

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

Application No.
(Office use only)



Fee Calculation Worksheet for Site Plan Control					
BASE FEE ^A : (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	
PLUS Variable Rate Fees for Residential:					
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
TOTAL NUMBER OF UNITS			units		
SUBTOTAL (Add Lines 3 to 5)			= \$		6
Maximum variable charge per building \$83,321.00 ^{B C}					
PLUS Variable Rate Fees for Commercial / Office / Institutional:					
For first 2,000 m ²	\$14.60	x	m ²	= \$	7
For 2,001 to 4,500 m ²	\$ 10.46	x	m ²	= \$	8
For 4,501 to 7,000 m ²	\$ 6.37	x	m ²	= \$	9
Beyond 7,000 m ²	\$ 3.05	x	m ²	= \$	10
TOTAL FLOOR AREA			m ²		
SUBTOTAL (Add Lines 7 to 10)			= \$		11
Maximum variable charge per building \$50,874.00^B					
PLUS Variable Rate Fees for Industrial:					
For first 2,000 m ²	\$8.08	x	m ²	= \$	12
For 2,001 to 4,500 m ²	\$ 5.63	x	m ²	= \$	13
For 4,501 to 7,000 m ²	\$ 2.93	x	m ²	= \$	14
Beyond 7,000 m ²	\$ 1.32	x	m ²	= \$	15
TOTAL FLOOR AREA			m ²		
SUBTOTAL (Add Lines 12 to 15) - Maximum variable charge per application \$50,874.00			= \$		16
(Maximum Charge is inclusive of the base fee) ^D					
TOTAL Application Fee ^D (Add Lines 1 (if applicable), 6, 11 and 16)			= \$		17
(Base fee is applied only once per application)					
CREDITS :					
MINUS Pre-Application Meeting (PAM) Fee (if applicable)			= \$		18
MINUS Development Application Review Committee (DARC) Fee (if applicable)			= \$		19
SUBTOTAL (Line 17 minus Line 18 or 19)			= \$		20
OUTSTANDING Application Fee (Line 20)			= \$		21

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Fee Calculation Worksheet for Site Plan Control - Limited Circulation		
BASE FEE ^A :	= \$ 4,442.00	22
PLUS 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
TOTAL Application Fee (Add Lines 22 to 30)	= \$	31
CREDITS :		
MINUS Pre-Application Meeting (PAM) Fee (if applicable)	= \$	32
OUTSTANDING Application Fee (Line 31 minus Line 32)	= \$	33

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

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

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.