

# 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  
Tel: 3-1-1 or 905-615-4311  
[www.mississauga.ca](http://www.mississauga.ca)

Application No.  
(Office use only)



Fee Calculation Worksheet for Site Plan Control					
BASE FEE <sup>A</sup> : (Applies per application)			= \$ 10,708.00	1	
BASE FEE (Commercial up to a maximum of 220m2 in C4 Mainstreet Commercial base or exception zone)			= \$5,218.00 with no variable rate fees	2	
<b>PLUS Variable Rate Fees for Residential:</b>					
For first 25 units	\$ 630.00	x	units	= \$	3
For units 26 to 100	\$ 287.00	x	units	= \$	4
For additional units beyond 100	\$ 66.00	x	units	= \$	5
<b>TOTAL NUMBER OF UNITS</b>			units		
<b>SUBTOTAL (Add Lines 3 to 5)</b>			= \$	6	
Maximum variable charge per building \$83,321.00 <sup>B C</sup>					
<b>PLUS Variable Rate Fees for Commercial / Office / Institutional:</b>					
For first 2,000 m <sup>2</sup>	\$14.60	x	m <sup>2</sup>	= \$	7
For 2,001 to 4,500 m <sup>2</sup>	\$ 10.46	x	m <sup>2</sup>	= \$	8
For 4,501 to 7,000 m <sup>2</sup>	\$ 6.37	x	m <sup>2</sup>	= \$	9
Beyond 7,000 m <sup>2</sup>	\$ 3.05	x	m <sup>2</sup>	= \$	10
<b>TOTAL FLOOR AREA</b>			m <sup>2</sup>		
<b>SUBTOTAL (Add Lines 7 to 10)</b>			= \$	11	
Maximum variable charge per building \$50,874.00 <sup>B</sup>					
<b>PLUS Variable Rate Fees for Industrial:</b>					
For first 2,000 m <sup>2</sup>	\$8.08	x	m <sup>2</sup>	= \$	12
For 2,001 to 4,500 m <sup>2</sup>	\$ 5.63	x	m <sup>2</sup>	= \$	13
For 4,501 to 7,000 m <sup>2</sup>	\$ 2.93	x	m <sup>2</sup>	= \$	14
Beyond 7,000 m <sup>2</sup>	\$ 1.32	x	m <sup>2</sup>	= \$	15
<b>TOTAL FLOOR AREA</b>			m <sup>2</sup>		
<b>SUBTOTAL (Add Lines 12 to 15) - Maximum variable charge per application \$50,874.00</b>			= \$	16	
(Maximum Charge is inclusive of the base fee) <sup>D</sup>					
<b>TOTAL Application Fee <sup>D</sup> (Add Lines 1 (if applicable), 6, 11 and 16)</b>			= \$	17	
(Base fee is applied only once per application)					
<b>CREDITS :</b>					
<b>MINUS Pre-Application Meeting (PAM) Fee (if applicable)</b>			= \$	18	
<b>MINUS Development Application Review Committee (DARC) Fee (if applicable)</b>			= \$	19	
<b>SUBTOTAL (Line 17 minus Line 18 or 19)</b>			= \$	20	
<b>OUTSTANDING Application Fee (Line 20)</b>			= \$	21	

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<b>Fee Calculation Worksheet for Site Plan Control - Limited Circulation</b>			
BASE FEE <sup>A</sup> :		= \$ 4,442.00	22
<b>PLUS</b> Applicable Site Plan Minor Surcharge Fees :			
Planning & Building Department - Site Inventory Review	\$1,198.00	= \$	23
Transportation & Works Department - Development Engineering Review	\$ 410.00	= \$	24
Transportation & Works Department - Storm Drainage Review	\$ 125.00	= \$	25
Transportation & Works Department - Environmental Review	\$ 125.00	= \$	26
Transportation & Works Department - Traffic Review	\$ 462.00	= \$	27
Community Services Department - Fire Review	\$ 155.00	= \$	28
Community Services Department - Forestry Review	\$ 344.00	= \$	29
Community Services Department - Heritage Review	\$434.00	= \$	30
<b>TOTAL Application Fee (Add Lines 22 to 30)</b>		= \$	31
<b>CREDITS :</b>			
MINUS Pre-Application Meeting (PAM) Fee (if applicable)		= \$	32
<b>OUTSTANDING Application Fee (Line 31 minus Line 32)</b>		= \$	33

<b>Fee Calculation Worksheet for Site Plan Control - New/Replacement Dwelling and Addition(s) to Existing Dwelling</b>			
BASE FEE <sup>A</sup> :		= \$ 10,708.00	34
<b>CREDITS :</b>			
MINUS Pre-Application Meeting (PAM) Fee (if applicable)		= \$	35
<b>OUTSTANDING Application Fee (Line 34 minus Line 35)</b>		= \$	36

<b>Fee Calculation Worksheet for Site Plan Control - Master Site Plan</b>			
BASE FEE <sup>A</sup> :		= \$ 66,704.00	37
<b>CREDITS :</b>			
MINUS Pre-Application Meeting (PAM) Fee (if applicable)		= \$	38
MINUS Development Application Review Committee (DARC) Fee (if applicable)		= \$	39
<b>OUTSTANDING Application Fee (Line 37 minus Line 38 or 39)</b>		= \$	40

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## 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).

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.

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

<sup>B</sup> 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.

<sup>C</sup> For townhouse buildings, the maximum variable rate charge applies to the total of all townhouse buildings included in an application.

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