



ADDITIONAL AGENDA

BUDGET COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**WEDNESDAY, OCTOBER 16, 2013 –
IMMEDIATELY FOLLOWING TRANSPORTATION COMMITTEE**

**COUNCIL CHAMBER
SECOND FLOOR, CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1
www.mississauga.ca**

DEPUTATIONS

- B. Item 6 David A. Huctwith, President, Mississauga Southwest Baseball Association, with respect to sport field rates.

MATTERS TO BE CONSIDERED

8. Amendments to the *Planning Act* Processing Fees and Charges By-Law 253-12, As Amended

Corporate Report dated September 26, 2013 from the Commissioner of Planning and Building with respect to amendments to the *Planning Act* Processing Fees and Charges By-Law 253-12, as amended.

RECOMMENDATION

1. That the *Planning Act* processing fees and charges, as listed in Appendix 1 attached to the Corporate Report dated September 26, 2013 from the Commissioner of Planning and Building titled “Amendments to the *Planning Act* Processing Fees and Charges By-law 253-12, as amended” be approved; and
2. That a by-law, effective January 1, 2014, be enacted to establish new, revised, and existing fees and charges for the Planning and Building Department, Corporate Services Department, and Transportation and Works Department as outlined in the Corporate Report dated September 26, 2013 from the Commissioner of Planning and Building titled, “Amendments to the *Planning Act* Processing Fees and Charges By-law 253-12, as amended” and that By-law 253-12 be repealed.

CONTACT PERSON: Julie Lavertu, Legislative Coordinator
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Corporate Report

Clerk's File

BUDGET COMMITTEE

OCT 16 2013

Originator's
Files

DATE: September 26, 2013

TO: Chair and Members of Budget Committee
Meeting Date: October 16, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Amendments to the *Planning Act* Processing Fees and Charges
By-law 253-12, as amended**

- RECOMMENDATION:**
1. That the *Planning Act* processing fees and charges, as listed in Appendix 1 attached to the Corporate Report dated September 26, 2013 from the Commissioner of Planning and Building titled "Amendments to the *Planning Act* Processing Fees and Charges By-law 253-12, as amended" be approved; and
 2. That a by-law, effective January 1, 2014, be enacted to establish new, revised, and existing fees and charges for the Planning and Building Department, Corporate Services Department, and Transportation and Works Department as outlined in the Corporate Report dated September 26, 2013 from the Commissioner of Planning and Building titled, "Amendments to the *Planning Act* Processing Fees and Charges By-law 253-12, as amended" and that By-law 253-12 be repealed.

**REPORT
HIGHLIGHTS:**

- Corporate Services is proposing increases ranging from \$100 to \$200 per application to various Committee of Adjustment fees: Minor Variances – Residential Applications; all other Minor Variance Applications, excluding Multiple Residential

Applications within a Plan of Subdivision; and Consent Fees for Validation of Title, Lease, Easement, Mortgage or Partial Discharge of Mortgage, Foreclosure or Power of Sale;

- Planning and Building is proposing a 3% increase for application processing fees.

BACKGROUND:

Each year the City undertakes a review of the fees and charges collected under the *Planning Act*, R.S.O. 1990, c.P.13, as amended. The *Planning Act* Processing Fees and Charges By-law includes fees for services and activities provided by all City departments in connection with the processing of planning related applications.

COMMENTS:

The Corporate Services Department is proceeding with fee increases approved by Budget Committee BC-0049-2012 and adopted by Council on December 12, 2012, for such increases to begin in 2014. Recommendations for these Committee of Adjustment fee increases are listed in Appendix 1.

The current planning application fees have been in effect as of May 1, 2012, based on a fees review undertaken in 2011. The Planning and Building Department is recommending fees be increased by 3% to take into account increases in labour costs and consumer price index, as outlined in Appendix 1. A new fee is recommended for the review of non-residential condominium conversion proposals by the Development Application Review Committee (DARC). The proposed fee is the same as the DARC site plan review fee.

Wording changes are also recommended to clarify that refunds are available to owners/applicants if the Planning and Building Department closes the file due to inactivity.


The Community Services Department has moved the fees for Tree Removal Permission to the Parks and Forestry Fees and Charges By-law.


The Transportation and Works Department is recommending no changes to fees.

FINANCIAL IMPACT: The revenues generated from the proposed changes to the fees and charges collected under the *Planning Act* will be included in the 2014 Budget. The impact of the revised and new fees is estimated to generate an additional \$500,000 in revenue.

CONCLUSION: The proposed changes to the *Planning Act* Processing Fees and Charges By-law for 2014 included in Appendix 1 will result in improved cost recovery.

ATTACHMENTS: Appendix 1: Amendments to Schedule 'A' and Schedule 'B' of the *Planning Act* Processing Fees and Charges By-law


for Edward R. Sajecki
Commissioner of Planning and Building

 Prepared By: Ann Wong, Manager, Financial Services,
Corporate Services

Appendix 1: Proposed Planning Act Processing Fees Schedule

Fee Name	Existing or New Fee	Description of Change & Justification (P&B / Other Depts' Comments)	Fee Description (Where Applicable) Hide Column If Preferred	2013 Current Fee	2014 Proposed Fee	Fee Increase	
						\$	%
Schedule 'A'							
Level 1) CORPORATE SERVICES DEPARTMENT		Department Financial Impact : 2013 Budget is \$383,875 / 2014 Budget is \$446,750/ Increase Fees Impact \$62,875					
Level 2) LEGISLATIVE SERVICES - COMMITTEE OF ADJUSTMENT:							
Minor Variances:							
Residential applications	Existing	Budget Committee recommendation BC-0049-2012 was adopted by Council on December 12, 2012 for this fee increase in 2014.	\$700.00 per application	\$ 700.00	\$ 800.00	\$ 100.00	14%
Multiple Residential Applications (10 or more) within a Plan of Subdivision	Existing	no change	\$700.00 per application for the first 10 applications	\$ 700.00	\$ 700.00	\$ -	0%
	Existing	no change	\$50.00 per application in excess of the first 10 applications	\$ 50.00	\$ 50.00	\$ -	0%
All other applications	Existing	Budget Committee recommendation BC-0049-2012 was adopted by Council on December 12, 2012 for this fee increase in 2014.	\$975.00 per application	\$ 975.00	\$ 1,150.00	\$ 175.00	18%
Deferral Fee	Existing	no change	\$200.00 per request	\$ 200.00	\$ 200.00	\$ -	0%
Consent:							
New lots and lot additions	Existing	no change	\$2,500.00 per application (includes Certificate Fee payable at time of application)	\$ 2,500.00	\$ 2,500.00	\$ -	0%
Multiple Consent Applications (10 or more) within a Plan of Subdivision	Existing	no change	\$2,500.00 per application for the first 10 applications	\$ 2,500.00	\$ 2,500.00	\$ -	0%
	Existing	no change	\$50.00 per application in excess of the first 10 applications (includes Certificate Fee payable at time of application)	\$ 50.00	\$ 50.00	\$ -	0%
Validation of Title, Lease, Easement, Mortgage or Partial Discharge of Mortgage, Foreclosure or Power of Sale	Existing	Budget Committee recommendation BC-0049-2012 was adopted by Council on December 12, 2012 for this fee increase in 2014.	\$1,400.00 per application	\$ 1,400.00	\$ 1,600.00	\$ 200.00	14%
Request for a change of a condition	Existing	no change	\$500.00 per condition	\$ 500.00	\$ 500.00	\$ -	0%
Deferral Fee	Existing	no change	\$200.00 per request	\$ 200.00	\$ 200.00	\$ -	0%
Secretary-Treasurer's Certificate Fee	Existing	no change	\$375.00	\$ 375.00	\$ 375.00	\$ -	0%

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Level 1) COMMUNITY SERVICES DEPARTMENT		Department Financial Impact: Refer to Parks & Forestry Fees and Charges					
Level 2) FORESTRY SECTION:							
ITEM			FEE				
Tree Removal Permission (through the review of Subdivision, Site Plan and Consent Applications)			\$0 If all trees are considered by the Forestry Section as dead, dying or hazardous.				
	Existing	moved to Parks and Forestry Fees and Charges By-law	\$336.00 For the removal of three (3) trees, each with a diameter greater than 15 cm.	\$ 336.00	moved to Parks and Forestry Fees and Charges By-law		
	Existing	moved to Parks and Forestry Fees and Charges By-law	Plus \$75.00 for each additional tree with a diameter greater than 15 cm.	\$ 75.00	moved to Parks and Forestry Fees and Charges By-law		
Level 1) PLANNING AND BUILDING DEPARTMENT		Department Financial Impact: 2013 Budget is \$2,157,700 / 2014 Budget is \$2,597,700 / Increase Fees Impact \$440,000					
Level 2) BUILDING DIVISION:							
ITEM			FEE				
Zoning Certificate	Existing	Fees to be increased by 3% to take into account increases in labour and consumer price index. (some rounding where appropriate)	\$250.00	250	\$ 257.00	\$ 7.00	3%
Level 2) DEVELOPMENT AND DESIGN DIVISION							
APPLICATION TYPE			BASE FEE This is subject to Note 1 below)				
Official Plan Amendment	Existing	Fees to be increased by 3% to take into account increases in labour and consumer price index.	\$21,990.00	\$21,990.00	\$ 22,650.00	\$ 660.00	3%
Official Plan Amendment/Zoning By-law Amendment	Existing	Fees to be increased by 3% to take into account increases in labour and consumer price index.	\$39,600.00	\$39,600.00	\$ 40,788.00	\$ 1,188.00	3%
			Plus:				
	Existing	Fees to be increased by 3%	Residential: \$/unit for first 25 units	\$830.00	\$ 855.00	\$ 25.00	3%
	Existing	Fees to be increased by 3%	Residential: \$/unit for units 26 - 100	\$440.00	\$ 453.00	\$ 13.00	3%
	Existing	Fees to be increased by 3%	Residential: \$/unit for units 101 - 200	\$230.00	\$ 237.00	\$ 7.00	3%
	Existing	Fees to be increased by 3%	Residential: \$/unit for additional units beyond 200	\$110.00	\$ 113.00	\$ 3.00	3%
	Existing	Fees to be increased by 3%	Commercial and Institutional: \$/m2	\$13.10	\$ 13.50	\$ 0.40	3%
	Existing	Fees to be increased by 3%	Industrial and Office: \$/gross ha	\$4,010.00	\$ 4,130.00	\$ 120.00	3%
	Existing	Fees to be increased by 3%	Maximum Residential charge per application	\$180,000.00	\$ 185,400.00	\$ 5,400.00	3%

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	Existing	Fees to be increased by 3%	Maximum Industrial, Commercial and Office (ICI) charge per application	\$100,000.00	\$ 103,000.00	\$ 3,000.00	3%
	Existing		Major Revision to Application requiring Recirculation of Application to Commenting Agencies	50% of total application fee			
Zoning By-law Amendment	Existing	Fees to be increased by 3%	28800 Plus	28800	\$ 29,664.00	\$ 864.00	3%
	Existing	Fees to be increased by 3%	Residential: \$/unit for first 25 units	\$1,060.00	\$ 1,092.00	\$ 32.00	3%
	Existing	Fees to be increased by 3%	Residential: \$/unit for units 26 - 100	\$820.00	\$ 845.00	\$ 25.00	3%
	Existing	Fees to be increased by 3%	Residential: \$/unit for units 101 - 200	\$480.00	\$ 494.00	\$ 14.00	3%
	Existing	Fees to be increased by 3%	Residential: \$/unit for additional units beyond 200	\$190.00	\$ 196.00	\$ 6.00	3%
	Existing	Fees to be increased by 3%	Commercial and Institutional: \$/m2	\$16.30	\$ 16.80	\$ 0.50	3%
	Existing	Fees to be increased by 3%	Industrial and Office: \$/gross ha	\$9,600.00	\$ 9,888.00	\$ 288.00	3%
	Existing	Fees to be increased by 3%	Maximum Residential charge per application	\$180,000.00	\$ 185,400.00	\$ 5,400.00	3%
	Existing	Fees to be increased by 3%	Maximum Industrial, Commercial and Office (ICI) charge per application	\$100,000.00	\$ 103,000.00	\$ 3,000.00	3%
	Existing		Major Revision to Application requiring Recirculation of Application to Commenting Agencies	50% of total application fee			
Temporary Use By-law	Existing	Fees to be increased by 3%		\$4,500.00	\$ 4,635.00	\$ 135.00	3%
Extension of Temporary Use By-law	Existing	Fees to be increased by 3%		\$3,500.00	\$ 3,605.00	\$ 105.00	3%
Site Plan Control-Except for Infill Residential (New Dwellings, Replacement Housing and Additions)	Existing	Fees to be increased by 3%	7800 Plus	\$7,800.00	\$ 8,034.00	\$ 234.00	3%
	Existing	Fees to be increased by 3%	Residential: \$/unit for first 25 units	\$530.00	\$ 546.00	\$ 16.00	3%
	Existing	Fees to be increased by 3%	Residential: \$/unit for units 26 - 100	\$320.00	\$ 330.00	\$ 10.00	3%
	Existing	Fees to be increased by 3%	Residential: \$/unit for additional units beyond 100	\$110.00	\$ 113.00	\$ 3.00	3%
	Existing	Fees to be increased by 3%	Non-residential (ICI): \$/m2 for first 2 000 m2	\$6.70	\$ 6.90	\$ 0.20	3%
	Existing	Fees to be increased by 3%	Non-residential (ICI): \$/m2 for 2 001 - 4 500 m2	\$4.80	\$ 4.90	\$ 0.10	2%

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	Existing	Fees to be increased by 3%	Non-residential (ICI): \$/m2 for 4 501 - 7 000 m2	\$2.90	\$ 3.00	\$ 0.10	3%
	Existing	Fees to be increased by 3%	Non-residential (ICI): \$/m2 beyond 7 000 m2	\$1.40	\$ 1.44	\$ 0.04	3%
	Existing	Fees to be increased by 3%	Maximum Residential charge per application(3)	\$75,000.00	\$ 77,250.00	\$ 2,250.00	3%
	Existing	Fees to be increased by 3%	Maximum Non-residential (ICI) charge per application	\$52,000.00	\$ 53,560.00	\$ 1,560.00	3%
	Existing		Major Revision to Application requiring Recirculation of Application to Commenting Agencies	50% of total application fee			
Site Plan Control - for Infill Residential (New Dwellings, Replacement Housing and Additions)	Existing	Fees to be increased by 3%	Major Revision to Application requiring Recirculation of Application to Commenting Agencies	7800	\$ 8,034.00	\$ 234.00	3%
Site Plan Minor Building Alterations or Site Revisions	Existing	Fees to be increased by 3%	2400 Plus	\$2,400.00	\$ 2,472.00	\$ 72.00	3%
	Existing	Fees to be increased by 3%	Applicable Site Plan Minor Surcharge Fees: Planning & Building - Site Inventory Review	\$600.00	\$ 618.00	\$ 18.00	3%
	Existing	Fees to be increased by 3%	Transportation & Works - Development Engineering Review	\$340.00	\$ 350.00	\$ 10.00	3%
	Existing	Fees to be increased by 3%	Transportation & Works - Storm Drainage Review	\$120.00	\$ 124.00	\$ 4.00	3%
	Existing	Fees to be increased by 3%	Transportation & Works - Environmental Review	\$90.00	\$ 93.00	\$ 3.00	3%
	Existing	Fees to be increased by 3%	Community Services - Fire Review	\$70.00	\$ 72.00	\$ 2.00	3%
	Existing	Fees to be increased by 3%	Community Services - Forestry Review	\$180.00	\$ 185.00	\$ 5.00	3%
Site Plan Approval Express (SPAX)	Existing	Fees to be increased by 3%	\$300.00	\$300.00	\$ 309.00	\$ 9.00	3%
Removal of (H) Holding Symbol	Existing	Fees to be increased by 3%	\$28,700.00	28700	\$ 29,561.00	\$ 861.00	3%
	Existing	Fees to be increased by 3%	Additional fee per application for applications within City Centre	\$14,100.00	\$ 14,523.00	\$ 423.00	3%

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Plan of Subdivision	Existing	Fees to be increased by 3%	7800 Plus	\$7,800.00	\$ 8,034.00	\$ 234.00	3%
	Existing	Fees to be increased by 3%	Detached, semi-detached and townhouse dwellings: \$/unit	\$580.00	\$ 597.00	\$ 17.00	3%
	Existing	Fees to be increased by 3%	All other residential, commercial or institutional uses: \$/m2 beyond 500 m2	\$2.90	\$ 3.00	\$ 0.10	3%
	Existing	Fees to be increased by 3%	Industrial and Office: \$/gross ha	\$4,900.00	\$ 5,047.00	\$ 147.00	3%
	Existing	Fees to be increased by 3%	Maximum fee per application	\$120,000.00	\$ 123,600.00	\$ 3,600.00	3%
	Existing		Major Revision to Application requiring Recirculation to Commenting Agencies				
	Existing		Revision to Draft Approved Plan requiring Circulation				
	Existing		Recirculation of Application due to Lapsing of Draft Approval				
Surcharge Fees	Existing	Fees to be increased by 3%	Community Services - Heritage Review(5)(7)	\$1,280.00	\$ 1,318.00	\$ 38.00	3%
	Existing	Fees to be increased by 3%	Planning & Building - Environmental Review (Natural Heritage and/or Natural Hazards) Base Fee(5)(7)	\$1,600.00	\$ 1,648.00	\$ 48.00	3%
				plus			
	Existing	Fees to be increased by 3%	if Environmental Impact Statement (EIS) Minor required(8)	\$2,960.00	\$ 3,049.00	\$ 89.00	3%
				or			
	Existing	Fees to be increased by 3%	if Environmental Impact Statement (EIS) Major required(9)	\$8,720.00	\$ 8,982.00	\$ 262.00	3%
	Existing	Fees to be increased by 3%	Planning & Building - Parking Utilization Study(10)	\$3,490.00	\$ 3,595.00	\$ 105.00	3%
	Existing	Fees to be increased by 3%	Community Services - Forestry Inspection(11)	\$90.00	\$ 93.00	\$ 3.00	3%

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Development Application Review Committee (DARC) Meeting Proposal Submissions							
	Existing	Fees to be increased by 3%	OPA/Rezoning and Rezoning	\$2,700.00	\$ 2,781.00	\$ 81.00	3%
	Existing	Fees to be increased by 3%	Subdivision	\$2,350.00	\$ 2,420.00	\$ 70.00	3%
	Existing	Fees to be increased by 3%	Site Plan	\$1,850.00	\$ 1,905.00	\$ 55.00	3%
					\$ 1,905.00		
Development Application Review Committee (DARC) Meeting - Proposed Submissions for Non-Residential Condominium Conversions	New	The Development Application Review Committee, which is comprised of cross-departmental members and representatives from outside agencies such as the Region of Peel and the Conservation Authorities, reviews official plan, rezoning, subdivision and site plan proposals to identify any issues/concerns which can be resolved prior to the submission of a formal application. In light of the increasing number of non-residential condominium conversion applications/inquiries that the City is receiving it is recommended that all proposals for the conversion of existing non-residential building to condominium tenure be reviewed by the Development Application Review Committee. The proposed fee is the same as the DARC site plan review fee. The fee is to include the following note: The amount paid for submission to the Development Application Review Committee is to be credited towards the total City of Mississauga application fee applicable at the time of application submission.					
Level 2) Payment-In-Lieu of Off-Street Parking (PIL)							
Processing Fee	Existing	no change	\$800.00/application	800	800	\$ -	0%
Level 3) (A) A Change in Land Use or the conversion of an Existing Building or Structure or Part thereof:							
Level 4. Category 1: Where the gross floor area equals or is less than 50 m2, 12.5% of the estimated cost of parking spaces.							
			Amount Payable Per Surface Parking Space				
	Existing	no change	City Centre	\$1,776.00	\$1,776.00	\$ -	0%
	Existing	no change	Port Credit	\$2,675.00	\$2,675.00	\$ -	0%
	Existing	no change	Clarkson	\$2,365.00	\$2,365.00	\$ -	0%
	Existing	no change	Streetsville	\$2,210.00	\$2,210.00	\$ -	0%
	Existing	no change	Cooksville	\$2,055.00	\$2,055.00	\$ -	0%
	Existing	no change	Other Areas in Mississauga	\$1,776.00	\$1,776.00	\$ -	0%
			Amount Payable Per Above Grade Structured Parking Space				
	Existing	no change	City Centre	\$3,538.00	\$3,538.00	\$ -	0%
	Existing	no change	Port Credit	\$3,798.00	\$3,798.00	\$ -	0%
	Existing	no change	Clarkson	\$3,708.00	\$3,708.00	\$ -	0%
	Existing	no change	Streetsville	\$3,663.00	\$3,663.00	\$ -	0%
	Existing	no change	Cooksville	\$3,618.00	\$3,618.00	\$ -	0%
	Existing	no change	Other Areas in Mississauga	\$3,538.00	\$3,538.00	\$ -	0%

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			Amount Payable Per Below Grade Structured Parking Space				
	Existing	no change	City Centre	\$4,788.00	\$4,788.00	\$ -	0%
	Existing	no change	Port Credit	\$5,048.00	\$5,048.00	\$ -	0%
	Existing	no change	Clarkson	\$4,958.00	\$4,958.00	\$ -	0%
	Existing	no change	Streetsville	\$4,913.00	\$4,913.00	\$ -	0%
	Existing	no change	Cooksville	\$4,868.00	\$4,868.00	\$ -	0%
	Existing	no change	Other Areas in Mississauga	\$4,788.00	\$4,788.00	\$ -	0%
Level 4. Category 2: Where the gross floor area exceeds 50 m2, but equals or is less than 200 m2, 25% of the estimated cost of parking spaces.	Existing	no change	City Centre	\$3,552.00	\$3,552.00	\$ -	0%
	Existing	no change	Port Credit	\$5,350.00	\$5,350.00	\$ -	0%
	Existing	no change	Clarkson	\$4,730.00	\$4,730.00	\$ -	0%
	Existing	no change	Streetsville	\$4,420.00	\$4,420.00	\$ -	0%
	Existing	no change	Cooksville	\$4,110.00	\$4,110.00	\$ -	0%
	Existing	no change	Other Areas in Mississauga	\$3,552.00	\$3,552.00	\$ -	0%
	Existing	no change	City Centre	\$7,075.00	\$7,075.00	\$ -	0%
	Existing	no change	Port Credit	\$7,595.00	\$7,595.00	\$ -	0%
	Existing	no change	Clarkson	\$7,416.00	\$7,416.00	\$ -	0%
	Existing	no change	Streetsville	\$7,326.00	\$7,326.00	\$ -	0%
	Existing	no change	Cooksville	\$7,237.00	\$7,237.00	\$ -	0%
	Existing	no change	Other Areas in Mississauga	\$7,075.00	\$7,075.00	\$ -	0%
	Existing	no change	City Centre	\$9,575.00	\$9,575.00	\$ -	0%
	Existing	no change	Port Credit	\$10,095.00	\$10,095.00	\$ -	0%
	Existing	no change	Clarkson	\$9,916.00	\$9,916.00	\$ -	0%
	Existing	no change	Streetsville	\$9,826.00	\$9,826.00	\$ -	0%
	Existing	no change	Cooksville	\$9,737.00	\$9,737.00	\$ -	0%
	Existing	no change	Other Areas in Mississauga	\$9,575.00	\$9,575.00	\$ -	0%
Level 4. Category 3: Where the gross floor area exceeds 200 m2, 50% of the estimated cost of parking spaces.	Existing	no change	City Centre	\$7,104.00	\$7,104.00	\$ -	0%
	Existing	no change	Port Credit	\$10,700.00	\$10,700.00	\$ -	0%
	Existing	no change	Clarkson	\$9,460.00	\$9,460.00	\$ -	0%
	Existing	no change	Streetsville	\$8,840.00	\$8,840.00	\$ -	0%
	Existing	no change	Cooksville	\$8,220.00	\$8,220.00	\$ -	0%
	Existing	no change	Other Areas in Mississauga	\$7,104.00	\$7,104.00	\$ -	0%
	Existing	no change	City Centre	\$14,150.00	\$14,150.00	\$ -	0%
	Existing	no change	Port Credit	\$15,191.00	\$15,191.00	\$ -	0%
	Existing	no change	Clarkson	\$14,832.00	\$14,832.00	\$ -	0%
	Existing	no change	Streetsville	\$14,653.00	\$14,653.00	\$ -	0%

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	Existing	no change	Cooksville	\$14,473.00	\$14,473.00	\$ -	0%
	Existing	no change	Other Areas in Mississauga	\$14,150.00	\$14,150.00	\$ -	0%
	Existing	no change	City Centre	\$19,150.00	\$19,150.00	\$ -	0%
	Existing	no change	Port Credit	\$20,191.00	\$20,191.00	\$ -	0%
	Existing	no change	Clarkson	\$19,832.00	\$19,832.00	\$ -	0%
	Existing	no change	Streetsville	\$19,653.00	\$19,653.00	\$ -	0%
	Existing	no change	Cooksville	\$19,473.00	\$19,473.00	\$ -	0%
	Existing	no change	Other Areas in Mississauga	\$19,150.00	\$19,150.00	\$ -	0%
Level 3) (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	Existing	no change	City Centre	\$7,104.00	\$7,104.00	\$ -	0%
	Existing	no change	Port Credit	\$10,700.00	\$10,700.00	\$ -	0%
	Existing	no change	Clarkson	\$9,460.00	\$9,460.00	\$ -	0%
	Existing	no change	Streetsville	\$8,840.00	\$8,840.00	\$ -	0%
	Existing	no change	Cooksville	\$8,220.00	\$8,220.00	\$ -	0%
	Existing	no change	Other Areas in Mississauga	\$7,104.00	\$7,104.00	\$ -	0%
Amount Payable Per Above Grade Structured Parking Space							
	Existing	no change	City Centre	\$14,150.00	\$14,150.00	\$ -	0%
	Existing	no change	Port Credit	\$15,191.00	\$15,191.00	\$ -	0%
	Existing	no change	Clarkson	\$14,832.00	\$14,832.00	\$ -	0%
	Existing	no change	Streetsville	\$14,653.00	\$14,653.00	\$ -	0%
	Existing	no change	Cooksville	\$14,473.00	\$14,473.00	\$ -	0%
	Existing	no change	Other Areas in Mississauga	\$14,150.00	\$14,150.00	\$ -	0%
Amount Payable Per Below Grade Structured Parking Space							
	Existing	no change	City Centre	\$19,150.00	\$19,150.00	\$ -	0%
	Existing	no change	Port Credit	\$20,191.00	\$20,191.00	\$ -	0%
	Existing	no change	Clarkson	\$19,832.00	\$19,832.00	\$ -	0%
	Existing	no change	Streetsville	\$19,653.00	\$19,653.00	\$ -	0%
	Existing	no change	Cooksville	\$19,473.00	\$19,473.00	\$ -	0%
	Existing	no change	Other Areas in Mississauga	\$19,150.00	\$19,150.00	\$ -	0%
APPLICATION TYPE			BASE FEE				
Part Lot Control	Existing	Fees to be increased by 3%	1300 Plus :	1300	\$ 1,339.00	\$ 39.00	3%
			For each lot or block created	\$53.00	\$ 55.00	\$ 2.00	4%
Repeal of Exempting By-law	Existing	Fees to be increased by 3%		\$156.00	\$ 161.00	\$ 5.00	3%
Deletion of Restrictions	Existing	Fees to be increased by 3%		\$156.00	\$ 161.00	\$ 5.00	3%
Extension of Exempting By-law	Existing	Fees to be increased by 3%		\$156.00	\$ 161.00	\$ 5.00	3%

Appendix 1: Proposed Planning Act Processing Fees Schedule

Fee Name	Existing or New Fee	Description of Change & Justification P&B / Other Depts' Comments)	(Fee Description (Where Applicable) Hide Column If Preferred	2013 Current Fee	2014 Proposed Fee	\$	%
Consent to Transfer/Charge	Existing	Fees to be increased by 3%		\$130.00	\$ 134.00	\$ 4.00	3%
Plan of Condominium Standard	Existing	Fees to be increased by 3%	5400 Plus	5400	\$ 5,562.00	\$ 162.00	3%
	Existing	Fees to be increased by 3%	Apartment: \$/unit	\$31.00	\$ 32.00	\$ 1.00	3%
	Existing	Fees to be increased by 3%	Non-apartment or vacant lot: \$/unit	\$77.00	\$ 79.00	\$ 2.00	3%
	Existing	Fees to be increased by 3%	Non-residential: \$/ha	\$153.00	\$ 158.00	\$ 5.00	3%
Plan of Condominium Common Element	Existing	Fees to be increased by 3%	Recirculation of Application due to lapsing of draft approval	\$12,400.00	\$ 12,772.00	\$ 372.00	3%
	Existing	Fees to be increased by 3%	Recirculation of Application due to revisions to the application requiring recirculation to commenting agencies.	\$650.00	\$ 669.00	\$ 19.00	3%
	Existing	Fees to be increased by 3%	Condominium Amalgamation Fee	\$650.00	\$ 669.00	\$ 19.00	3%
	Existing	Fees to be increased by 3%	Condominium Amendment Fee	\$650.00	\$ 669.00	\$ 19.00	3%

Appendix 1: Proposed Planning Act Processing Fees Schedule

Fee Name	Existing or New Fee	Description of Change & Justification (P&B / Other Depts' Comments)	(Fee Description (Where Applicable) Hide Column If Preferred	2013 Current Fee	2014 Proposed Fee	\$	%
Level 1) TRANSPORTATION AND WORKS DEPARTMENT		Department Financial Impact: No change					
Level 2) TRANSPORTATION AND INFRASTRUCTURE PLANNING DIVISION							
Development Engineering Section							
ITEM			FEE				
Engineering Fees			Fees are calculated as a percentage of the servicing costs				
Servicing costs are:							
Less than 100,000							10%
\$100,000 to \$250,000	Existing	no change	8% with a minimum of \$10,000				
\$250,000 to \$500,000	Existing	no change	6% with a minimum of \$20,000				
\$500,000 to \$750,000	Existing	no change	5% with a minimum of \$30,000				
\$750,000 to \$1.5 million	Existing	no change	4.5% with a minimum of \$37,500				
Greater than \$1.5 million	Existing	no change	3.5% with a minimum of \$67,500				
Interim Servicing Submission Review							
- 0 to 20 hectares (0 to 50 acres)	Existing	no change	\$1,500.00 per submission	\$ 1,500.00	\$ 1,500.00	\$ -	0%
- 20 to 40 hectares (50 to 100 acres)	Existing	no change	\$2,000.00 per submission	\$ 2,000.00	\$ 2,000.00	\$ -	0%
- over 40 hectares (over 100 acres)	Existing	no change	\$3,000.00 per submission	\$ 3,000.00	\$ 3,000.00	\$ -	0%
Municipal Services Inspection Relating to Condominiums		Existing					
		no change	Range of \$1,000.00 to \$2,500.00 per development Fee to be determined by the Transportation and Works Department based on the complexity of the project.				
Phasing of Developments after Initial Submissions have been Reviewed							
- 0 to 20 hectares (0 to 50 acres)	Existing	no change	\$1,500.00 per submission for each phase	\$ 1,500.00	\$ 1,500.00	\$ -	0%
- 20 to 40 hectares (50 to 100 acres)	Existing	no change	\$2,000.00 per submission for each phase	\$ 2,000.00	\$ 2,000.00	\$ -	0%
- over 40 hectares (over 100 acres)	Existing	no change	\$3,000.00 per submission for each phase	\$ 3,000.00	\$ 3,000.00	\$ -	0%
Pre-servicing Submission Processing							
- 0 to 20 hectares (0 to 50 acres)	Existing	no change	\$500.00 per submission	\$ 500.00	\$ 500.00	\$ -	0%
- 20 to 40 hectares (50 to 100 acres)	Existing	no change	\$1,000.00 per submission	\$ 1,000.00	\$ 1,000.00	\$ -	0%
- over 40 hectares (over 100 acres)	Existing	no change	\$1,500.00 per submission	\$ 1,500.00	\$ 1,500.00	\$ -	0%

Appendix 1: Proposed Planning Act Processing Fees Schedule

Fee Name	Existing or New Fee	Description of Change & Justification (P&B / Other Depts' Comments)	(Fee Description (Where Applicable) Hide Column If Preferred	2013 Current Fee	2014 Proposed Fee	\$	%
Schedule 'B'							
Level 1) PLANNING AND BUILDING DEPARTMENT							
Level 2) DEVELOPMENT AND DESIGN DIVISION							
Site Plan Inspection - Except for Infill Residential (New Dwellings, Replacement Housing and Additions)							
	Existing	Fees to be increased by 3%	Initial Inspection	\$690.00	\$ 711.00	\$ 21.00	3%
	Existing	Fees to be increased by 3%	Each Additional Inspection	\$560.00	\$ 577.00	\$ 17.00	3%
Site Plan Inspection - Infill Residential (New Dwellings, Replacement Housing and Additions)							
	Existing	Fees to be increased by 3%	Initial Inspection	\$440.00	\$ 453.00	\$ 13.00	3%
	Existing	Fees to be increased by 3%	Each Additional Inspection	\$190.00	\$ 196.00	\$ 6.00	3%