

Schedule “C-1”
Planning Act Processing Fees - Applications

Effective: January 1, 2020

1. The fees as set out in Schedule “C-1” to this By-law, which shall be payable for the processing of applications made in respect of those planning matters described in Schedule “C-1” this By-law.
2. No request by any person for any service or activity regarding applications made in respect of those planning matters described in Schedule “C-1” will be processed or provided by the City, unless and until the person requesting the service or activity has paid the applicable fee in the prescribed amount as set out in Schedule “C-1” to this By-law.
3. Notwithstanding sections 1 and 2, this By-law shall not apply to applications made by the City with respect to any planning matter described in Schedule “C-1” to this By-law.
4. No discounts apply for early payment of any fee set out in Schedule “C-1” to this By-law.
5. A person may be eligible for a refund of the applicable fees in accordance with the refund requirements set out in Schedule “C-1” to this By-law.
6. Payment of all fees is due at the time the applicable application is made or service request is submitted, unless otherwise stated in Schedule “C-1”. Subject to applicable City policy, payment of all fees may be made by Visa, MasterCard, American Express, Direct, Debit (bank card), cash, cheque, certified cheque or bank draft, as required by the Department requesting the fee.
7. Notwithstanding section 1 and subject to section 8, all applications in respect of planning matters included in Schedule “C-1” submitted on or before December 31, 2019, shall continue to be governed by By-law 0225-2018, as amended, with respect to the payment of applicable fees.
8. Where an application in respect of a planning matter included in Schedule “C-1” was submitted on or before December 31, 2019, then notwithstanding any previous *Planning Act* Processing Fees By-law or *Planning Act* Fees and Charges By-law, including any grandfather clause contained therein that identified which fees are payable depending upon the date of the application, where an application in respect of planning matters was submitted at the time when such prior *Planning Act* Processing Fees By-law or *Planning Act* Fees and Charges By-law was in effect, such application shall be subject to the site inspection fees in effect at the date when a request for a site inspection is made to the Planning and Building Department.
9. All applications in respect of planning matters included in Schedule “C-1” submitted on or after January 1, 2020, shall be subject to and governed by this By-law with respect to the payment of applicable fees.
10. Notwithstanding section 9, all applications in respect of planning matters included in Schedule “C-1” submitted on or after January 1, 2020, shall remain subject to the site inspection fees in effect at the date when a request for a site inspection is made to the Planning and Building Department.

Schedule “C-1”
Planning Act Processing Fees - Applications

Service Area: Division: Section:	Corporate Services Legislative Services Committee of Adjustment
---	--

Fee Name	Fee Detail	2020 Fee
Schedule "C-1"		
Minor Variances		
Residential Applications	Per Application	\$1,000
Multiple Residential Applications (10 or more) within a Plan of Subdivision \$50.00 per application in excess of the first 10 Applications	Application	\$1,000
	Application	\$50
All other applications	Per Application	\$1,500
Deferral and Recirculation Fee	Per Request	\$200 - \$1,125
Fee for deferrals and applications requiring recirculation Residential (properties zoned residential) \$200 to \$750 All other applications \$200 - \$1,125		
Deferral and Recirculation Fee	Per Request	\$200 - \$1,875
All other applications (increased circulation notice)	Per Request	Actual cost of notices beyond 60 m
Consent		
New lots and lot additions (includes Certificate Fee payable at time of application)	Per Application	\$2,500
Multiple Consent Applications (10 or more) within a Plan of Subdivision \$2,500.00 per application for the first 10 applications \$50.00 per application in excess of the first 10 applications (includes Certificate Fee payable at time of application)		
	Application	\$2,500
	Application	\$50
Validation of Title, Lease, Easement, Mortgage or Partial Discharge of Mortgage, Foreclosure or Power of Sale	Application	\$2,000
Request for a change of a condition	per change of condition	\$500
Secretary-Treasurer's Certificate Fee	Base Fee (per certificate)	\$375
One year extension of draft severance conditions	Per Application	\$1,000

Schedule “C-1”
Planning Act Processing Fees - Applications

Service Area:
Division:

Planning and Building
Building

Fee Name	Fee Detail	2020 Fee
Schedule "C-1"		
Zoning Certificate	Per Certificate	\$500
Demolition Control (6 units or more)	Per Rental Unit	\$160

Service Area:
Division:

Planning and Building
Development and Design

Fee Name	Fee Detail	2020 Fee
Schedule "C-1"		
APPLICATION TYPE		
Official Plan Amendment (OPA)	Base Fee	\$25,657
Official Plan Amendment/Zoning By-law Amendment (OPA/ZBA) Plus Variable Rate Fees: Residential: \$/unit for first 25 units Residential: \$/unit for units 26 – 100 Residential: \$/unit for units 101 – 200 Residential: \$/unit for additional units beyond 200 Commercial and Institutional: \$/m ² Industrial and Office: \$/gross ha Maximum Residential charge per application ⁽²⁾ Maximum Commercial, Institutional, Industrial and Office charge per application ⁽²⁾ Major revision to application requiring recirculation of application to commenting agencies	Base Fee	\$46,203
	Plus Variable Rate Fees:	
	Per Residential Unit	\$968
	Per Residential Unit	\$512
	Per Residential Unit	\$212
	Per Residential Unit	\$98
	Per Square Metre	\$15.27
	Per Gross Ha	\$4,679
	Application	\$223,423
	Application	\$116,616
		50% of total application fee
	Base Fee	\$33,604
	Plus Variable Rate Fees:	
	Per Residential Unit	\$1,236
	Per Residential Unit	\$956
	Per Residential Unit	\$420

Schedule “C-1”
Planning Act Processing Fees - Applications

Service Area:
Division:

**Planning and Building
Development and Design**

Fee Name	Fee Detail	2020 Fee
Schedule "C-1"		
Residential: \$/unit for additional units beyond 200	Per Residential Unit	\$163
Commercial and Institutional: \$/m ²	Per Square Metre	\$18.97
Industrial and Office: \$/gross ha	Per Gross Ha	\$11,200
Maximum Residential charge per application ⁽²⁾	Application	\$207,075
Maximum Commercial, Institutional, Industrial and Office charge per application ⁽²⁾	Application	\$116,616
Major revision to application requiring recirculation of application to commenting agencies		50% of total application fee
Temporary Use By-law	Per Application	\$5,249
Extension of Temporary Use By-law	Per Application	\$4,083
Site Plan Control ⁽⁴⁾	Base Fee ⁽¹⁾	\$10,549
Plus Variable Rate Fees:	Plus Variable Rate Fees:	
Residential: \$/unit for first 25 units	Per Residential Unit	\$621
Residential: \$/unit for units 26 - 100	Per Residential Unit	\$283
Residential: \$/unit for additional units beyond 100	Per Residential Unit	\$65
Commercial, Office and Institutional: \$/m ² for first 2 000 m ²	Per Square Metre	\$14.38
Commercial, Office and Institutional: \$/m ² for 2 001 - 4 500 m ²	Per Square Metre	\$10.30
Commercial, Office and Institutional: \$/m ² for 4 501 - 7 000 m ²	Per Per Square Metre	\$6.28
Commercial, Office and Institutional: \$/m ² beyond 7 000 m ²	Per Square Metre	\$3.01
Industrial: \$/m ² for first 2 000 m ²	Per Square Metre	\$7.96
Industrial: \$/m ² for first 2 001 - 4 500 m ²	Per Square Metre	\$5.55
Industrial: \$/m ² for 4 501 - 7 000 m ²	Per Square Metre	\$2.88
Industrial: \$/m ² beyond 7 000 m ²	Per Square Metre	\$1.30
Maximum Residential variable rate charge per building ⁽⁵⁾⁽⁶⁾⁽¹⁸⁾		\$82,089
Maximum Commercial, Office and Institutional variable rate charge per building ⁽⁵⁾⁽¹⁸⁾		\$50,122
Maximum Industrial variable rate charge per application		\$50,122

Schedule “C-1”
Planning Act Processing Fees - Applications

Service Area:
Division:

Planning and Building
Development and Design

Fee Name	Fee Detail	2020 Fee
Schedule "C-1"		
	Major revision to application requiring recirculation of application to commenting agencies	50% of total application fee
Site Plan Control - New/Replacement Dwelling and Addition(s) to Existing Dwelling	Base Fees	\$10,549
	Major revision to application requiring recirculation of application to commenting agencies	50% of total application fee
Site Plan Control - Limited Circulation Plus Applicable Surcharge Fees: Planning & Building - Site Inventory Review Transportation & Works - Development Engineering Review Transportation & Works - Storm Drainage Review Transportation & Works - Environmental Review Transportation & Works - Traffic Review Community Services - Fire Review Community Services - Forestry Review Community Services - Heritage Review	Base Fee	\$4,376
	Surcharge Fees:	
		\$1,180
		\$404
		\$124
		\$123
		\$456
		\$153
		\$339
		\$428
	Site Plan Control - Master Site Plan	Base Fee \$65,718
	Site Plan Approval Express (SPAX)	Base Fee \$480
Removal of (H) Holding Symbol :	Base Fee	\$2,095
	For applications within CC1 to CC4 and CCOS City Centre Base or Exception Zones an additional fee will apply ⁽¹⁷⁾	\$47,842
Plan of Subdivision ⁽⁷⁾ Plus Variable Rate Fees: Detached, semi-detached and townhouse dwellings: \$/unit All other Residential, Commercial or Institutional uses: \$/m ² beyond 500 m ² Industrial and Office: \$/gross ha Maximum fee per application ⁽²⁾	Base Fee	\$9,100
	Plus Variable Rate Fees:	
	Per Residential Unit	\$591
	Per Square Metre	\$3.00
	Per Gross Ha	\$5,002
		\$139,938

Schedule “C-1”
Planning Act Processing Fees - Applications

Service Area:
Division:

Planning and Building
Development and Design

Fee Name	Fee Detail	2020 Fee
Schedule "C-1"		
Major revision to application requiring recirculation to commenting agencies		50% of total application fee
Revision to draft approved plan requiring circulation		50% of total application fee
Recirculation of application due to lapsing of draft approval		50% of total application fee
Subdivision (Roads Only)	Base Fee	\$2,500
Surcharge Fees	Surcharge Fees:	
Community Services - Heritage Review (Heritage Impact Assessment) ⁽⁸⁾		\$1,581
Community Services - Heritage Review (Heritage Impact Assessment/Conservation) ⁽⁸⁾		\$2,183
Planning & Building - Environmental Review (Natural Heritage and/or Natural Hazards) ⁽⁸⁾	Base Fee	\$1,528
Plus: if Environmental Impact Statement Minor required ⁽⁹⁾		\$2,864
if Environmental Impact Statement Major required ⁽¹⁰⁾		\$8,397
Planning & Building - Parking Utilization Study ⁽¹¹⁾		\$4,173
Community Services - Forestry Inspection ⁽¹²⁾		\$168
Pre-Application Meeting ⁽¹³⁾	Site Plan	\$320
Development Application Review Committee (DARC) Meeting ⁽¹³⁾⁽¹⁴⁾⁽¹⁵⁾		
OPA/ZBA and ZBA	Per Application	\$4,359
Subdivision	Per Application	\$3,794
Site Plan	Per Application	\$2,987
ePlans - Electronic Plan Submission Request	Non-refundable Administrative fee for all Site Plan Control applications ⁽¹⁶⁾	\$21
Part Lot Control	Base Fee ⁽¹⁾	\$1,787
Plus Variable Rate Fees:	Plus Variable Rate Fees:	
For each lot or block created		\$62
Repeal/Amend Exempting By-law		\$304
Deletion of Restrictions		\$304
Extension of Exempting By-law		\$304

Schedule “C-1”
Planning Act Processing Fees - Applications

Service Area:
Division:

Planning and Building
Development and Design

Fee Name	Fee Detail	2020 Fee
Schedule "C-1"		
Consent to Transfer/Charge		\$228
Plan of Condominium Standard	Base Fee	\$13,676
Plus Variable Rate Fees:	Plus Variable Rate Fees:	
Apartment: \$/unit	Per Unit	\$36.56
Non-apartment or vacant lot: \$/unit	Per Unit	\$90.29
Non-residential: \$/ha		\$178.52
Maximum charge per application ⁽²⁾		\$27,246.46
Recirculation of application due to lapsing of draft approval		50% of total application fee
Recirculation of application due to revisions to the application requiring recirculation to commenting agencies Condominium Amalgamation Fee Condominium Amendment Fee		\$742
	Base Fee	\$742
	Base Fee	\$742
Plan of Condominium Common Element	Base Fee	\$21,178
Recirculation of application due to lapsing of draft approval		50% of total application fee
Recirculation of application due to revisions to the application requiring recirculation to commenting agencies Condominium Amalgamation Fee Condominium Amendment Fee	Per Revision	\$742
	Base Fee	\$742
	Base Fee	\$742

- NOTES:**
- Base Fee applies per application.
 - Maximum charge is inclusive of the Base Fee but excludes any applicable surcharges.
 - Notwithstanding that the Base Fee for ZBA applications is \$33,604.00, in the case of ZBA applications for Commercial up to a maximum of 220 m² in C4 Mainstreet Commercial Base or Exception Zones, the fee is \$16,802.00 with no variable rate fees.
 - Notwithstanding that the Base Fee for Site Plan Control is \$10,549.00, in the case of Site Plan Control applications for Commercial up to a maximum of 220 m² in C4 Mainstreet Commercial Base or Exception Zones, the fee is \$5,274.50 with no variable rate fees.
 - 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.

Schedule “C-1”
Planning Act Processing Fees - Applications

6. For townhouse buildings, the maximum variable rate charge applies to the total of all townhouse buildings included in an application.
7. For Plan of Subdivision applications processed in conjunction with an OPA/ZBA or ZBA application, only 70% of the total subdivision fee (base fee plus variable rate fees) shall be collected.
8. Surcharge fee for Environmental Review and Heritage Review applies only to OPA, OPA/ZBA, ZBA and Plan of Subdivision applications.
9. Environmental Impact Statement Minor refers to no encroachment into natural area.
10. Environmental Impact Statement Major refers to encroachment into natural area.
11. Surcharge fee for Parking Utilization Study applies only to OPA, OPA/ZBA and ZBA applications.
12. Surcharge fee for Forestry Inspection applies only to Site Plan Control applications.
13. Amount paid for submission for Pre-Application Meeting or Development Application Review Committee to be credited towards total application fee applicable at time of application submission.
14. For an OPA/ZBA or ZBA proposal in conjunction with a Plan of Subdivision proposal, only the OPA/ZBA and ZBA fee would apply.
15. For a Site Plan proposal in conjunction with an OPA/ZBA or ZBA proposal and/or Plan of Subdivision for a Common Element proposal, the highest fee would apply.
16. The fee is non-refundable.
17. City Centre Base and Exception Zones have been pre-zoned for development, but require additional processing in respect to planning matters, including the execution of development agreements, servicing agreements and other development related conditions.
18. For Residential/Commercial/Office/Institutional applications, the maximum variable rate charge applies to each building that is greater than seven storeys.

EFFECTIVE DATE:

Any applications submitted prior to January 1, 2020 will be processed under former fee structure.

REFUNDS:

If a person submits a written request to withdraw or discontinue an application for a planning matter prior to completion of the entire process related to the application, or if the Planning and Building Department closes the file due to inactivity following a period of 6 months, refunds of application fees are available in accordance with the following:

For Official Plan Amendment only, Official Plan Amendment/Zoning By-law Amendment, Zoning By-law Amendment and Plan of Subdivision applications:

- 90% refund prior to receipt of initial Application Status Report (ASR)
- 70% refund following receipt of initial Application Status Report (ASR) and prior to consideration of Information Report by Planning and Development Committee
- 50% refund following consideration of Information Report to Planning and Development Committee and prior to consideration of Recommendation Report by Planning and Development Committee/Council
- 10% refund following consideration of Recommendation Report by Planning and Development Committee/Council and prior to preparation of Zoning By-law/Official Plan Amendment/Conditions of Draft Plan of Subdivision Approval

For Removal of (H) Holding Symbol and Payment-in-Lieu (PIL) of Parking (including Delegation) applications:

- 90% refund prior to receipt of initial Application Status Report (ASR)
- 70% refund following receipt of initial Application Status Report (ASR) and prior to consideration of report by Planning and Development Committee/Council
- 10% refund following consideration of report by Planning and Development Committee/Council and prior to preparation of By-law/Agreement

For Site Plan Control applications:

- 90% refund prior to receipt of initial Project Status Report (PSR)
- 50% refund following receipt of initial Project Status Report (PSR) and prior to next resubmission
- 30% refund following receipt of 2nd Project Status Report (PSR) and prior to next resubmission

Schedule “C-1”
Planning Act Processing Fees - Applications

- 10% refund following receipt of 3rd and subsequent Project Status Reports (PSRs) and prior to final site plan approval

For greater clarity, no refund shall be available upon completion of the entire process related to the application for the applicable planning matter.

Schedule “C-1”
Planning Act Processing Fees

Service Area:

Division:

Planning and Building

Development and Design

Fee Name	Fee Detail	2020 Fee
Schedule "C-1 "		
Payment-In-Lieu (PIL) of Parking (including Delegation)		
Processing Fee	Application	\$838
(A) - A Change in Land Use or the conversion of an Existing Building or Structure or part thereof:		
Category 1: Where the gross floor area equals or is less than 50 m ² , 12.5% of the estimated cost of parking spaces		
Amount Payable Per Surface Parking Space		
City Centre	Per Space	\$1,776
Port Credit	Per Space	\$2,675
Clarkson	Per Space	\$2,365
Streetsville	Per Space	\$2,210
Cooksville	Per Space	\$2,055
Other Areas in Mississauga	Per Space	\$1,776
Amount Payable Per Above Grade Structured Parking Space		
City Centre	Per Space	\$3,538
Port Credit	Per Space	\$3,798
Clarkson	Per Space	\$3,708
Streetsville	Per Space	\$3,663
Cooksville	Per Space	\$3,618
Other Areas in Mississauga	Per Space	\$3,538
Amount Payable Per Below Grade Structured Parking Space		
City Centre	Per Space	\$4,788
Port Credit	Per Space	\$5,048
Clarkson	Per Space	\$4,958
Streetsville	Per Space	\$4,913
Cooksville	Per Space	\$4,868
Other Areas in Mississauga	Per Space	\$4,788

**Schedule “C-1”
Planning Act Processing Fees**

Service Area:
Division:

**Planning and Building
Development and Design**

Fee Name	Fee Detail	2020 Fee
Schedule "C-1"		
Category 2: Where the gross floor area exceeds 50 m ² , but equals or is less than 200 m ² , 25% of the estimated cost of parking spaces		
Amount Payable Per Surface Parking Space		
City Centre	Per Space	\$3,552
Port Credit	Per Space	\$5,350
Clarkson	Per Space	\$4,730
Streetsville	Per Space	\$4,420
Cooksville	Per Space	\$4,110
Other Areas in Mississauga	Per Space	\$3,552
Amount Payable Per Above Grade Structured Parking Space		
City Centre	Per Space	\$7,075
Port Credit	Per Space	\$7,595
Clarkson	Per Space	\$7,416
Streetsville	Per Space	\$7,326
Cooksville	Per Space	\$7,237
Other Areas in Mississauga	Per Space	\$7,075
Amount Payable Per Below Grade Structured Parking Space		
City Centre	Per Space	\$9,575
Port Credit	Per Space	\$10,095
Clarkson	Per Space	\$9,916
Streetsville	Per Space	\$9,826
Cooksville	Per Space	\$9,737
Other Areas in Mississauga	Per Space	\$9,575
Category 3: Where the gross floor area exceeds 200 m ² , 50% of the estimated cost of parking spaces		
Amount Payable Per Surface Parking Space		

**Schedule “C-1”
Planning Act Processing Fees**

Service Area:
Division:

**Planning and Building
Development and Design**

Fee Name	Fee Detail	2020 Fee
Schedule "C-1"		
City Centre	Per Space	\$7,104
Port Credit	Per Space	\$10,700
Clarkson	Per Space	\$9,460
Streetsville	Per Space	\$8,840
Cooksville	Per Space	\$8,220
Other Areas in Mississauga	Per Space	\$7,104
Amount Payable Per Above Grade Structured Parking Space		
City Centre	Per Space	\$14,150
Port Credit	Per Space	\$15,191
Clarkson	Per Space	\$14,832
Streetsville	Per Space	\$14,653
Cooksville	Per Space	\$14,473
Other Areas in Mississauga	Per Space	\$14,150
Amount Payable Per Below Grade Structured Parking Space		
City Centre	Per Space	\$19,150
Port Credit	Per Space	\$20,191
Clarkson	Per Space	\$19,832
Streetsville	Per Space	\$19,653
Cooksville	Per Space	\$19,473
Other Areas in Mississauga	Per Space	\$19,150
(B) - New Developments, Redevelopments, and Additions to Existing Buildings and Structures, 50% of the estimated cost of parking spaces		
Amount Payable Per Surface Parking Space		
City Centre	Per Space	\$7,104
Port Credit	Per Space	\$10,700
Clarkson	Per Space	\$9,460

**Schedule “C-1”
Planning Act Processing Fees**

Service Area:
Division:

**Planning and Building
Development and Design**

Fee Name	Fee Detail	2020 Fee
Schedule "C-1"		
Streetsville	Per Space	\$8,840
Cooksville	Per Space	\$8,220
Other Areas in Mississauga	Per Space	\$7,104
Amount Payable Per Above Grade Structured Parking Space		
City Centre	Per Space	\$14,150
Port Credit	Per Space	\$15,191
Clarkson	Per Space	\$14,832
Streetsville	Per Space	\$14,653
Cooksville	Per Space	\$14,473
Other Areas in Mississauga	Per Space	\$14,150
Amount Payable Per Below Grade Structured Parking Space		
City Centre	Per Space	\$19,150
Port Credit	Per Space	\$20,191
Clarkson	Per Space	\$19,832
Streetsville	Per Space	\$19,653
Cooksville	Per Space	\$19,473
Other Areas in Mississauga	Per Space	\$19,150
Full Payment	Lump sum payment as calculated with PIL Agreement, in accordance with the <i>Planning Act</i>	
Installment Payments	Up-front payment and a Letter of Credit with PIL Agreement, in accordance with the <i>Planning Act</i> : <ul style="list-style-type: none"> • Minimum up-front payment - \$15,000.00 • A Letter of Credit to include the remaining payment(s) plus interest payment (based on prime rate plus 1.5% per annum) • Maximum payment period - three years • Maximum number of installments –three See Corporate Policy and Procedure, Policy No. 07-09-01 for details	

**Schedule “C-1”
Planning Act Processing Fees**

Fee Name	Fee Detail	2020 Fee
Schedule “C-1”		
ITEM		
Engineering Fees	Fees are calculated as a percentage of the servicing costs	
Servicing costs are:		
Application Fee (non-refundable deposit)	Fee of \$1,500 to be submitted with first engineering submission. It is a non-refundable deposit and credited towards the final servicing costs.	\$1,500
Less than 100,000		10%
\$100,000 to \$250,000		8% with a minimum of \$10,000
\$250,000 to \$500,000		6% with a minimum of \$20,000
\$500,000 to \$750,000		5% with a minimum of \$30,000
\$750,000 to \$1.5 million		4.5% with a minimum of \$37,500
Greater than \$1.5 million		3.5% with a minimum of \$67,500
Interim Servicing Submission Review		
0 to 20 hectares (0 to 50 acres)	Per Submission	\$1,500
20 to 40 hectares (50 to 100 acres)	Per submission	\$2,000
over 40 hectares (over 100 acres)	Per submission	\$3,000
Municipal Services Inspection Relating to Condominiums Inspections Relating to New Condominiums Inspections Relating to Condominium Conversions		
		\$1,500
		\$2,500
Phasing of Developments after Initial Submissions have been Reviewed		
0 to 20 hectares (0 to 50 acres)	Per submission for each phase	\$1,500
20 to 40 hectares (50 to 100 acres)	Per submission for each phase	\$2,000
- over 40 hectares (over 100 acres)	Per Submission for each phase	\$3,000