

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)				= \$ 11,810.00	1
BASE FEE (Commercial up to a maximum of 220m2 in C4 Mainstreet Commercial base or exception zone)				= \$ 5,905.00 with no add'l commercial variable rate fees	2
PLUS Variable Rate Fees for Residential:					
For first 25 units	\$ 694.00	x	units	= \$	3
For units 26 to 100	\$ 317.00	x	units	= \$	4
For additional units beyond 100	\$ 72.00	x	units	= \$	5
TOTAL NUMBER OF UNITS			units		
SUBTOTAL (Add Lines 3 to 5)				= \$	6
Maximum variable charge per building \$91,792.00 ^{B C F}					
PLUS Variable Rate Fees for Commercial / Office / Institutional:					
For first 2,000 m ²	\$ 16.08	x	m ²	= \$	7
For 2,001m ² and above	\$ 11.52	x	m ²	= \$	8
TOTAL FLOOR AREA			m ²		
SUBTOTAL (Add Lines 8 to 9)				= \$	9
Maximum variable charge per building \$56,052.00 ^{B F}					
PLUS Variable Rate Fees for Industrial:					
For first 2,000 m ²	\$ 8.90	x	m ²	= \$	10
For 2,001 to 4,500 m ²	\$ 6.21	x	m ²	= \$	11
For 4,501 to 7,000 m ²	\$ 3.22	x	m ²	= \$	12
Beyond 7,000 m ²	\$ 1.46	x	m ²	= \$	13
TOTAL FLOOR AREA			m ²		
SUBTOTAL (Add Lines 10 to 13) – Maximum variable charge per application \$56,052.00				= \$	14
TOTAL Application Fee ^D (Add Line 1 or 2 (if applicable), 6 or 7, 10 or 11 and 16) (Base fee is applied only once per application)				= \$	15
MINUS Pre-Application Meeting Fee (if applicable) ^E				= \$	16
OUTSTANDING Application Fee (Line 15 minus Line 16)				= \$	17

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Fee Calculation Worksheet for Site Plan Control – Limited Circulation			
BASE FEE ^A :		= \$ 4,908.00	18
PLUS Applicable Site Plan Minor Surcharge Fees:			
Planning & Building Department – Site Inventory Review	\$ 1,319.00	= \$	19
Transportation & Works Department – Development Engineering Review	\$ 452.00	= \$	20
Transportation & Works Department – Storm Drainage Review	\$ 139.00	= \$	21
Transportation & Works Department – Environmental Review	\$ 138.00	= \$	22
Transportation & Works Department – Traffic Review	\$ 509.00	= \$	23
Community Services Department – Fire Review	\$ 171.00	= \$	24
Community Services Department – Forestry Review	\$ 379.00	= \$	25
Community Services Department – Heritage Review	\$ 478.00	= \$	26
TOTAL Application Fee (Add Lines 19 to 27)		= \$	27
Minus Pre-Application Meet Fee (if applicable) ^E		= \$	28
OUTSTANDING Application Fee (Line 29 minus Line 30)		= \$	29

Fee Calculation Worksheet for Site Plan Control – Master Site Plan			
BASE FEE ^A :		= \$ 73,457.00	30
Minus Pre-Application Meet Fee (if applicable) ^E		= \$	31
OUTSTANDING Application Fee (Line 32 minus Line 33)		= \$	32

Notes			
If there is a discrepancy between this calculation worksheet and the City's <i>Planning Act</i> Processing Fees By-law, as amended, the City's <i>Planning Act</i> 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.