

# 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)			= \$ 11,466.00	1	
BASE FEE (Commercial up to a maximum of 220m2 in C4 Mainstreet Commercial base or exception zone)			= \$ 5,566.00 with no add'l commercial variable rate fees	2	
<b>PLUS Variable Rate Fees for Residential:</b>					
For first 25 units	\$ 674.00	x	units	= \$	3
For units 26 to 100	\$ 307.00	x	units	= \$	4
For additional units beyond 100	\$ 70.00	x	units	= \$	5
<b>TOTAL NUMBER OF UNITS</b>			units		
<b>SUBTOTAL (Add Lines 3 to 5)</b>			= \$	6	
<b>Maximum variable charge per building \$89,119.00 <sup>B C</sup></b>					
<b>PLUS Variable Rate Fees for Commercial / Office / Institutional:</b>					
For first 2,000 m <sup>2</sup>	\$ 16.00	x	m <sup>2</sup>	= \$	7
For 2,001 to 4,500 m <sup>2</sup>	\$ 11.00	x	m <sup>2</sup>	= \$	8
<b>TOTAL FLOOR AREA</b>			m <sup>2</sup>		
<b>SUBTOTAL (Add Lines 7 to 8)</b>			= \$	9	
<b>Maximum variable charge per building \$54,419.00</b>					
<b>PLUS Variable Rate Fees for Industrial:</b>					
For first 2,000 m <sup>2</sup>	\$ 9.00	x	m <sup>2</sup>	= \$	10
For 2,001 to 4,500 m <sup>2</sup>	\$ 6.00	x	m <sup>2</sup>	= \$	11
For 4,501 to 7,000 m <sup>2</sup>	\$ 3.00	x	m <sup>2</sup>	= \$	12
Beyond 7,000 m <sup>2</sup>	\$ 1.00	x	m <sup>2</sup>	= \$	13
<b>TOTAL FLOOR AREA</b>			m <sup>2</sup>		
<b>SUBTOTAL (Add Lines 10 to 13) - Maximum variable charge per application \$54,419.00</b>			= \$	14	
<b>TOTAL Application Fee <sup>D</sup> (Add Lines 1 or 2 (if applicable), 6, 9 and 14)</b>			= \$	15	
<b>(Base fee is applied only once per application)</b>					
<b>MINUS Pre-Application Meeting Fee (if applicable) <sup>E</sup></b>			= \$	16	
<b>OUTSTANDING Application Fee (Line 15 minus Line 16)</b>			= \$	17	

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Fee Calculation Worksheet for Site Plan Control - Limited Circulation			
BASE FEE <sup>A</sup> :		= \$ 4,765.00	18
PLUS Applicable Site Plan Minor Surcharge Fees:			
Planning & Building Department - Site Inventory Review	\$ 1,281.00	= \$	19
Transportation & Works Department - Development Engineering Review	\$ 439.00	= \$	20
Transportation & Works Department - Storm Drainage Review	\$ 135.00	= \$	21
Transportation & Works Department - Environmental Review	\$ 134.00	= \$	22
Transportation & Works Department - Traffic Review	\$ 494.00	= \$	23
Community Services Department - Fire Review	\$ 166.00	= \$	24
Community Services Department - Forestry Review	\$ 368.00	= \$	25
Community Services Department - Heritage Review	\$ 464.00	= \$	26
<b>TOTAL Application Fee (Add Lines 17 to 25)</b>		= \$	<b>27</b>
<b>Minus Pre-Application Meet Fee (if applicable) <sup>E</sup></b>		= \$	<b>28</b>
<b>OUTSTANDING Application Fee (Line 27 minus Line 28)</b>		= \$	<b>29</b>

Fee Calculation Worksheet for Site Plan Control - Master Site Plan			
BASE FEE <sup>A</sup> :		= \$ 71,317.00	30
<b>Minus Pre-Application Meet Fee (if applicable) <sup>E</sup></b>		= \$	<b>31</b>
<b>OUTSTANDING Application Fee (Line 30 minus Line 31)</b>		= \$	<b>32</b>

**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.

<sup>E</sup> Amount paid for submission for Pre-Application Meeting to be credited towards total application fee applicable at the time of application submission.