Site Plan Approval Application Fee Calculation Worksheet

under the *Planning Act*, R.S.O. 1990 c.P.13, as amended

Planning and Building Department
Development and Design Division
300 City Centre Drive
Mississauga, ON L5B 3C1
eplans.devdes@mississauga.ca
www.mississauga.ca

Application No.
(Office use only)

MISSISSAUGA

Fee Calculation Worksheet for Site Plan Control

BASE FEE [A]: (Applies per application)					= $ 12,164.00	1
BASE FEE (Commercial up to a maximum of 220m2 in C4 Mainstreet Commercial base or exception zone)					= $ 6,082.00 with no add'l commercial variable rate fees	2
PLUS Variable Rate Fees for Residential:						
For first 25 units	$ 715.00	x		units	= $ 0.00	3
For units 26 to 100	$ 326.00	x		units	= $ 0.00	4
For additional units beyond 100	$ 74.00	x		units	= $ 0.00	5
TOTAL NUMBER OF UNITS				units		
SUBTOTAL (Add Lines 3 to 5) Maximum variable charge per building $94,546.00 [B C F]					= $ 0.00	6
PLUS Variable Rate Fees for Commercial / Office / Institutional:						
For first 2,000 m²	$ 16.56	x		m²	= $ 0.00	7
For 2,001m² and above	$ 11.86	x		m²	= $ 0.00	8
TOTAL FLOOR AREA				m²		
SUBTOTAL (Add Lines 7 to 8) Maximum variable charge per building $57,733.00 [B F]					= $ 0.00	9
PLUS Variable Rate Fees for Industrial:						
For first 2,000 m²	$ 9.17	x		m²	= $ 0.00	10
For 2,001 to 4,500 m²	$ 6.39	x		m²	= $ 0.00	11
For 4,501 to 7,000 m²	$ 3.32	x		m²	= $ 0.00	12
Beyond 7,000 m²	$ 1.50	x		m²	= $ 0.00	13
TOTAL FLOOR AREA				m²		
SUBTOTAL (Add Lines 10 to 13) – Maximum variable charge per application $57,733.00					= $ 0.00	14
TOTAL Application Fee [D] (Add Line 1 or 2 (if applicable), 6, 9, and 14) (Base fee is applied only once per application)					= $	15
MINUS Pre-Application Meeting Fee (if applicable) [E]					= $ 0.00	16
OUTSTANDING Application Fee (Line 15 minus Line 16)					= $ 0.00	17

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Fee Calculation Worksheet for Site Plan Control – Limited Circulation

BASE FEE [A]**:**		= $ 5,055.00	18
PLUS Applicable Site Plan Minor Surcharge Fees :			
Planning & Building Department – Site Inventory Review	$ 1,359.00	= $	19
Transportation & Works Department – Development Engineering Review	$ 456.00	= $	20
Transportation & Works Department – Storm Drainage Review	$ 143.00	= $	21
Transportation & Works Department – Environmental Review	$ 142.00	= $	22
Transportation & Works Department – Traffic Review	$ 525.00	= $	23
Community Services Department – Fire Review	$ 176.00	= $	24
Community Services Department – Forestry Review	$ 390.00	= $	25
Community Services Department – Heritage Review	$ 493.00	= $	26
TOTAL Application Fee (Add Lines 19 to 26)		= $ 0.00	27
Minus Pre-Application Meet Fee (if applicable) [E]		= $ 0.00	28
OUTSTANDING Application Fee (Line 27 minus Line 28)		= $ 0.00	29

Fee Calculation Worksheet for Site Plan Control – Master Site Plan

BASE FEE [A]**:**	= $ 75,660.00	30
Minus Pre-Application Meet Fee (if applicable) [E]	= $ 0.00	31
OUTSTANDING Application Fee (Line 30 minus Line 31)	= $ 0.00	32

Notes

If there is a discrepancy between this calculation worksheet and the City's *Planning Act* Processing Fees By-law, as amended, the City's *Planning Act* Processing Fees By-law, as amended, will apply.

For the purpose of calculating Site Plan Application fees, no floor area deductions are permitted.

[A] Base Fee applies per application.

[B] 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.

[C] For townhouse buildings, the maximum variable rate charge applies to the total of all townhouse buildings included in an application.

[D] Major revision to an application requiring recirculation to commenting agencies is 50% of the total application fee.

[E] Amount paid for submission for Pre-Application Meeting to be credited towards total application fee applicable at the time of application submission.

[F] For Residential/Commercial/Office/Institutional applications, the maximum variable rate charge applies to EACH building that is greater than seven storeys. Also see note B.