

Window Replacement Permit: Decision Guide

ALDA Windows and Doors - Ontario homeowner reference 2026

Step-by-step decision tree

1 Same opening size? If yes, no permit.

Like-for-like swap into the existing rough opening is exempt under O. Reg. 332/12.

2 Are you enlarging the opening? If yes, permit + designer drawings.

A wider opening needs a properly sized header. Budget \$700 to \$1,800 for BCIN drawings.

3 Cutting a brand new opening? Permit always required.

New windows (including basement egress) trigger a building permit and inspection.

4 Bedroom window? Confirm clear opening dimensions.

Egress requires 0.35 sq m unobstructed openable area, no dimension under 380 mm, sill below 1.5 m.

5 Heritage district home? Check heritage permit separately.

Cabbagetown, Riverdale, Yorkville and similar enclaves need heritage approval on top of building permit.

6 Removing a window and bricking the wall? Permit required.

Wall must be made structurally and thermally compliant.

Permit cost and timeline by GTA city (2026)

Toronto	\$200 to \$500 permit + \$700 to \$1,800 designer; 3 to 6 weeks review
Mississauga	\$180 to \$420 permit + \$700 to \$1,600 designer; 2 to 4 weeks review
Vaughan	\$200 to \$450 permit + \$700 to \$1,700 designer; 2 to 5 weeks review
Markham	\$190 to \$400 permit + \$700 to \$1,600 designer; 2 to 4 weeks review
Brampton	\$170 to \$380 permit + \$650 to \$1,500 designer; 2 to 4 weeks review

Authorities and reference links

Ontario Building Code	ontario.ca/laws/regulation/120332
Toronto building permits	toronto.ca/services-payments/building-construction/
ENERGY STAR Canada windows	natural-resources.canada.ca/energy-efficiency/energy-star-canada

Free GTA window and door consultation - aldawindows.com/free-estimate