

Schedule "C-1"
Planning Act Processing Fees - Applications

Effective Date: January 1, 2021

(Amended by 0298-2020)

1. The fees as set out in Schedule "C-1" to this By-law, which shall be payable for the processing of applications made in respect of those planning matters described in Schedule "C-1" this By-law.
2. No request by any person for any service or activity regarding applications made in respect of those planning matters described in Schedule "C-1" 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 Schedule "C-1" to this By-law.
3. Notwithstanding sections 1 and 2, this By-law shall not apply to applications made by the City with respect to any planning matter described in Schedule "C-1" to this By-law.
4. No discounts apply for early payment of any fee set out in Schedule "C-1" to this By-law.
5. A person may be eligible for a refund of the applicable fees in accordance with the refund requirements set out in Schedule "C-1" to this By-law.
6. Payment of all fees is due at the time the applicable application is made or service request is submitted, unless otherwise stated in Schedule "C-1". Subject to applicable City policy, payment of all fees 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.
7. Notwithstanding section 1 and subject to section 8, all applications in respect of planning matters included in Schedule "C-1" submitted on or before December 31, 2020, shall continue to be governed by By-law 0156-2019, as amended, with respect to the payment of applicable fees.
8. Where an application in respect of a planning matter included in Schedule "C-1" was submitted on or before December 31, 2020, then notwithstanding any previous *Planning Act* Processing Fees By-law or *Planning Act* Fees and Charges By-law, 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.
9. All applications in respect of planning matters included in Schedule "C-1" submitted on or after January 1, 2021, shall be subject to and governed by this By-law with respect to the payment of applicable fees.
10. Notwithstanding section 9, all applications in respect of planning matters included in Schedule "C-1" submitted on or after January 1, 2021, 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.
11. Fees applicable to a temporary outdoor patio in the following categories shall not be payable from January 1, 2021 until December 31, 2021:
 - a. Zoning Certificate
 - b. Site Plan Approval Express (SPAX)
12. Notwithstanding anything to the contrary in this By-law, a one-time deferral of fees applicable to planning applications made in accordance with the *Planning Act*, R.S.O. 1990, c. P.13, for a non-profit affordable housing development project is permitted if the payment of such fees is deferred to a date and terms set out in a deferral agreement authorized by Council. (0298-2020)

Schedule "C-1"
Planning Act Processing Fees - Applications

Service Area:
Division:

Planning and Building
Building

Fee Name	Unit	2021 Fee
Schedule "C-1"		
Level 2 - BUILDING DIVISION		
Zoning Certificate	Base Fee (per certificate)	\$500

Service Area:
Building
Division:
Design

Planning and
Development and

Fee Name	Unit	2021 Fee
Schedule "C-1"		
Level 2 - DEVELOPMENT AND DESIGN DIVISION		
APPLICATION TYPE		
Official Plan Amendment (OPA)	Base Fee	\$26,042
Official Plan Amendment/Zoning By-law Amendment (OPA/ZBA)	Base Fee	\$46,896
Plus Variable Rate Fees:		
Residential: \$/unit for first 25 units	Residential Unit	\$982
Residential: \$/unit for units 26 – 100	Residential Unit	\$520
Residential: \$/unit for units 101 – 200	Residential Unit	\$216
Residential: \$/unit for additional units beyond 200	Residential Unit	\$100
Commercial and Institutional: \$/m ²	Square Metre	\$15
Industrial and Office: \$/gross ha	Gross Ha	\$4,749
Maximum Residential charge per application ⁽²⁾	Application	\$226,774
Maximum Commercial, Institutional, Industrial and Office charge per application ⁽²⁾	Application	\$118,365
Major revision to application requiring recirculation of application to commenting agencies	Application	50% of total application fee
Zoning By-law Amendment (ZBA)	Base Fee	\$34,108

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Service Area:
Division:

Planning and Building
Building

Fee Name	Unit	2021 Fee
Plus Variable Rate Fees:		
Residential: \$/unit for first 25 units	Residential Unit	\$1,255
Residential: \$/unit for units 26 – 100	Residential Unit	\$971
Residential: \$/unit for units 101 – 200	Residential Unit	\$426
Residential: \$/unit for additional units beyond 200	Residential Unit	\$166
Commercial and Institutional: \$/m ²	Square Metre	\$19.26
Industrial and Office: \$/gross ha	Gross Ha	\$11,368
Maximum Residential charge per application ⁽²⁾	Application	\$210,181
Maximum Commercial, Institutional, Industrial and Office charge per application ⁽²⁾	Application	\$118,365
Major revision to application requiring recirculation of application to commenting agencies	Application	50% of total application fee
Temporary Use By-law	Application	\$5,328
Extension of Temporary Use By-law	Application	\$4,145
Site Plan Control ⁽⁴⁾	Application ⁽¹⁾	\$10,708
Plus Variable Rate Fees:		
Residential: \$/unit for first 25 units	Residential Unit	\$630
Residential: \$/unit for units 26 - 100	Residential Unit	\$287
Residential: \$/unit for additional units beyond 100	Residential Unit	\$66
Commercial, Office and Institutional: \$/m ² for first 2 000 m ²	Square Metre	\$14.60
Commercial, Office and Institutional: \$/m ² for 2 001 - 4 500 m ²	Square Metre	\$10.46
Commercial, Office and Institutional: \$/m ² for 4 501 - 7 000 m ²	Square Metre	\$6.37
Commercial, Office and Institutional: \$/m ² beyond 7 000 m ²	Square Metre	\$3.05
Industrial: \$/m ² for first 2 000 m ²	Square Metre	\$8.08
Industrial: \$/m ² for first 2 001 - 4 500 m ²	Square Metre	\$5.63
Industrial: \$/m ² for 4 501 - 7 000 m ²	Square Metre	\$2.93
Industrial: \$/m ² beyond 7 000 m ²	Square Metre	\$1.32
Maximum Residential variable rate charge per building ⁽⁵⁾⁽⁶⁾⁽¹⁸⁾	Building	\$83,321

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Planning Act Processing Fees - Applications

Service Area:
Division:

Planning and Building
Building

Fee Name	Unit	2021 Fee
Maximum Commercial, Office and Institutional variable rate charge per building ⁽⁵⁾⁽¹⁸⁾	Building	\$50,874
Maximum Industrial variable rate charge per application	Application	\$50,874
Major revision to application requiring recirculation of application to commenting agencies	Application	50% of total application fee
Site Plan Control - New/Replacement Dwelling and Addition(s) to Existing Dwelling	Application	\$10,708
Major revision to application requiring recirculation of application to commenting agencies	Application	50% of total application fee
Site Plan Control - Limited Circulation	Application	\$4,442
Plus Applicable Surcharge Fees:		
Planning & Building - Site Inventory Review	Base Fee	\$1,198
Transportation & Works - Development Engineering Review	Base Fee	\$410
Transportation & Works - Storm Drainage Review	Base Fee	\$126
Transportation & Works - Environmental Review	Base Fee	\$125
Transportation & Works - Traffic Review	Base Fee	\$462
Community Services - Fire Review	Base Fee	\$155
Community Services - Forestry Review	Base Fee	\$344
Community Services - Heritage Review	Base Fee	\$434
Site Plan Control - Master Site Plan	Base Fee	\$66,704
Site Plan Approval Express (SPAX)	Base Fee	\$487
Removal of (H) Holding Symbol : Plus additional fees: For applications within CC1 to CC4 and CCOS City Centre Base or Exception Zones an additional fee will apply ⁽¹⁷⁾	Application	\$48,560
Applications in all other Base or Exception Zones	Application	\$2,127
Plan of Subdivision ⁽⁷⁾	Application	\$9,236
Plus Variable Rate Fees:		
Detached, semi-detached and townhouse dwellings: \$/unit	Residential Unit	\$600
All other Residential, Commercial or Institutional uses: \$/m ² beyond 500 m ²	Square Metre	\$3
Industrial and Office: \$/gross ha	Gross Ha	\$5,077
Maximum fee per application ⁽²⁾	Application	\$142,037
Major revision to application requiring recirculation to commenting agencies	Application	50% of total application fee
Revision to draft approved plan requiring circulation	Application	50% of total application fee
Recirculation of application due to lapsing of draft approval	Application	50% of total application fee

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Service Area:
Division:

Planning and Building
Building

Fee Name	Unit	2021 Fee
Surcharge Fees		
Community Services - Heritage Review (Heritage Impact Assessment) ⁽⁸⁾	Base Fee	\$1,605
Community Services - Heritage Review (Heritage Impact Assessment/Conservation) ⁽⁸⁾	Base Fee	\$2,216
Planning & Building - Environmental Review (Natural Heritage and/or Natural Hazards) ⁽⁸⁾	Base Fee	\$1,551
Plus: if Environmental Impact Statement Minor required ⁽⁹⁾	Base Fee	\$2,907
if Environmental Impact Statement Major required ⁽¹⁰⁾	Base Fee	\$8,523
Planning & Building - Parking Utilization Study ⁽¹¹⁾	Base Fee	\$4,235
Community Services - Forestry Inspection ⁽¹²⁾	Base Fee	\$171
Plans of Subdivision (Road Only)	Base fee	\$2,538
Pre-Application Meeting ⁽¹³⁾	Site Plan	\$325
Development Application Review Committee (DARC) Meeting ⁽¹³⁾⁽¹⁴⁾⁽¹⁵⁾	Application	
OPA/ZBA and ZBA	Application	\$4,425
Subdivision	Application	\$3,851
Site Plan	Application	\$3,031
ePlans - Electronic Plan Submission Request Non-refundable Administrative fee for all planning applications ⁽¹⁶⁾	Application	\$20
Part Lot Control	Lot	\$1,814
Plus Variable Rate Fees:		
For each lot or block created	Lot	\$62
Repeal/Amend Exempting By-law	Lot	\$308
Deletion of Restrictions	Lot	\$308
Extension of Exempting By-law	Lot	\$308
Consent to Transfer/Charge	Lot	\$231
Plan of Condominium Standard	Lot	\$13,881
Plus Variable Rate Fees:		
Apartment: \$/unit	Per Apartment	\$37.10

**Schedule “C-1”
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Service Area:
Division:

**Planning and Building
Building**

Fee Name	Unit	2021 Fee
Non-apartment or vacant lot: \$/unit	Per Apartment	\$91.64
Non-residential: \$/ha	residential HA	\$181.20
Maximum charge per application ⁽²⁾	Application	\$27,655.15
Recirculation of application due to lapsing of draft approval	Application	50% of total application fee
Recirculation of application due to revisions to the application requiring recirculation to commenting agencies	Application	\$753
Condominium Amalgamation Fee	Base Fee	\$753
Condominium Amendment Fee	Base Fee	\$753
Plan of Condominium Common Element	Base Fee	\$21,496
Recirculation of application due to lapsing of draft approval	Base Fee	50% of total application fee
Recirculation of application due to revisions to the application requiring recirculation to commenting agencies	Base Fee	\$753
Condominium Amalgamation Fee	Base Fee	\$753
Condominium Amendment Fee	Base Fee	\$753

NOTES:

1. Base Fee applies per application.
2. Maximum charge is inclusive of the Base Fee but excludes any applicable surcharges.
3. Notwithstanding that the Base Fee for ZBA applications is \$34,108.00, in the case of ZBA applications for Commercial up to a maximum of 220 m² in C4 Mainstreet Commercial Base or Exception Zones, the fee is \$17,054.00 with no variable rate fees.
4. Notwithstanding that the Base Fee for Site Plan Control is \$10,708.00, in the case of Site Plan Control applications for Commercial up to a maximum of 220 m² in C4 Mainstreet Commercial Base or Exception Zones, the fee is \$5,218.00 with no variable rate fees.
5. Where a building includes or consists of a podium that connects two or more Residential/Commercial/Office/Institutional towers where each tower is greater than five storeys above the height of the podium, each Residential/Commercial/Office/Institutional tower shall be considered a separate building for the purposes of calculating the applicable fee. Additionally, the variable rate fees associated with the podium will be allocated between the Residential/Commercial/Office/Institutional towers. Where a Residential/Commercial/Office/Institutional tower is five storeys or less above the height of the podium, that tower will not be considered a separate building.
6. For townhouse buildings, the maximum variable rate charge applies to the total of all townhouse buildings included in an application.
7. For Plan of Subdivision applications processed in conjunction with an OPA/ZBA or ZBA application, only 70% of the total subdivision fee (base fee plus variable rate fees) shall be collected.
8. Surcharge fee for Environmental Review and Heritage Review applies only to OPA, OPA/ZBA, ZBA and Plan of Subdivision applications.
9. Environmental Impact Statement Minor refers to no encroachment into natural area.
10. Environmental Impact Statement Major refers to encroachment into natural area.

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11. Surcharge fee for Parking Utilization Study applies only to OPA, OPA/ZBA and ZBA applications.
12. Surcharge fee for Forestry Inspection applies only to Site Plan Control applications.
13. Amount paid for submission for Pre-Application Meeting or Development Application Review Committee to be credited towards total application fee applicable at time of application submission.
14. For an OPA/ZBA or ZBA proposal in conjunction with a Plan of Subdivision proposal, only the OPA/ZBA and ZBA fee would apply.
15. For a Site Plan proposal in conjunction with an OPA/ZBA or ZBA proposal and/or Plan of Subdivision for a Common Element proposal, the highest fee would apply.
16. The fee is non-refundable.
17. City Centre Base and Exception Zones have been pre-zoned for development, but require additional processing in respect to planning matters, including the execution of development agreements, servicing agreements and other development related conditions.
18. For Residential/Commercial/Office/Institutional applications, the maximum variable rate charge applies to each building that is greater than seven storeys.

EFFECTIVE DATE:

Any applications submitted prior to January 1, 2021 will be processed under former fee structure.

REFUNDS:

If a person submits a written request to withdraw or discontinue an application for a planning matter prior to completion of the entire process related to the application, or if the Planning and Building Department closes the file due to inactivity following a period of 6 months, refunds of application fees are available 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 Recommendation Report by Planning and Development Committee/Council
- 10% refund following consideration of Recommendation 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 (PIL) of Parking (including Delegation) 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 Project Status Report (PSR)
- 50% refund following receipt of initial Project Status Report (PSR) and prior to next resubmission
- 30% refund following receipt of 2nd Project Status Report (PSR) and prior to next resubmission
- 10% refund following receipt of 3rd and subsequent Project Status Reports (PSRs) 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.

Schedule "C-1"
Planning Act Processing Fees

Service Area:
Division:

Planning and Building
Development and Design

Fee Name	Unit	2021 Fee
Schedule "C-1"		
Level 2 - Payment-In-Lieu (PIL) of Parking (including Delegation)		
Processing Fee	Application	\$851
Level 2(A) - A Change in Land Use or the conversion of an Existing Building or Structure or part thereof:		
Level 2(a) - Category 1: Where the gross floor area equals or is less than 50 m ² , 12.5% of the estimated cost of parking spaces		
Amount Payable Per Surface Parking Space		
City Centre	Per Space	\$1,803
Port Credit	Per Space	\$2,715
Clarkson	Per Space	\$2,400
Streetsville	Per Space	\$2,243
Cooksville	Per Space	\$2,086
Other Areas in Mississauga	Per Space	\$1,803
Amount Payable Per Above Grade Structured Parking Space		
City Centre	Per Space	\$3,591
Port Credit	Per Space	\$3,855
Clarkson	Per Space	\$3,764
Streetsville	Per Space	\$3,718
Cooksville	Per Space	\$3,672
Other Areas in Mississauga	Per Space	\$3,591
Amount Payable Per Below Grade Structured Parking Space		
City Centre	Per Space	\$4,860
Port Credit	Per Space	\$5,124
Clarkson	Per Space	\$5,032
Streetsville	Per Space	\$4,987
Cooksville	Per Space	\$4,941

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Planning Act Processing Fees

Service Area:
Division:

Planning and Building
Development and Design

Fee Name	Unit	2021 Fee
Schedule "C-1"		
Other Areas in Mississauga	Per Space	\$4,860
Level 2(A) - Category 2: 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		
Amount Payable Per Surface Parking Space		
City Centre	Per Space	\$3,605
Port Credit	Per Space	\$5,430
Clarkson	Per Space	\$4,801
Streetsville	Per Space	\$4,486
Cooksville	Per Space	\$4,172
Other Areas in Mississauga	Per Space	\$3,605
Amount Payable Per Above Grade Structured Parking Space		
City Centre	Per Space	\$7,181
Port Credit	Per Space	\$7,709
Clarkson	Per Space	\$7,527
Streetsville	Per Space	\$7,436
Cooksville	Per Space	\$7,346
Other Areas in Mississauga	Per Space	\$7,181
Amount Payable Per Below Grade Structured Parking Space		
City Centre	Per Space	\$9,719
Port Credit	Per Space	\$10,246
Clarkson	Per Space	\$10,065
Streetsville	Per Space	\$9,973
Cooksville	Per Space	\$9,883
Other Areas in Mississauga	Per Space	\$9,719
Level 2(A) - Category 3: Where the gross floor area exceeds 200 m ² , 50% of the estimated cost of parking spaces		

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Planning Act Processing Fees

Service Area:
Division:

Planning and Building
Development and Design

Fee Name	Unit	2021 Fee
Schedule "C-1"		
Amount Payable Per Surface Parking Space		
City Centre	Per Space	\$7,211
Port Credit	Per Space	\$10,861
Clarkson	Per Space	\$9,602
Streetsville	Per Space	\$8,973
Cooksville	Per Space	\$8,343
Other Areas in Mississauga	Per Space	\$7,211
Amount Payable Per Above Grade Structured Parking Space		
City Centre	Per Space	\$14,362
Port Credit	Per Space	\$15,419
Clarkson	Per Space	\$15,054
Streetsville	Per Space	\$14,873
Cooksville	Per Space	\$14,690
Other Areas in Mississauga	Per Space	\$14,362
Amount Payable Per Below Grade Structured Parking Space		
City Centre	Per Space	\$19,437
Port Credit	Per Space	\$20,494
Clarkson	Per Space	\$20,129
Streetsville	Per Space	\$19,948
Cooksville	Per Space	\$19,765
Other Areas in Mississauga	Per Space	\$19,437
Level 2(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		
City Centre	Per Space	\$7,211

Schedule "C-1"
Planning Act Processing Fees

Service Area:
Division:

Planning and Building
Development and Design

Fee Name	Unit	2021 Fee
Schedule "C-1"		
Port Credit	Per Space	\$10,861
Clarkson	Per Space	\$9,602
Streetsville	Per Space	\$8,973
Cooksville	Per Space	\$8,343
Other Areas in Mississauga	Per Space	\$7,211
Amount Payable Per Above Grade Structured Parking Space		
City Centre	Per Space	\$14,362
Port Credit	Per Space	\$15,419
Clarkson	Per Space	\$15,054
Streetsville	Per Space	\$14,873
Cooksville	Per Space	\$14,690
Other Areas in Mississauga	Per Space	\$14,362
Amount Payable Per Below Grade Structured Parking Space		
City Centre	Per Space	\$19,437
Port Credit	Per Space	\$20,494
Clarkson	Per Space	\$20,129
Streetsville	Per Space	\$19,948
Cooksville	Per Space	\$19,765
Other Areas in Mississauga	Per Space	\$19,437
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 "C-1"
Planning Act Processing Fees

Fee Name	Unit	2021 Fee
Schedule "C-1"		
Level 1 - TRANSPORTATION AND WORKS DEPARTMENT		
Level 2 - TRANSPORTATION AND INFRASTRUCTURE PLANNING DIVISION		
Development Engineering Section		
Engineering Fees	Fees are calculated as a percentage of the servicing costs	
Servicing costs are:		
Application Fee (non-refundable deposit) Fee of \$1,500 to be submitted with first engineering submission. It is a non-refundable deposit and credited towards the final servicing costs.	Application	\$1,500
Less than \$100,000	% of servicing cost	10%
\$100,000 to \$250,000	% of servicing cost	8% with a minimum of \$10,000
\$250,000 to \$500,000	% of servicing cost	6% with a minimum of \$20,000
\$500,000 to \$750,000	% of servicing cost	5% with a minimum of \$30,000
\$750,000 to \$1.5 million	% of servicing cost	4.5% with a minimum of \$37,500
Greater than \$1.5 million	% of servicing cost	3.5% with a minimum of \$67,500
Interim Servicing Submission Review		
0 to 20 hectares (0 to 50 acres)	Per Submission	\$1,500
20 to 40 hectares (50 to 100 acres)	Per Submission	\$2,000
over 40 hectares (over 100 acres)	Per Submission	\$3,000
Municipal Services Inspection Relating to Condominiums		
Inspections Relating to New Condominiums	Per Development	\$1,500
Inspections Relating to Condominium Conversions	Per Development	\$2,500
Phasing of Developments after Initial Submissions have been Reviewed		
- 0 to 20 hectares (0 to 50 acres)	Per submission for each phase	\$1,500
- 20 to 40 hectares (50 to 100 acres)	Per submission for each phase	\$2,000
- over 40 hectares (over 100 acres)	Per Submission for each phase	\$3,000