



**THE CORPORATION OF THE CITY OF MISSISSAUGA
PLANNING ACT PROCESSING FEES
BY-LAW 253-12**

(amended by 27-13)

WHEREAS by-laws establishing a tariff of fees for the processing of applications made in respect of planning matters are authorized by subsection 69(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS the Council of The Corporation of the City of Mississauga (the "Council") desires to establish and require the payment of fees for services and activities for the processing of applications made in respect of planning matters commencing January 1, 2013;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. In this By-law,
 - (a) "**City**" means The Corporation of the City of Mississauga in the Regional Municipality of Peel;
 - (b) "**Commissioner**" means the Commissioner of Planning and Building and his or her delegate who may be appointed in writing by the Commissioner from time to time;
 - (c) "**Department**" means a department of the City;
 - (d) "**Division**" means a division within a Department.
2. Council hereby establishes the fees as set out in Schedules "A" and "B" to this By-law which shall be payable for the processing of applications made in respect of those planning matters described in Schedules "A" and "B" to this By-law.
3. No request by any person for any service or activity regarding applications made in respect of those planning matters described in Schedules "A" and "B" will be processed or provided by the City, unless and until the person requesting the service or activity has paid the applicable fee in the prescribed amount as set out in Schedules "A" and "B" to this By-law.
4. Notwithstanding sections 2 and 3, this By-law shall not apply to applications made by the City with respect to the following planning matters described in Schedules "A" and "B" to this By-law.
 - a) Site Plan Control;
 - b) Site Plan - Infill Residential;
 - c) Site Plan Minor Building Alterations or Site Revisions;
 - d) Site Plan Approval Express;
 - e) Site Plan Inspection - Except for Infill Residential;
 - f) Site Plan Inspection - Infill Residential.
5. The fees as listed in Schedules "A" and "B" will be subject to the Harmonized Sales Tax (H.S.T.) where applicable.

6. No discounts apply for early payment of any fee set out in Schedules "A" and "B" to this By-law.
7. A person may be eligible for a refund of the applicable fees in accordance with the refund requirements set out in Schedule "A" to this By-law.
8. Payment of all fees is due at the time the applicable application is made or service request is submitted, unless otherwise stated in Schedules "A" and "B" and may be made by Visa, MasterCard, American Express, Direct Debit (bank card), cash, cheque, certified cheque or bank draft, as required by the Department requesting the fee.
9. The Commissioner shall be responsible for the administration of this By-law, including but not limited to the enforcement thereof, including collection activity, and for instructing Legal Services to take such legal action as may be considered appropriate.
- 10.(a) Notwithstanding Section 2 and subject to paragraph 10.(b), all applications in respect of planning matters included in Schedule "A" submitted on or before December 31st, 2012, shall continue to be governed by By-law 53-12, as amended, with respect to the payment of applicable fees.
- 10.(b) Where an application in respect of a planning matter included in Schedule "A" was submitted on or before December 31, 2012, such application shall be subject to the site inspection fees in effect at the date when a request for a site inspection is made to the Planning and Building Department.
- 10.(c) Notwithstanding any previous *Planning Act* Processing Fees By-law or *Planning Act* Fees and Charges By-law prior to By-law 53-12, including any grandfather clause contained therein that identified which fees are payable depending upon the date of the application, where an application in respect of planning matters was submitted at the time when such prior *Planning Act* Processing Fees By-law or *Planning Act* Fees and Charges By-law was in effect, such application shall be subject to the site inspection fees in effect at the date when a request for a site inspection is made to the Planning and Building Department.
- 11.(a) All applications in respect of planning matters included in Schedule "A" submitted on or after January 1, 2013, shall be subject to and governed by this By-law with respect to the payment of applicable fees.
- 11.(b) Notwithstanding paragraph 11.(a), all applications in respect of planning matters included in Schedule "A" submitted on or after January 1, 2013, shall remain subject to the site inspection fees in effect at the date when a request for a site inspection is made to the Planning and Building Department..
12. Schedules "A" and "B" shall be deemed to be part of this By-law.
13. Should any part of this By-law, including any part of Schedules "A" and "B", be determined by a Court of competent jurisdiction to be invalid or of no force and effect, it is the stated intention of Council that such invalid part of the By-law shall be severable and that the remainder of this By-law including the remainder of Schedules "A" and "B", shall continue to operate and to be in force and effect.
14. This By-law shall be known as the "*Planning Act* Processing Fees By-law - 2013".

ENACTED and PASSED this 12TH day of December, 2012

Signed by: Hazel McCallion, Mayor and Crystal Greer, City Clerk

SCHEDULE "A" TO BY-LAW 0253-2012

CORPORATE SERVICES DEPARTMENT

COMMITTEE OF ADJUSTMENT:	
ITEM	FEE
Minor Variances:	
Residential applications	\$700.00 per application
Multiple Residential Applications (10 or more) within a Plan of Subdivision	\$700.00 per application for the first 10 applications \$50.00 per application in excess of the first 10 applications
All other applications	\$975.00 per application
Deferral Fee	\$200.00 per request
Consent:	
New lots and lot additions	\$2,500.00 per application (includes Certificate Fee payable at time of application)
Multiple Consent Applications (10 or more) within a Plan of Subdivision	\$2,500.00 per application for the first 10 applications \$50.00 per application in excess of the first 10 applications (includes Certificate Fee payable at time of application)
Validation of Title, Lease, Easement, Mortgage or Partial Discharge of Mortgage, Foreclosure or Power of Sale	\$1,400.00 per application
Request for a change of a condition	\$500.00 per condition
Deferral Fee	\$200.00 per request
Secretary-Treasurer's Certificate Fee	\$375.00

COMMUNITY SERVICES DEPARTMENT

FORESTRY SECTION:	
ITEM	FEE
Tree Removal Permission (through the review of Subdivision, Site Plan and Consent Applications)	\$0 If all trees are considered by the Forestry Section as dead, dying or hazardous.
	\$336.00 For the removal of three (3) trees, each with a diameter greater than 15 cm plus \$75.00 for each additional tree with a diameter greater than 15 cm.

PLANNING AND BUILDING DEPARTMENT

BUILDING DIVISION:	
ITEM	FEE
Zoning Certificate	\$250.00

SCHEDULE "A" TO BY-LAW 0253-2012

PLANNING AND BUILDING DEPARTMENT - continued

DEVELOPMENT AND DESIGN DIVISION			
APPLICATION TYPE	BASE FEE This is subject to Note 1 below)	ADDITIONAL FEE DETAILS	AMOUNT
Official Plan Amendment	\$21,990.00	Not Applicable	
Official Plan Amendment/Zoning By-law Amendment (This is subject to Note 1 below)	\$39,600.00	Plus: Residential: \$/unit for first 25 units Residential: \$/unit for units 26 - 100 Residential: \$/unit for units 101 - 200 Residential: \$/unit for additional units beyond 200 Commercial and Institutional: \$/m ² Industrial and Office: \$/gross ha ----- Maximum Residential charge per application Maximum Industrial, Commercial and Office (ICI) charge per application Major Revision to Application requiring Recirculation of Application to Commenting Agencies	\$830.00 \$440.00 \$230.00 \$110.00 \$13.10 \$4,010.00 ----- \$180,000.00 \$100,000.00 50% of total application fee
Zoning By-law Amendment (This is subject to Notes 1 and 2 below)	\$28,800.00	Plus: Residential: \$/unit for first 25 units Residential: \$/unit for units 26 - 100 Residential: \$/unit for units 101 - 200 Residential: \$/unit for additional units beyond 200 Commercial and Institutional: \$/m ² Industrial and Office: \$/gross ha ----- Maximum Residential charge per application Maximum Industrial, Commercial and Office (ICI) charge per application Major Revision to Application requiring Recirculation of Application to Commenting Agencies	\$1,060.00 \$820.00 \$480.00 \$190.00 \$16.30 \$9,600.00 ----- \$180,000.00 \$100,000.00 50% of total application fee
Temporary Use By-law	\$4,500.00		
Extension of Temporary Use By-law	\$3,500.00		
Site Plan Control-Except for Infill Residential (New Dwellings, Replacement Housing and Additions) (This is subject to Notes 13, and 4 below)	\$7,800.00	Plus: Residential: \$/unit for first 25 units Residential: \$/unit for units 26 - 100 Residential: \$/unit for additional units beyond 100 Non-residential (ICI): \$/m ² for first 2 000 m ² Non-residential (ICI): \$/m ² for 2 001 - 4 500 m ² Non-residential (ICI): \$/m ² for 4 501 - 7 000 m ² Non-residential (ICI): \$/m ² beyond 7 000 m ² ----- Maximum Residential charge per application ⁽³⁾ Maximum Non-residential (ICI) charge per application Major Revision to Application requiring Recirculation of Application to Commenting Agencies	\$530.00 \$320.00 \$110.00 \$6.70 \$4.80 \$2.90 \$1.40 ----- \$75,000.00 \$52,000.00 50% of total application fee

SCHEDULE "A" TO BY-LAW 0253-2012

PLANNING AND BUILDING DEPARTMENT - continued

DEVELOPMENT AND DESIGN DIVISION			
APPLICATION TYPE	BASE FEE	ADDITIONAL FEE DETAILS	AMOUNT
Site Plan Control - for Infill Residential (New Dwellings, Replacement Housing and Additions) (see Note 5 below)	\$7,800.00	Major Revision to Application requiring Recirculation of Application to Commenting Agencies	50% of total application fee
Site Plan Minor Building Alterations or Site Revisions	\$2,400.00	Plus: Applicable Site Plan Minor Surcharge Fees: Planning & Building - Site Inventory Review Transportation & Works - Development Engineering Review Transportation & Works - Storm Drainage Review Transportation & Works - Environmental Review Community Services - Fire Review Community Services - Forestry Review	\$600.00 \$340.00 \$120.00 \$90.00 \$70.00 \$180.00
Site Plan Approval Express (SPAX)	\$300.00		
Removal of (H) Holding Symbol	\$28,700.00	Additional fee per application for applications within City Centre	\$14,100.00
Plan of Subdivision (see Note 1 and 6 below)	\$7,800.00	Plus: Detached, semi-detached and townhouse dwellings: \$/unit All other residential, commercial or institutional uses: \$/m ² beyond 500 m ² Industrial and Office: \$/gross ha ----- Maximum fee per application Major Revision to Application requiring Recirculation to Commenting Agencies Revision to Draft Approved Plan requiring Circulation Recirculation of Application due to Lapsing of Draft Approval	\$580.00 \$2.90 \$4,900.00 \$120,000.00 50% of total application fee 50% of total application fee 50% of total application fee
Surcharge Fees (see Notes 7, 8, 9, 10, and 11 below)		Community Services - Heritage Review ⁽⁵⁾⁽⁷⁾ Planning & Building - Environmental Review (Natural Heritage and/or Natural Hazards) Base Fee ⁽⁵⁾⁽⁷⁾ if Environmental Impact Statement (EIS) Minor required ⁽⁸⁾ if Environmental Impact Statement (EIS) Major required ⁽⁹⁾ Planning & Building - Parking Utilization Study ⁽¹⁰⁾ Community Services - Forestry Inspection ⁽¹¹⁾	\$1,280.00 \$1,600.00 plus \$2,960.00 or \$8,720.00 \$3,490.00 \$90.00

SCHEDULE "A" TO BY-LAW 0253-2012

PLANNING AND BUILDING DEPARTMENT - continued

DEVELOPMENT AND DESIGN DIVISION			
APPLICATION TYPE	BASE FEE	ADDITIONAL FEE DETAILS	AMOUNT
Development Application Review Committee (DARC) Meeting Proposal Submissions (See Notes 12, 13 and 14 below)		OPA/Rezoning and Rezoning Subdivision Site Plan	\$2,700.00 \$2,350.00 \$1,850.00

NOTES:

1. In the event there is a Maximum fee for an application that Maximum fee is inclusive of the Base Fee and is the total amount payable. .
2. Notwithstanding that the Base Fee for Zoning By-law Amendment applications is \$28,800.00, in the case of Zoning By-law Amendment applications for Commercial, the fee is \$14,400.00 with no additional per square metre charge for applications up to a maximum of 220 m² in C4, CC1 and CC2 base or exception zones. Where a Commercial application in C4, CC1 and CC2 base or exception zones exceeds 220 m², the \$28,800.00 Base Fee and other per square metre charges apply.
3. Notwithstanding that the Base Fee for Site Plan Control-Except for Infill Residential is \$7,800.00, in the case of Non-Residential Commercial Site Plan Control applications, the fee is \$4,560.00 with no additional per square metre charge for applications up to a maximum of 220 m² in C4, CC1 and CC2 base or exception zones. Where a Non-Residential Commercial Site Plan Control application in C4, CC1 and CC2 base or exception zones exceeds 220 m², the \$7,800.00 Base Fee and other per square metre charges apply.
4. For Residential apartment applications with more than one (1) apartment building, maximum charge applies to each building.
5. Base Fee includes infill housing as per Site Plan Control By-law.
6. For Plan of Subdivision applications processed in conjunction with an Official Plan Amendment/Zoning By-law Amendment or Zoning By-law Amendment application, only 70% of the total subdivision fee (base fee plus applicable per unit, per square metre and per hectare fee) shall be collected.
7. Surcharge fee for Environmental Review and Heritage Review applies only to Official Plan Amendment only, Official Plan Amendment/Zoning By-law Amendment, Zoning By-law Amendment and Plan of Subdivision applications.
8. EIS Minor refers to no encroachment into natural area.
9. EIS Major refers to encroachment into natural area.
10. Surcharge fee for Parking Utilization Study applies only to Official Plan Amendment only, Official Plan Amendment/Zoning By-law Amendment, Zoning By-law Amendment applications.
11. Surcharge fee for Forestry Inspection applies only to Site Plan Control applications.
12. Amount paid for submission for Development Application Review Committee to be credited towards total application fee applicable at time of application submission.
13. For an OPA/Rezoning or Rezoning proposal in conjunction with a Plan of Subdivision proposal only the OPA/Rezoning and Rezoning fee would apply.
14. For a Site Plan proposal in conjunction with an OPA/Rezoning or Rezoning proposal and/or Plan of Subdivision for a Common Element proposal the highest fee would apply.

SCHEDULE "A" TO BY-LAW 0253-2012

EFFECTIVE DATE:

Any applications submitted prior to the effective date this By-law comes into force would be processed under former fee structure.

REFUNDS:

If a person wishes to withdraw or discontinue an application for a planning matter prior to completion of the entire process related to an application, refunds of application fees are available upon written request in accordance with the following:

For Official Plan Amendment only, Official Plan Amendment/Zoning By-law Amendment, Zoning By-law Amendment and Plan of Subdivision applications:

- 90% refund prior to receipt of initial Application Status Report (ASR);
- 70% refund following receipt of initial Application Status Report (ASR) and prior to consideration of Information Report by Planning and Development Committee;
- 50% refund following consideration of Information Report to Planning and Development Committee and prior to consideration of Supplementary Report by Planning and Development Committee/Council;
- 10% refund following consideration of Supplementary Report by Planning and Development Committee/Council and prior to preparation of Zoning By-law/Official Plan Amendment//Conditions of Draft Plan of Subdivision Approval.

For Removal of (H) Holding Symbol and Payment-in-Lieu of Off-Street Parking (PIL) applications:

- 90% refund prior to receipt of initial Application Status Report (ASR);
- 70% refund following receipt of initial Application Status Report (ASR) and prior to consideration of report by Planning and Development Committee/Council;
- 10% refund following consideration of report by Planning and Development Committee/Council and prior to preparation of By-law/Agreement.

For Site Plan Control applications:

- 90% refund prior to receipt of initial Application Status Report (ASR);
- 50% refund following receipt of initial Application Status Report (ASR) and prior to next resubmission;
- 30% refund following receipt of 2nd Application Status Report (ASR) and prior to next resubmission;
- 10% refund following receipt of 3rd and subsequent Application Status Reports (ASRs) and prior to final site plan approval.

For greater clarity, no refund shall be available upon completion of the entire process related to the application for the applicable planning matter.

PLANNING AND BUILDING DEPARTMENT - continued

Payment-In-Lieu of Off-Street Parking (PIL)						
Processing Fee	\$800.00/application					
(A) A Change in Land Use or the conversion of an Existing Building or Structure or Part thereof:						
	Amount Payable Per Surface Parking Space		Amount Payable Per Above Grade Structured Parking Space		Amount Payable Per Below Grade Structured Parking Space	
Category 1: Where the gross floor area equals or is less than 50 m ² , 12.5% of the estimated cost of parking spaces.	City Centre	\$1,776.00	City Centre	\$3,538.00	City Centre	\$4,788.00
	Port Credit	\$2,675.00	Port Credit	\$3,798.00	Port Credit	\$5,048.00
	Clarkson	\$2,365.00	Clarkson	\$3,708.00	Clarkson	\$4,958.00
	Streetsville	\$2,210.00	Streetsville	\$3,663.00	Streetsville	\$4,913.00
	Cooksville	\$2,055.00	Cooksville	\$3,618.00	Cooksville	\$4,868.00
	Other Areas in Mississauga	\$1,776.00	Other Areas in Mississauga	\$3,538.00	Other Areas in Mississauga	\$4,788.00

SCHEDULE "A" TO BY-LAW 0253-2012

<u>Category 2:</u> Where the gross floor area exceeds 50 m ² , but equals or is less than 200 m ² , 25% of the estimated cost of parking spaces.	City Centre	\$3,552.00	City Centre	\$7,075.00	City Centre	\$9,575.00
	Port Credit	\$5,350.00	Port Credit	\$7,595.00	Port Credit	\$10,095.00
	Clarkson	\$4,730.00	Clarkson	\$7,416.00	Clarkson	\$9,916.00
	Streetsville	\$4,420.00	Streetsville	\$7,326.00	Streetsville	\$9,826.00
	Cooksville	\$4,110.00	Cooksville	\$7,237.00	Cooksville	\$9,737.00
	Other Areas in Mississauga	\$3,552.00	Other Areas in Mississauga	\$7,075.00	Other Areas in Mississauga	\$9,575.00
<u>Category 3:</u> Where the gross floor area exceeds 200 m ² , 50% of the estimated cost of parking spaces.	City Centre	\$7,104.00	City Centre	\$14,150.00	City Centre	\$19,150.00
	Port Credit	\$10,700.00	Port Credit	\$15,191.00	Port Credit	\$20,191.00
	Clarkson	\$9,460.00	Clarkson	\$14,832.00	Clarkson	\$19,832.00
	Streetsville	\$8,840.00	Streetsville	\$14,653.00	Streetsville	\$19,653.00
	Cooksville	\$8,220.00	Cooksville	\$14,473.00	Cooksville	\$19,473.00
	Other Areas in Mississauga	\$7,104.00	Other Areas in Mississauga	\$14,150.00	Other Areas in Mississauga	\$19,150.00
B) New Developments, Redevelopments, and Additions to Existing Buildings and Structures, 50% of the estimated cost of parking spaces.						
Amount Payable Per Surface Parking Space		Amount Payable Per Above Grade Structured Parking Space		Amount Payable Per Below Grade Structured Parking Space		
City Centre	\$7,104.00	City Centre	\$14,150.00	City Centre	\$19,150.00	
Port Credit	\$10,700.00	Port Credit	\$15,191.00	Port Credit	\$20,191.00	
Clarkson	\$9,460.00	Clarkson	\$14,832.00	Clarkson	\$19,832.00	
Streetsville	\$8,840.00	Streetsville	\$14,653.00	Streetsville	\$19,653.00	
Cooksville	\$8,220.00	Cooksville	\$14,473.00	Cooksville	\$19,473.00	
Other Areas in Mississauga	\$7,104.00	Other Areas in Mississauga	\$14,150.00	Other Areas in Mississauga	\$19,150.00	
Full Payment	Lump sum payment as calculated with PIL Agreement, in accordance with the <i>Planning Act</i> .					
Installment Payments	Up front payment and a Letter of Credit with PIL Agreement, in accordance with the <i>Planning Act</i> : <ul style="list-style-type: none"> - minimum up front payment - \$15,000.00; - a Letter of Credit to include the remaining payment(s) plus interest payment (based on prime rate plus 1.5% per annum) - Maximum payment period - three years; - Maximum number of installments - three. See Corporate Policy and Procedure, Policy No. 07-09-01 for details.					

SCHEDULE "A" TO BY-LAW 0253-2012

PLANNING AND BUILDING DEPARTMENT - continued

DEVELOPMENT SERVICES			
ITEM		FEE	
APPLICATION TYPE	BASE FEE	ADDITIONAL FEE DETAILS	AMOUNT
Part Lot Control	\$1,300.00	Plus: For each lot or block created	\$53.00
Repeal of Exempting By-law	\$156.00		
Deletion of Restrictions	\$156.00		
Extension of Exempting By-law	\$156.00		
Consent to Transfer/Charge	\$130.00		
Plan of Condominium Standard	\$5,400.00	Plus: Apartment: \$/unit Non-apartment or vacant lot: \$/unit Non-residential: \$/ha	\$31.00 \$77.00 \$153.00
Plan of Condominium Common Element	\$12,400.00	Recirculation of Application due to lapsing of draft approval	50% of total application fee
		Recirculation of Application due to revisions to the application requiring recirculation to commenting agencies.	\$650.00 per revision
		Condominium Amalgamation Fee	\$650.00
		Condominium Amendment Fee	\$650.00

TRANSPORTATION AND WORKS DEPARTMENT

TRANSPORTATION AND INFRASTRUCTURE PLANNING DIVISION	
Development Engineering Section	
ITEM	FEE
Engineering Fees	Fees are calculated as a percentage of the servicing costs
Servicing costs are: - Less than 100,000 - \$100,000 to \$250,000 - \$250,000 to \$500,000 - \$500,000 to \$750,000 - \$750,000 to \$1.5 million - Greater than \$1.5 million	10% 8% with a minimum of \$10,000 6% with a minimum of \$20,000 5% with a minimum of \$30,000 4.5% with a minimum of \$37,500 3.5% with a minimum of \$67,500
Interim Servicing Submission Review - 0 to 20 hectares (0 to 50 acres) - 20 to 40 hectares (50 to 100 acres) - over 40 hectares (over 100 acres)	\$1,500.00 per submission \$2,000.00 per submission \$3,000.00 per submission

SCHEDULE "A" TO BY-LAW 0253-2012

TRANSPORTATION AND WORKS DEPARTMENT - continued

TRANSPORTATION AND INFRASTRUCTURE PLANNING DIVISION	
Development Engineering Section	
ITEM	FEE
Municipal Services Inspection Relating to Condominiums	Range of \$1,000.00 to \$2,500.00 per development Fee to be determined by the Transportation and Works Department based on the complexity of the project.
Phasing of Developments after Initial Submissions have been Reviewed - 0 to 20 hectares (0 to 50 acres) - 20 to 40 hectares (50 to 100 acres) - over 40 hectares (over 100 acres)	\$1,500.00 per submission for each phase \$2,000.00 per submission for each phase \$3,000.00 per submission for each phase
Pre-servicing Submission Processing - 0 to 20 hectares (0 to 50 acres) - 20 to 40 hectares (50 to 100 acres) - over 40 hectares (over 100 acres)	\$500.00 per submission \$1,000.00 per submission \$1,500.00 per submission

SCHEDULE "B" TO BY-LAW 0253-2012

PLANNING AND BUILDING DEPARTMENT

DEVELOPMENT AND DESIGN DIVISION			
APPLICATION TYPE	BASE FEE	ADDITIONAL FEE DETAILS	AMOUNT
Site Plan Inspection - Except for Infill Residential (New Dwellings, Replacement Housing and Additions)		Initial Inspection Each Additional Inspection	\$690.00 \$560.00
Site Plan Inspection - Infill Residential (New Dwellings, Replacement Housing and Additions)		Initial Inspection Each Additional Inspection	\$440.00 \$190.00