

# OPA, Rezoning and/or Subdivision 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  
Tel: 905-615-3200 ext. 4165  
[www.mississauga.ca](http://www.mississauga.ca)



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) <sup>A</sup> :		= \$ 46,896.00		1
PLUS Variable Rate Fees for Residential :				
For first 25 units	\$ 982.00 x	units	= \$	2
For units 26 to 100	\$ 520.00 x	units	= \$	3
For units 101 and 200	\$ 216.00 x	units	= \$	4
For additional units beyond 200	\$ 100.00 x	units	= \$	5
TOTAL NUMBER OF UNITS		units		
Residential SUBTOTAL (Add lines 2 to 5) - Maximum \$ 226,774.00 (Maximum fee includes base fee) <sup>B</sup>		= \$		6
PLUS Variable Rate Fees for Non-Residential :				
Commercial/Institutional	\$ 15.00 x	m <sup>2</sup>	= \$	7
Industrial/Office	\$ 4,749.00 x	ha	= \$	8
Non-Residential SUBTOTAL (Add Lines 7 and 8) - Maximum \$ 118,365.00 (Maximum fee includes base fee) <sup>B</sup>		= \$		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 <sup>A C</sup> :		= \$ 34,108.00		11
BASE FEE Zoning By-law Amendment for commercial up to a maximum of 220m <sup>2</sup> in C4 Mainstreet Commercial base or exception zone the fee is \$17,054.00 with no variable rate fees <sup>C</sup> :		= \$ 17,054.00		12
PLUS Variable Rate Fees for Residential :				
For first 25 units	\$ 1,255.00 x	units	= \$	13
For units 26 to 100	\$ 971.00 x	units	= \$	14
For units 101 and 200	\$ 426.00 x	units	= \$	15
For additional units beyond 200	\$ 166.00 x	units	= \$	16
TOTAL NUMBER OF UNITS		units		
Residential SUBTOTAL (Add lines 13 to 16) - Maximum \$ 210,181.00 (Maximum fee includes base fee) <sup>B</sup>		= \$		17
PLUS Variable Rate Fees for Non-Residential :				
Commercial/Institutional	\$ 19.26 x	m <sup>2</sup>	= \$	18
Industrial/Office	\$ 11,368.00 x	ha	= \$	19
Non-Residential SUBTOTAL (Add Lines 18 and 19) - Maximum \$ 118,365.00 (Maximum fee includes base fee) <sup>B</sup>		= \$		20
SUBTOTAL (Add Lines 11 if applicable, 17 and 20) Ensure that base fee is applied only once per application		= \$		21

Official Plan Amendment ONLY				
BASE FEE <sup>A</sup> :		= \$ 26,042.00		22

Surcharge Fees				
Planning & Building - Environmental Review (Natural Heritage and/or Natural Hazards) BASE FEE	\$ 1,551.00	= \$		23
PLUS : If Environmental Impact Statement Minor required <sup>D</sup>	\$ 2,907.00	= \$		24
PLUS : If Environmental Impact Statement Major required <sup>E</sup>	\$ 8,523.00	= \$		25
Planning and Building - Parking Utilization Study	\$ 4,235.00	= \$		26
Community Services-Heritage Review (Heritage Impact Assessment)	\$ 1,605.00	= \$		27
Community Services-Heritage Review (Heritage Impact Assessment/Conservation)	\$ 2,216.00	= \$		28
SUBTOTAL (Add Lines 23 to 28)		= \$		29

Total Fee for an Official Plan Amendment and/or Zoning By-law Amendment				
SUBTOTAL OF FEES (Add Lines 10, 21 or 22 with Line 29)		= \$		30
MINUS Development Application Review Committee Fee (if applicable) <sup>F</sup>		= \$		31
TOTAL Official Plan and/or Zoning By-law Amendment Fee <sup>G</sup> (Line 30 minus Line 31)		= \$		32

Plan of Subdivision					
BASE FEE <sup>A</sup> :				= \$ 9,236.00	33
PLUS Variable Rate Fees :					
Detached, semi-detached and townhouse dwellings	\$ 600.00	x	units	= \$	34
All other residential, commercial or institutional beyond 500 m <sup>2</sup> of Floor Area	\$ 3.00	x	m <sup>2</sup>	= \$	35
Industrial and office	\$ 5,077.00	x	ha	= \$	36
SUBTOTAL (Add Lines 34 to 36) - Maximum \$ 142,037.00 (Maximum fee includes base fee) <sup>B</sup>				= \$	37
SUBTOTAL OF FEES (Add Lines 33 and 37)				= \$	38
MINUS Development Application Review Committee Fee (if applicable) <sup>F</sup>				- \$	39
TOTAL Plan of Subdivision Fee <sup>G H I</sup> (Line 38, minus Line 39, if applicable)				= \$	40
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. (Multiply Line 40 by 70%, if applicable)				= \$	41

Notice Sign Deposit and Newspaper Advertisement Fee					
Notice Sign Deposit	\$ 500.00			= \$	42
Newspaper Advertisement Fee	\$ 2,000.00			= \$	43
TOTAL Notice Sign and Newspaper Advertisement Fee (Add Lines 42 and 43)				= \$	44

Total Application Fee/Deposit					
TOTAL Application Fee/Deposit (Add Lines 32, 41 and 44)				= \$	45

**Notes**

It may be prudent for applicants to consult with the Planning Services Centre of the Development and Design Division to verify the fee calculation before preparing a cheque. Send your completed Fee Calculation Worksheet to [eplans.devdes@mississauga.ca](mailto:eplans.devdes@mississauga.ca) for verification.

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.

<sup>A</sup> Base Fee applies per application.

<sup>B</sup> Maximum charge is inclusive of the Base Fee.

<sup>C</sup> Notwithstanding that the Base Fee for Zoning By-law Amendment applications is \$34,108.00, in the case of Zoning By-law Amendment application for Commercial up to a maximum of 220m<sup>2</sup> in C4 Mainstreet Commercial base or exception zones, the fee is \$17,054.00 with no variable rate fees.

<sup>D</sup> Environmental Impact Statement Minor refers to no encroachment into natural area.

<sup>E</sup> Environmental Impact Statement Minor refers to encroachment into natural area.

<sup>F</sup> Amount paid for submission for Development Application Review Committee to be credited towards total application fee applicable at time of application submission.

<sup>G</sup> Major revision to application requiring recirculation of application to commenting agencies is 50% of the total application fee.

<sup>H</sup> Revision to draft approved plan requiring circulation is 50% of total application fee.

<sup>I</sup> Recirculation of application due to lapsing of draft approval is 50% of total application fee.