%	14.3%	01-Jan-26	
School, College, University	1.93	20.77	2.06	22.18	2.20	23.67	6.8%	14.0%	01-Jan-26	
Community Centre, Theatre Arena, Recreational Facility	2.19	23.57	2.34	25.16	2.50	26.89	6.8%	14.2%	01-Jan-26	
Group B (Institutional Occupancies) with a minimum fee of \$117										
Hospital and Detention facility	2.58	27.77	2.75	29.65	2.94	31.60	6.9%	14.0%	01-Jan-26	
All other B occupancies	1.61	17.33	1.72	18.50	1.84	19.76	7.0%	14.3%	01-Jan-26	
Group C (Residential Occupancies) with a minimum fee of \$117										
Single Detached Unit, Semi-Detached, Row house, Stacked Townhouse and Duplex	1.09	11.73	1.16	12.52	1.16	12.52	0.0%	6.4%	01-Jan-26	
Master Plan Permits for Single Detached Unit, Semi-Detached, Row house and Stacked Townhouse	0.94	10.12	1.00	10.80	1.00	10.80	0.0%	6.4%	01-Jan-26	
Finished basement for above residential	0.26	2.80	0.28	2.99	0.28	2.99	0.0%	7.7%	01-Jan-26	
Apartment Building (Part 9)	1.16	12.49	1.24	13.33	1.24	13.33	0.0%	6.9%	01-Jan-26	
Other Apartment Buildings (Part 3)	1.42	15.28	1.52	16.32	1.52	16.32	0.0%	7.0%	01-Jan-26	
Motel, and all Hotels (Part 3)	1.42	15.28	1.52	16.32	1.62	17.47	6.6%	14.1%	01-Jan-26	
Group D (Business and Personal Service Occupancies) with a minimum fee of \$117										
Office Building less or equal to 10 Storeys	1.36	14.64	1.45	15.63	1.55	16.66	6.9%	14.0%	01-Jan-26	
Office Buildings more than 10 Storeys	1.68	18.08	1.79	19.30	1.91	20.57	6.7%	13.7%	01-Jan-26	
Bank, Medical Office, Police and Fire Station	1.54	16.58	1.64	17.70	1.75	18.84	6.7%	13.6%	01-Jan-26	

City of Ottawa
 Planning, Development and Building Services Department
 Building Code Services - Ontario Building Code - User Fees

	2024 Rate \$ per square foot	2024 Rate \$ per square meter	2025 Rate \$ per square foot	2025 Rate \$ per square meter	2026 Rate \$ per square foot	2026 Rate \$ per square meter	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Group E (Mercantile Occupancies) with a minimum fee of \$117										
All	1.16	12.49	1.24	13.33	1.32	14.25	6.5%	13.8%	01-Jan-26	
Group F (Industrial Occupancies) with a minimum fee of \$117										
Industrial building, Warehouse	0.90	9.69	0.96	10.34	1.02	11.03	6.3%	13.3%	01-Jan-26	
Office area in any industrial building (car dealership)	1.16	12.49	1.24	13.33	1.32	14.25	6.5%	13.8%	01-Jan-26	
Parking Garage (below or above grade) and lightly serviced warehouse	0.45	4.84	0.48	5.17	0.51	5.52	6.3%	13.3%	01-Jan-26	
Multi level underground parking garage	0.58	6.24	0.62	6.66	0.66	7.12	6.5%	13.8%	01-Jan-26	
Single storey Self-Storage building	0.45	4.84	0.48	5.17	0.51	5.52	6.3%	13.3%	01-Jan-26	
Miscellaneous with a minimum fee of \$117										
Shell Building for any classification above - Fee reduce by:	0.33	3.55	0.35	3.79	0.37	4.02	5.7%	12.1%	01-Jan-26	
First time fit-up for any classification above (full floor area)	0.33	3.55	0.35	3.79	0.37	4.02	5.7%	12.1%	01-Jan-26	

City of Ottawa
 Planning, Development and Building Services Department
 Building Code Services - Ontario Building Code - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Other - rate based on a per \$1,000 or part thereof of the estimated valuation of the work, with a minimum fee of \$117							
Tenant fit-up	11.30/103.00	12.00/110.00	12.75/117.00	6.3%	12.8%	01-Jan-26	
Homeowner projects (interior alterations, decks, etc.)	11.30/103.00	12.00/110.00	12.75/117.00	6.3%	12.8%	01-Jan-26	
Farm building	7.93/103.00	8.50/110.00	9.00/117.00	5.9%	13.5%	01-Jan-26	
Any construction where the Gross Floor Area (GFA) cannot be applied	11.30/103.00	12.00/110.00	12.75/117.00	6.3%	12.8%	01-Jan-26	
Construct - Limited Authorization	11.30/103.00	12.00/110.00	12.75/117.00	6.3%	12.8%	01-Jan-26	
Permit to demolish - \$ for the first 5000 sq. ft of floor area, plus \$ for each add 1000 sq. ft (92.9 sq. m) of GFA or part thereof	103.00/11.30	110.00/12.00	117.00/12.75	6.3%	12.8%	01-Jan-26	
Other - Flat Fees							
Certification of Master Plan	112.00	1,000.00	1,068.00	6.8%	853.6%	01-Jan-26	
Plumbing work only	103.00	110.00	117.00	6.4%	13.6%	01-Jan-26	
Application for lot severances - requiring plumbing inspections to ensure separate plumbing services can be provided	111.00	118.00	126.00	6.8%	13.5%	01-Jan-26	
Application for access to Building Permits Records (excluding reproduction costs) - per application	77.00	82.00	88.00	7.3%	14.3%	01-Jan-26	
Copies - Paper (per page) *	0.30	0.35	0.35	0.0%	16.7%	01-Jan-26	
Copies- drawings (per drawing)* digital or paper copy	11.55	12.35	13.20	6.9%	14.3%	01-Jan-26	

City of Ottawa
 Planning, Development and Building Services Department
 Building Code Services - Ontario Building Code - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Fees in Addition to Regular Permit Fees							
Conditional Permit - \$379 for single detached unit, semi detached and row house unit and \$1,137 for all other buildings/construction projects	333.00/998.00	355.00/1,065.00	379.00/1,137.00	6.8%	13.8%	01-Jan-26	
Change of use	111.00	118.00	126.00	6.8%	13.5%	01-Jan-26	
Partial Permit	259.00	276.00	295.00	6.9%	13.9%	01-Jan-26	
Transfer of application or permit	103.00	110.00	117.00	6.4%	13.6%	01-Jan-26	
Re-examination (application with certified master plan) - Customizing certified master plan or change of one certified master plan for another	348.00	371.00	396.00	6.7%	13.8%	01-Jan-26	
Re-examination fee - all other applications where substantial change - Additional 10% of fee rate based on same building classification by major occupancy of the original permit	10.00%	10.00%	10.00%	0.0%	0.0%	01-Jan-26	
Revision to permit- Master Plan - Change of one certified master plan for another	348.00	371.00	396.00	6.7%	13.8%	01-Jan-26	
Revision to permit- other \$ fee per \$1,000 construction value, minimum \$117	11.30/103.00	12.00/110.00	12.75/117.00	6.3%	12.8%	01-Jan-26	
Revision to permit for farm building \$ fee per \$1,000 construction value, minimum \$117 (OFA Registration required)	7.93/103.00	8.50/110.00	9.00/117.00	5.9%	13.5%	01-Jan-26	

City of Ottawa
 Planning, Development and Building Services Department
 Building Code Services - Ontario Building Code - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Administrative Surcharge: Permit to Demolish where the building was located on property subject to the Demolition Control By-law 2012-377	1,027.00	1,096.00	1,170.00	6.8%	13.9%	01-Jan-26	
Administrative Surcharge: Permit to Demolish where the building was located on property subject to the Heritage Act	3,080.00	3,288.00	3,510.00	6.8%	14.0%	01-Jan-26	
Administrative Surcharge: Partial Permit to Construct: 50% of permit fees calculated for the complete building for the Partial Permit to Construct up to a maximum of \$5000 for each stage of construction	50%/5,000.00	50%/5,000.00	50%/5,000.00	0.0%	0.0%	01-Jan-26	
Administrative Surcharge: Regular Permit to Construct: 50% of permit fees calculated for a regular Permit to Construct up to a maximum of \$10,000	50%/10,000.00	50%/10,000.00	50%/10,000.00	0.0%	0.0%	01-Jan-26	
Administrative Surcharge: 15% of recovery costs paid to third party contractors for property owners' non-compliance with the Building Code Act.	15.00%	15.00%	15.00%	0.0%	0.0%	01-Jan-26	
Deferral of revocation	322.00	344.00	367.00	6.7%	14.0%	01-Jan-26	
Alternative Solution - Tier 1 Review Process \$1,080 , Tier II Review Process - \$430 per application	970.00/390.00	1,010.00/405.00	1,080.00/430.00	6.9%	11.3%	01-Jan-26	
Limiting Distance Agreements	356.00	380.00	406.00	6.8%	14.0%	01-Jan-26	
Demolition Agreement	427.00	456.00	487.00	6.8%	14.1%	01-Jan-26	
Refundable inspection fee for single detached, semi-detached, row house or townhouse dwelling units	300.00	300.00	300.00	0.0%	0.0%	01-Jan-26	
Re-inspection fee for single, semi-detached, row house or townhouse dwelling units - per inspection	100.00	100.00	100.00	0.0%	0.0%	01-Jan-26	

City of Ottawa
 Planning, Development and Building Services Department
 Building Code Services - Ontario Building Code - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Remediation Type 1	1,064.00	1,136.00	1,213.00	6.8%	14.0%	01-Jan-26	
Remediation Type 2	1,889.00	2,017.00	2,153.00	6.7%	14.0%	01-Jan-26	
Remediation Type 3	470.00	502.00	536.00	6.8%	14.0%	01-Jan-26	
Remediation Type 4	1,179.00	1,259.00	1,344.00	6.8%	14.0%	01-Jan-26	
Remediation Type 5(a)	237.00	253.00	270.00	6.7%	13.9%	01-Jan-26	
Private Roadway Naming	2,083.00	2,224.00	2,374.00	6.7%	14.0%	01-Jan-26	
Private Roadway Naming (submitted on same day as Site Plan Control application for the same lands)	1,496.00	1,597.00	1,705.00	6.8%	14.0%	01-Jan-26	
Highway Name Change (Street Name Change)	3,009.00	3,212.00	3,429.00	6.8%	14.0%	01-Jan-26	
Highway Name Dedication (Street Name Dedication)	1,805.00	1,927.00	2,057.00	6.7%	14.0%	01-Jan-26	
Civic Number Change	248.00	265.00	283.00	6.8%	14.1%	01-Jan-26	
911 Blade Sign and Post (Installed by City)	101.00	108.00	115.00	6.5%	13.9%	01-Jan-26	
911 Replacement Blade Sign and Post (Installed by the City)	101.00	108.00	115.00	6.5%	13.9%	01-Jan-26	
911 Replacement Blade Sign and Post (Installed by Owner)	61.00	65.00	69.00	6.2%	13.1%	01-Jan-26	
911 Replacement Blade Only	35.00	37.00	39.00	5.4%	11.4%	01-Jan-26	
Removal of Orders Registered on Title	257.00	274.00	292.00	6.6%	13.6%	01-Jan-26	
Total Departmental							(629)

Note:
 *HST applicable

Strategic Initiatives Department (SID)

Service Area Summary – Strategic Housing Projects

Strategic Housing Projects, located within Housing Solutions and Investment Services, is responsible for the development of affordable housing policy, partnerships, and the delivery of capital programs and funding for new affordable and supportive housing. Strategic Housing Projects works with the private, not-for-profit, and charitable sectors on the development of new affordable and supportive housing for low and moderate-income individuals and families in Ottawa to advance the objectives of the City's 10 Year Housing and Homelessness Plan. This includes administering federal and provincial programs, municipal investments and leveraging City and community resources to advance Council and community priorities.

Programs/Services Offered

- Develop affordable housing policy and deliver capital funding
- Partner with non-profit, charitable, and private sectors
- Support early-stage project readiness for shovel-ready housing
- Foster innovation and leadership in housing delivery through programs and partnerships
- Identify and prepare surplus City lands for affordable housing development
- Collaborate with provincial and federal governments to leverage funding and policy tools.

City of Ottawa
Strategic Initiatives Department
Strategic Housing Projects - Operating Resource Requirement
In Thousands (\$000)

	2024	2025		2026	\$ Change over 2025 Budget
	Actual	Forecast	Budget	Estimate	
Expenditures by Program					
Strategic Housing Projects	10,213	11,915	11,410	12,449	1,039
Gross Expenditure	10,213	11,915	11,410	12,449	1,039
Recoveries & Allocations	(104)	(610)	0	0	0
Revenue	(250)	(145)	(250)	(250)	0
Net Requirement	9,859	11,160	11,160	12,199	1,039
Expenditures by Type					
Salaries, Wages & Benefits	1,109	1,804	1,299	1,338	39
Overtime	0	0	0	0	0
Material & Services	56	71	71	71	0
Transfers/Grants/Financial Charges	9,040	10,040	10,040	11,040	1,000
Fleet Costs	0	0	0	0	0
Program Facility Costs	0	0	0	0	0
Other Internal Costs	8	0	0	0	0
Gross Expenditures	10,213	11,915	11,410	12,449	1,039
Recoveries & Allocations	(104)	(610)	0	0	0
Net Expenditure	10,109	11,305	11,410	12,449	1,039
Revenues By Type					
Federal	0	0	0	0	0
Provincial	(250)	(145)	(250)	(250)	0
Municipal	0	0	0	0	0
Own Funds	0	0	0	0	0
Property Taxes	0	0	0	0	0
Investment Income	0	0	0	0	0
Development Charges	0	0	0	0	0
Payment-in-Lieu of Taxes	0	0	0	0	0
Fees and Services	0	0	0	0	0
Fines	0	0	0	0	0
Other	0	0	0	0	0
Total Revenue	(250)	(145)	(250)	(250)	0
Net Requirement	9,859	11,160	11,160	12,199	1,039
Full Time Equivalents			10.00	10.00	0.00

City of Ottawa
Strategic Initiatives Department
Strategic Housing Projects - User Fees

	2024 Rate \$	2025 Rate \$	2026 Rate \$	% Change Over 2025	% Change Over 2024	Effective Date	2026 Revenue (\$000)
Affordable Rental Unit Agreement fee	-	2,051.00	2,115.00	3.1%	N/A	01-Jan-26	

City Of Ottawa
2026 Draft Capital Budget
Planning and Housing Committee
Capital Funding Summary
In Thousands (\$000)

	Revenues	Tax Supported/ Dedicated	Rate Supported	Develop. Charges	Gas Tax	Tax Supported/ Dedicated Debt	Rate Supported Debt	Develop. Charges Debt	Gas Tax Debt	Total
Housing Services										
Growth										
911160 24-26 Municipal InvestAffordable Housing	0	23,250	0	0	0	0	0	0	0	23,250
Growth Total	0	23,250	0	0	0	0	0	0	0	23,250
Housing Services Total	0	23,250	0	0	0	0	0	0	0	23,250
Planning & Development										
Growth										
911924 Greenfield Study-Community Design Plans	0	0	0	378	0	42	0	0	0	420
Growth Total	0	0	0	378	0	42	0	0	0	420
Renewal of City Assets										
911923 Redev. Studies - Community Design Plans	0	0	0	222	0	222	0	0	0	444
Renewal of City Assets Total	0	0	0	222	0	222	0	0	0	444
Planning & Development Total	0	0	0	600	0	264	0	0	0	864
Total	0	23,250	0	600	0	264	0	0	0	24,114