OPA, Rezoning and/or Subdivision Fee Calculation Worksheet

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

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The personal information on this form is collected under the authority of the *Planning Act*, RSO 1990, c.P.13, as amended. The information is used for the purpose of evaluating the development application. Questions about the collection of personal information should be directed to the Manager, Special Projects, Planning and Building Department, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1, Tel: 905-615-3200, ext. 5529.

Official Plan Amendment and Zoning By-law Amendment

BASE FEE (Applies per application) [A] :					= $ 53,222.00	1
PLUS Variable Rate Fees for Residential :						
For first 25 units	$ 1,114.00	x		units	= $	2
For units 26 to 100	$ 590.00	x		units	= $	3
For units 101 and 200	$ 245.00	x		units	= $	4
For additional units beyond 200	$ 113.00	x		units	= $	5
TOTAL NUMBER OF UNITS				units		
Residential SUBTOTAL (Add lines 2 to 5) – Maximum $257,278.00 (Maximum fee includes base fee) [B]					= $	6
PLUS Variable Rate Fees for Non-Residential :						
Commercial/Institutional	$ 18.00	x		m^2	= $	7
Industrial/Office	$ 5,388.00	x		ha	= $	8
Non-Residential SUBTOTAL (Add Lines 7 and 8) – Maximum $134,287.00 (Maximum fee includes base fee) [B]					= $	9
SUBTOTAL (Add Lines 1 if applicable, 6 and 9) Ensure base fee applied only once per application					= $	10

Zoning By-law Amendment ONLY

BASE FEE [A] [C] :					= $ 38,712.00	11
BASE FEE Zoning By-law Amendment for commercial up to a maximum of 220m^2 in C4 Mainstreet Commercial base or exception zone the fee is $18,792.50 with no variable rate fees [C] :					= $ 19,356.00	12
PLUS Variable Rate Fees for Residential :						
For first 25 units	$ 1,424.00	x		units	= $	13
For units 26 to 100	$ 1,101.00	x		units	= $	14
For units 101 and 200	$ 483.00	x		units	= $	15
For additional units beyond 200	$ 188.00	x		units	= $	16
TOTAL NUMBER OF UNITS				units		
Residential SUBTOTAL (Add lines 13 to 16) – Maximum $238,453.00 (Maximum fee includes base fee) [B]					= $	17
PLUS Variable Rate Fees for Non-Residential :						
Commercial/Institutional	$ 22.00	x		m^2	= $	18
Industrial/Office	$ 12,897.00	x		ha	= $	19
Non-Residential SUBTOTAL (Add Lines 18 and 19) – Maximum $134,287.00 (Maximum fee includes base fee) [B]					= $	20
SUBTOTAL (Add Lines 11 OR 12 if applicable, 17 and 20) Ensure that base fee is applied only once per application					= $	21

Temporary Use Re-zoning

Temporary Use By-law	= $ 6,060.00	22
Extension of Temporary Use By-law	= $ 4,719.00	23

Official Plan Amendment ONLY

BASE FEE [A] :	= $ 29,562.00	24

Surcharge Fees

Planning & Building – Environmental Review (Natural Heritage and/or Natural Hazards) BASE FEE	$ 1,759.00	= $	25
PLUS : If Environmental Impact Statement Minor required [D]	$ 3,297.00	= $	26
PLUS : If Environmental Impact Statement Major required [E]	$ 9,669.00	= $	27
Planning and Building – Parking Utilization Study	$ 4,805.00	= $	28
Community Services-Heritage Review (Heritage Impact Assessment)	$ 1,821.00	= $	29
Community Services-Heritage Review (Heritage Impact Assessment/Conservation)	$ 2,514.00	= $	30
SUBTOTAL (Add Lines 25 to 30)		= $	31

Total Fee for an Official Plan Amendment and/or Zoning By-law Amendment

SUBTOTAL OF FEES (Line 10, 21, 22, 23 **OR** 24 PLUS Line 31)	= $	32
MINUS Development Application Review Committee Fee (if applicable) [F]	= $	33
TOTAL Official Plan and/or Zoning By-law Amendment Fee [G] (Line 32 minus Line 33)	= $	34

Plan of Subdivision

ROAD ONLY Plan of Subdivision Flat Fee:				= $ 2,896.00	**35**
BASE FEE [A] :				= $ 10,494.00	**36**
PLUS Variable Rate Fees :					
Detached, semi-detached and townhouse dwellings	$ 681.00 x		units	= $	**37**
All other residential, commercial or institutional beyond 500 m^2 of Floor Area	$ 3.40 x		m^2	= $	**38**
Industrial and office	$ 5,760.00 x		ha	= $	**39**
Variable Fee SUBTOTAL (Add Lines 37 to 39)				= $	**40**
SUBTOTAL OF FEES (Add Lines 35 and 40 - Maximum $161,143.00) (Maximum fee includes base fee) [B]				= $	**41**
TOTAL Plan of Subdivision Fee [G H I] **(Enter Line 35 OR Line 41 OR Multiply Line 41 by 70% if applicable)**				= $	**42**

NOTE: Where a Plan of Subdivision application processed in conjunction with an Official Plan Amendment/Zoning By-law Amendment application, or Zoning By-law Amendment application, only 70% of the Plan of Subdivision fee (base fee plus variable rate fees) shall apply.

Notice Sign Deposit

Notice Sign Deposit $ 500.00	= $		**43**

Total Application Fee/Deposit

TOTAL Application Fee/Deposit (Add Lines 34, 42 and 43)	= $	**44**

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.

[A] Base Fee applies per application.

[B] Maximum charge is inclusive of the Base Fee but excludes any applicable surcharges.

[C] Notwithstanding that the Base Fee for Zoning By-law Amendment applications is $38,712.00, in the case of Zoning By-law Amendment application for Commercial up to a maximum of 220m2 in C4 Mainstreet Commercial base or exception zones, the fee is $19,356.00 with no variable rate fees.

[D] Environmental Impact Statement Minor refers to no encroachment into natural area.

[E] Environmental Impact Statement Minor refers to encroachment into natural area.

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

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

[H] Revision to draft approved plan requiring circulation is 50% of total application fee.

[I] Recirculation of application due to lapsing of draft approval is 50% of total application fee.