

Planning and Building
Schedule 'A' and Schedule 'B' of the *Planning Act* Processing Fees and Charges By-law
Effective Date: January 1, 2025

Fee Name	Fee Details	Fee Status	Description of Change and Justification	HST Eligibility	Unit of Measure	2024 Current Fee	In-year	2025 Proposed Fee	Fee Increase	
							Fee		\$	%
Schedule 'A'										
Level 1 - CORPORATE SERVICES DEPARTMENT										
Level 2 - LEGISLATIVE SERVICES (COMMITTEE OF ADJUSTMENT)										
Minor Variances										
Low & Medium Density Residential Applications	\$1,322.00 per application	Revised	Inflationary increase	0%	Application	\$1,283		\$1,322	\$38	3.0%
Driveways, Decks and * Accessory Structures under 16 sq. metres for Low & Medium Density Residential Applications (* does not included detached garages).	\$771 per application	Revised	Inflationary increase	0%	Application	\$749		\$771	\$22	3.0%
Multiple Residential Applications (10 or more) within a Plan of Subdivision	\$1322 per application for the first 10 applications	Revised	Inflationary increase	0%	Application	\$1,283		\$1,322	\$38	3.0%
	\$53.00 per application in excess of the first 10 applications	Revised	Inflationary increase	0%	Application	\$52		\$53	\$2	3.0%
All other applications	\$1,680 per application*	Revised	Inflationary increase	0%	Application	\$1,631		\$1,680	\$49	3.0%
Deferral and Recirculation Fee	Fee for deferrals and applications requiring recirculation Residential (properties zoned low and medium density residential) \$218 to \$1261	Revised	Inflationary increase	0%	Request	\$212 - \$ 1,224		\$218 - \$ 1,261	\$0 - \$36	0.0%
All other applications (increased circulation notice)	*an additional circulation fee is required where relief is being requested from Table 2.1.2.1.1 of Zoning By-Law. 0225-2007, as amended. The fee will be calculated after submission of the application and will reflect the actual cost of circulation beyond the 60 m circulation to the use identified in Table 2.1.2.1.1. The additional circulation fee will be payable before the scheduled meeting.	No Change	Where circulation of a notice is required beyond the prescribed 60 m notice area, the actual cost of the circulation up to the distance circulated (i.e. 800 m) will be required to cover cost of the increased notice circulation.	0%	Request	Actual cost of notices beyond 60 m		Actual cost of notices beyond 60 m	\$0	0.0%
Consent										
New lots and lot additions	\$2,798 per application (includes Certificate Fee payable at time of application)	Revised	Inflationary increase	0%	Application	\$2,716		\$2,798	\$81	3.0%
Multiple Consent Applications (10 or more) within a Plan of Subdivision	\$2,798 per application for the first 10 applications	Revised	Inflationary increase	0%	Application	\$2,716		\$2,798	\$81	3.0%
	\$53.00 per application in excess of the first 10 applications (includes Certificate Fee payable at time of application)	Revised	Inflationary increase	0%	Application	\$52		\$53	\$2	3.0%
Validation of Title, Lease, Easement, Mortgage or Partial Discharge of Mortgage, Foreclosure or Power of Sale	\$2,235 per application	Revised	Inflationary increase	0%	Application	\$2,170		\$2,235	\$65	3.0%
Request for a change of a condition	\$556 per condition	Revised	Inflationary increase	0%	per change of condition	\$540		\$556	\$16	3.0%
Deferral and Recirculation Fee	Fee for deferrals and applications requiring recirculation	Revised	Inflationary increase	0%	Request	\$218-\$2,031		\$225-\$2,092	\$7 - \$61	3.0%
Secretary-Treasurer's Certificate Fee	\$418 per certificate	Revised	Inflationary increase	0%	Flat fee (per certificate)	\$406		\$418	\$12	3.0%

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							Fee		\$	%
One year extension of draft severance conditions	Stemming from Bill 88 will allow individuals to apply for 1 year extensions to clear conditions of severance related to Committee of Adjustment matters. A fee will be associated with these extension applications.	Revised	Inflationary increase	0%	Application	\$1,030		\$1,061	\$31	3.0%
Extension of Temporary Use By-law										
Level 2 - BUILDING DIVISION:										
Zoning Certificate	\$500 per certificate	No Change		0%	Flat fee (per certificate)	\$500		\$500	\$0	0.0%
Level 2 - DEVELOPMENT AND DESIGN DIVISION										
APPLICATION TYPE	BASE FEE									
Official Plan Amendment (OPA)	\$28,701 Flat fee	Revised	Inflationary increase & the \$15 bank Admin fee	0%	Flat fee	\$27,865		\$28,701	\$836	3.0%
Official Plan Amendment/ Zoning By-law Amendment (OPA/ZBA)	\$51,670 Flat fee	Revised	Inflationary increase & the \$15 bank Admin fee	0%	Flat fee	\$50,165		\$51,670	\$1,505	3.0%
	Plus Variable Rate Fees:									
	Residential: \$/unit for first 25 units	Revised	Inflationary increase	0%	Residential Unit	\$1,050		\$1,082	\$32	3.0%
	Residential: \$/unit for units 26 - 100	Revised	Inflationary increase	0%	Residential Unit	\$556		\$572	\$17	3.0%
	Residential: \$/unit for units 101 - 200	Revised	Inflationary increase	0%	Residential Unit	\$231		\$237	\$7	3.0%
	Residential: \$/unit for additional units beyond 200	Revised	Inflationary increase	0%	Residential Unit	\$107		\$110	\$3	3.0%
	Commercial and Institutional: \$/m²	Revised	Inflationary increase	0%	Square Meter	\$17		\$17	\$0	3.0%
	Industrial and Office: \$/gross ha	Revised	Inflationary increase	0%	gross ha	\$5,078		\$5,231	\$152	3.0%
	Maximum Residential charge per application	Revised	Inflationary increase	0%	Application	\$242,509		\$249,785	\$7,275	3.0%
	Maximum Commercial, Institutional, Industrial and Office charge per application	Revised	Inflationary increase	0%	Application	\$126,578		\$130,376	\$3,797	3.0%
	Major revision to application requiring recirculation of application to commenting agencies	No Change		0%	Application	50% of total application fee		50% of total application fee	\$0	0.0%

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							Fee		\$	%
Zoning By-law Amendment (ZBA) ^{Note3}	\$37,585 Flat fee	Revised	Inflationary increase & the \$15 bank Admin fee	0%	Flat fee	\$36,490		\$37,585	\$1,095	3.0%
	Plus Variable Rate Fees:									
	Residential: \$/unit for first 25 units	Revised	Inflationary increase	0%	Residential Unit	\$1,342		\$1,382	\$40	3.0%
	Residential: \$/unit for units 26 - 100	Revised	Inflationary increase	0%	Residential Unit	\$1,038		\$1,069	\$31	3.0%
	Residential: \$/unit for units 101 - 200	Revised	Inflationary increase	0%	Residential Unit	\$455		\$469	\$14	3.0%
	Residential: \$/unit for additional units beyond 200	Revised	Inflationary increase	0%	Residential Unit	\$177		\$182	\$5	3.0%
	Commercial and Institutional: \$/m ²	Revised	Inflationary increase	0%	Square Meter	\$21		\$21	\$1	3.0%
	Industrial and Office: \$/gross ha	Revised	Inflationary increase	0%	gross ha	\$12,157		\$12,521	\$365	3.0%
	Maximum Residential variable charge per application	Revised	Inflationary increase & change in Description for Fee Details	0%	Application	\$224,764		\$231,507	\$6,743	3.0%
	Maximum Commercial, Institutional, Industrial and Office variable charge per application	Revised	Inflationary increase & change in Description for Fee Details	0%	Application	\$126,578		\$130,376	\$3,797	3.0%
	Major revision to application requiring recirculation of application to commenting agencies	No Change		0%		50% of total application fee		50% of total application fee	\$0	0.0%
Temporary Use By-law	\$ 5883.36 Application	Revised	Inflationary increase & the \$15 bank Admin fee	0%	Application	\$5,712		\$5,883	\$171	3.0%
Extension of Temporary Use By-law	\$ 4581.44 Application	Revised	Inflationary increase & the \$15 bank Admin fee	0%	Application	\$4,448		\$4,581	\$133	3.0%
Waiving of application fees for non-profit affordable housing applications	In an effort to reduce costs for affordable housing units, application fees associated with official plan and zoning by-law amendments, removal of holding zones, site plan, and minor variance fees will be waived for non-profit housing providers, subject to approval through an application form to the Planning and Building Department. Any non-profit applicants with existing, in-effect fee deferrals for their development proposals will be eligible for fee waivers.	New Fee	New Fee		Application	\$0		\$0	\$0	0.0%
Section 47 Agreement	\$ 11809.98 Application	New Fee	Inflationary increase & the \$15 bank Admin fee	0%	Application	\$11,466		\$11,810	\$344	3.0%
	Plus Variable Rate Fees:									
	Residential: \$/unit for first 25 units	New Fee	Inflationary increase	0%	Residential Unit	\$674		\$694	\$20	3.0%
	Residential: \$/unit for units 26 - 100	New Fee	Inflationary increase	0%	Residential Unit	\$307		\$317	\$9	3.0%
	Residential: \$/unit for additional units beyond 100	New Fee	Inflationary increase	0%	Residential Unit	\$70		\$72	\$2	3.0%
	Commercial, Office and Institutional: \$/m ²	New Fee	Inflationary increase	0%	Square Meter	\$15.61		\$16.08	\$0.47	3.0%
	Commercial, Office and Institutional: \$/m ²	New Fee	Inflationary increase	0%	Square Meter	\$11.18		\$11.52	\$0.34	3.0%
	Industrial: \$/m ² for first 2 000 m ²	New Fee	Inflationary increase	0%	Square Meter	\$8.64		\$8.90	\$0.26	3.0%
	Industrial: \$/m ² for first 2 001 - 4 500 m ²	New Fee	Inflationary increase	0%	Square Meter	\$6.02		\$6.21	\$0.18	3.0%
	Industrial: \$/m ² for 4 501 - 7 000 m ²	New Fee	Inflationary increase	0%	Square Meter	\$3.13		\$3.22	\$0.09	3.0%

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							Fee		\$	%
Site Plan Control ^{Note17}	\$ 11809.98 Application	Revised	Inflationary increase & the \$15 bank Admin fee	0%	Application	\$11,466		\$11,810	\$344	3.0%
	Plus Variable Rate Fees:									
	Residential: \$/unit for first 25 units	Revised	Inflationary increase	0%	Residential Unit	\$674		\$694	\$20	3.0%
	Residential: \$/unit for units 26 - 100	Revised	Inflationary increase	0%	Residential Unit	\$307		\$317	\$9	3.0%
	Residential: \$/unit for additional units beyond 100	Revised	Inflationary increase	0%	Residential Unit	\$70		\$72	\$2	3.0%
	Commercial, Office and Institutional: \$/m ² for first 2 000 m ²	Revised	Inflationary increase	0%	Square Meter	\$15.61		\$16.08	\$0.47	3.0%
	Commercial, Office and Institutional: \$/m ² for 2 001 - 4 500 m ²	Revised	Inflationary increase	0%	Square Meter	\$11.18		\$11.52	\$0.34	3.0%
	Industrial: \$/m ² for first 2 000 m ²	Revised	Inflationary increase	0%	Square Meter	\$8.64		\$8.90	\$0.26	3.0%
	Industrial: \$/m ² for 2 001 - 4 500 m ²	Revised	Inflationary increase	0%	Square Meter	\$6.02		\$6.21	\$0.18	3.0%
	Industrial: \$/m ² for 4 501 - 7 000 m ²	Revised	Inflationary increase	0%	Square Meter	\$3.13		\$3.22	\$0.09	3.0%
	Industrial: \$/m ² beyond 7 000 m ²	Revised	Inflationary increase	0%	Square Meter	\$1.41		\$1.46	\$0.04	3.0%
	Maximum Residential variable rate charge per building	Revised	Inflationary increase	0%	Building	\$89,119		\$91,792	\$2,674	3.0%
	Maximum Commercial, Office and Institutional variable rate charge per building	Revised	Inflationary increase	0%	Building	\$54,419		\$56,052	\$1,633	3.0%
	Maximum Industrial charge per application	Revised	Inflationary increase	0%	Application	\$54,419		\$56,052	\$1,633	3.0%
	Major revision to application requiring recirculation of application to commenting agencies	No Change		0%	Application	50% of total application fee		50% of total application fee	\$0	0.0%
Site Plan Control - New/Replacement Dwelling and Addition(s) to Existing Dwelling ^{Note4}	\$ 11809.98 Application	Revised	Inflationary increase	0%	Application	\$11,466		\$11,810	\$344	3.0%
	Major revision to application requiring recirculation of application to commenting agencies	No Change		0%	Application	50% of total application fee		50% of total application fee	\$0	0.0%
Site Plan Control - Limited Circulation	\$ 4907.7234 Application	Revised	Inflationary increase	0%	Application	\$4,765		\$4,908	\$143	3.0%
	Plus Applicable Surcharge Fees:									
	Planning & Building - Site Inventory Review	Revised	Inflationary increase	0%	Flat fee	\$1,281		\$1,319	\$38	3.0%
	Transportation & Works - Development Engineering Review	Revised	Inflationary increase	0%	Flat fee	\$439		\$452	\$13	3.0%
	Transportation & Works - Storm Drainage Review	Revised	Inflationary increase	0%	Flat fee	\$135		\$139	\$4	3.0%
	Transportation & Works - Environmental Review	Revised	Inflationary increase	0%	Flat fee	\$134		\$138	\$4	3.0%
	Transportation & Works - Traffic Review	Revised	Inflationary increase	0%	Flat fee	\$494		\$509	\$15	3.0%
	Community Services - Fire Review	Revised	Inflationary increase	0%	Flat fee	\$166		\$171	\$5	3.0%
	Community Services - Forestry Review	Revised	Inflationary increase	0%	Flat fee	\$368		\$379	\$11	3.0%
	Community Services - Heritage Review	Revised	Inflationary increase	0%	Flat fee	\$464		\$478	\$14	3.0%
Site Plan Control - Master Site Plan	\$ 73456.51 Flat fee	Revised	Inflationary increase	0%	Flat fee	\$71,317		\$73,457	\$2,140	3.0%
Site Plan Approval Express (SPAX)	\$ 536.63 Flat fee	Revised	Inflationary increase	0%	Flat fee	\$521		\$537	\$16	3.0%

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							Fee		\$	%
Removal of (H) Holding Symbol	Plus additional fees: For applications within CC1 to CC4 and CCOS City Centre Base or Exception Zones an additional fee will apply	Revised	Inflationary increase	0%	Application	\$51,945		\$53,503	\$1,558	3.0%
	Applications in all other Base or Exception Zones	Revised	Inflationary increase	0%	Application	\$2,290		\$2,359	\$69	3.0%
Plan of Subdivision	\$ 10188.76	Revised	Inflationary increase	0%		\$9,892		\$10,189	\$297	3.0%
	Plus Variable Rate Fees:									
	Detached, semi-detached and townhouse dwellings: \$/unit	Revised	Inflationary increase	0%	Townhouse Unit	\$641		\$661	\$19	3.0%
	All other Residential, Commercial or Institutional uses: \$/m ² beyond 500 m ²	Revised	Inflationary increase	0%	Square Meter	\$3.21		\$3.30	\$0.10	3.0%
	Industrial and Office: \$/gross ha	Revised	Inflationary increase	0%	gross ha	\$5,429		\$5,592	\$163	3.0%
	Maximum fee per application	Revised	Inflationary increase	0%	Application	\$151,893		\$156,450	\$4,557	3.0%
	Major revision to application requiring recirculation to commenting agencies	No Change		0%	Application	50% of total application fee		50% of total application fee	\$0	0.0%
	Revision to draft approved plan requiring circulation	No Change		0%	Application	50% of total application fee		50% of total application fee	\$0	0.0%
	Recirculation of application due to lapsing of draft approval	No Change		0%	Application	50% of total application fee		50% of total application fee	\$0	0.0%
Surcharge Fees	Community Services - Heritage Review (Heritage Impact Assessment)	Revised	Inflationary increase	0%	Flat fee	\$1,716		\$1,768	\$51	3.0%
	Community Services - Heritage Review (Heritage Impact Assessment/Conservation)	Revised	Inflationary increase	0%	Flat fee	\$2,370		\$2,441	\$71	3.0%
	Planning & Building - Environmental Review (Natural Heritage and/or Natural Hazards) Plus:	Revised	Inflationary increase	0%	Flat fee	\$1,658		\$1,708	\$50	3.0%
	if Environmental Impact Statement Minor required	Revised	Inflationary increase	0%	Flat fee	\$3,108		\$3,201	\$93	3.0%
	if Environmental Impact Statement Major required	Revised	Inflationary increase	0%	Flat fee	\$9,114		\$9,388	\$273	3.0%
	Planning & Building - Parking Utilization Study	Revised	Inflationary increase	0%	Flat fee	\$4,529		\$4,665	\$136	3.0%
	Community Services - Forestry Inspection	Revised	Inflationary increase	0%	Flat fee	\$183		\$188	\$5	3.0%
Plans of Subdivision (Road Only)	\$2,811	Revised	Inflationary increase & the \$15 bank Admin fee	0%	Flat fee	\$2,730		\$2,811	\$82	3.0%
Pre-Application Meeting	Site Plan	Revised	Inflationary increase, staff time & the \$15 bank Admin fee	0%	Site Plan	\$5,491		\$5,656	\$165	3.0%
Development Application Review Committee (DARC) Meeting	OPA/ZBA and ZBA	New Fee	Inflationary increase, staff time & the \$15 bank Admin fee	0%	Application	\$9,142		\$9,417	\$274	3.0%
	Subdivision	New Fee	Inflationary increase, staff time & the \$15 bank Admin fee	0%	Application	\$7,958		\$8,197	\$239	3.0%
	Site Plan	New Fee	Inflationary increase, staff time & the \$15 bank Admin fee	0%	Application	\$6,264		\$6,452	\$188	3.0%

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							Fee		\$	%
Plans - Electronic Plan Submission Request	Non-refundable Administrative fee for all Planning applications	No Change		0%	Application	\$20		\$20	\$0	0.0%
Note 2 This note refers to maximum charges and base fees	The maximum charge is inclusive of the Base Fee but excludes any applicable surcharges.	Revised	Clarification as to what is and is not included in the maximum charge.	0%	Flat fee	N/A		N/A		0.0%
Note 3 This note refers to Zoning By-law Amendment (ZBA) fees	That reference to the Zoning By-law Amendment base fee of \$36,490.00 be revised to the proposed fee of \$37,585.00. In accordance with Council recommendation only 50% of the fee be charged based on specific circumstances included in Note 3.	Revised	Inflationary increase	0%	Flat fee	N/A		N/A		0.0%
Note 4 This note refers to Site Plan Control fees	That reference to the Site Plan Control base fee of \$11,466.00.be revised to the proposed fee of \$11,810.00. In accordance with Council recommendation only 50% of the fee be charged based on specific circumstances included in Note 4.	Revised	Inflationary increase	0%	Flat fee	N/A		N/A		0.0%
Note 17 This note refers to Site Plan Control Fees	For Residential/Commercial/Office/Institutional applications, the maximum variable rate charge applies to each building that is greater than 7 storeys.	No Change	Clarification of intent. Additional note to provide clarity as to the applicability of the maximum variable rate charge per building versus per application for Residential, Commercial, Office, Institutional applications that contain multiple buildings.	0%	Building	N/A		N/A		0.0%
Part Lot Control	\$2,014	Revised	Inflationary increase	0%	Lot	\$1,955		\$2,014	\$59	3%
	Plus Variable Rate Fees:									
	For each lot or block created	Revised	Inflationary increase	0%	Lot	\$67		\$69	\$2	3.0%
	Repeal/Amend Exempting By-law	Revised	Inflationary increase	0%	Lot	\$330		\$340	\$10	3.0%
	Deletion of Restrictions	Revised	Inflationary increase	0%	Lot	\$330		\$340	\$10	3.0%
	Extension of Exempting By-law	Revised	Inflationary increase	0%	Lot	\$330		\$340	\$10	3.0%
	Consent to Transfer/Charge	Revised	Inflationary increase	0%	Lot	\$247		\$255	\$7	3.0%
Plan of Condominium Standard	\$15,304.77	Revised	Inflationary increase	0%	Lot	\$14,859		\$15,305	\$446	3.0%
	Plus Variable Rate Fees:									
	Apartment: \$/unit	Revised	Inflationary increase	0%	per Apartment	\$40		\$41	\$1	3.0%
	Non-apartment or vacant lot: \$/unit	Revised	Inflationary increase	0%	per Apartment	\$98		\$101	\$3	3.0%
	Non-residential: \$/ha	Revised	Inflationary increase	0%	Residential HA	\$194		\$200	\$6	3.0%
	Maximum charge per application	Revised	Inflationary increase	0%	Application	\$29,574		\$30,461	\$887	3.0%
	Recirculation of application due to lapsing of draft approval	No Change		0%	Application	50% of total application fee		50% of total application fee	\$0	0.0%
	Recirculation of application due to revisions to the application requiring recirculation to commenting agencies	Revised	Inflationary increase	0%	Application	\$805		\$829	\$24	3.0%
	Condominium Amalgamation Fee	Revised	Inflationary increase	0%	Flat fee	\$805		\$829	\$24	3.0%
	Condominium Amendment Fee	Revised	Inflationary increase	0%	Flat fee	\$805		\$829	\$24	3.0%

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							Fee		\$	%
Plan of Condominium Common Element	\$23,693	Revised	Inflationary increase	0%	Flat fee	\$23,003		\$23,693	\$690	3.0%
	Recirculation of application due to lapsing of draft approval	No Change		0%	Application	50% of total application fee		50% of total application fee	\$0	0.0%
	Recirculation of application due to revisions to the application requiring recirculation to commenting agencies	Revised	Inflationary increase	0%	Flat fee	\$805		\$829	\$24	3.0%
	Condominium Amalgamation Fee	Revised	Inflationary increase	0%	Flat fee	\$805		\$829	\$24	3.0%
	Condominium Amendment Fee	Revised	Inflationary increase	0%	Flat fee	\$805		\$829	\$24	3.0%
Level 2 - Payment-In-Lieu (PIL) of Parking (including Delegation)										
Processing Fee	\$937.00/application	Revised	Inflationary increase	0%	Application	\$910		\$937	\$27	3.0%
Level 2(A) - A Change in Land Use or the conversion of an Exiting Building or Structure or part thereof:										
Level 2(A) - 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	Revised	Inflationary increase	0%	Surface Parking	\$1,928		\$1,986	\$58	3.0%
	Port Credit	Revised	Inflationary increase	0%	Surface Parking	\$2,904		\$2,991	\$87	3.0%
	Clarkson	Revised	Inflationary increase	0%	Surface Parking	\$2,567		\$2,644	\$77	3.0%
	Streetsville	Revised	Inflationary increase	0%	Surface Parking	\$2,399		\$2,471	\$72	3.0%
	Cooksville	Revised	Inflationary increase	0%	Surface Parking	\$2,231		\$2,297	\$67	3.0%
	Other Areas in Mississauga	Revised	Inflationary increase	0%	Surface Parking	\$1,928		\$1,986	\$58	3.0%
Amount Payable Per Above Grade Structured Parking Space	City Centre	Revised	Inflationary increase	0%	Surface Parking	\$3,840		\$3,955	\$115	3.0%
	Port Credit	Revised	Inflationary increase	0%	Surface Parking	\$4,122		\$4,246	\$124	3.0%
	Clarkson	Revised	Inflationary increase	0%	Surface Parking	\$4,025		\$4,146	\$121	3.0%
	Streetsville	Revised	Inflationary increase	0%	Surface Parking	\$3,976		\$4,095	\$119	3.0%
	Cooksville	Revised	Inflationary increase	0%	Surface Parking	\$3,927		\$4,045	\$118	3.0%
	Other Areas in Mississauga	Revised	Inflationary increase	0%	Surface Parking	\$3,840		\$3,955	\$115	3.0%
Amount Payable Per Below Grade Structured Parking Space	City Centre	Revised	Inflationary increase	0%	Surface Parking	\$5,197		\$5,353	\$156	3.0%
	Port Credit	Revised	Inflationary increase	0%	Surface Parking	\$5,479		\$5,644	\$164	3.0%
	Clarkson	Revised	Inflationary increase	0%	Surface Parking	\$5,382		\$5,543	\$161	3.0%
	Streetsville	Revised	Inflationary increase	0%	Surface Parking	\$5,333		\$5,493	\$160	3.0%
	Cooksville	Revised	Inflationary increase	0%	Surface Parking	\$5,284		\$5,442	\$159	3.0%
	Other Areas in Mississauga	Revised	Inflationary increase	0%	Surface Parking	\$5,197		\$5,353	\$156	3.0%

Planning and Building
Schedule 'A' and Schedule 'B' of the *Planning Act* Processing Fees and Charges By-law
Effective Date: January 1, 2025

Fee Name	Fee Details	Fee Status	Description of Change and Justification	HST Eligibility	Unit of Measure	2024 Current Fee	In-year	2025 Proposed Fee	Fee Increase	
							Fee		\$	%
Level 2(A) - 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	Revised	Inflationary increase	0%	Surface Parking	\$3,855		\$3,971	\$116	3.0%
	Port Credit	Revised	Inflationary increase	0%	Surface Parking	\$5,807		\$5,981	\$174	3.0%
	Clarkson	Revised	Inflationary increase	0%	Surface Parking	\$5,134		\$5,288	\$154	3.0%
	Streetsville	Revised	Inflationary increase	0%	Surface Parking	\$4,798		\$4,942	\$144	3.0%
	Cooksville	Revised	Inflationary increase	0%	Surface Parking	\$4,461		\$4,595	\$134	3.0%
	Other Areas in Mississauga	Revised	Inflationary increase	0%	Surface Parking	\$3,855		\$3,971	\$116	3.0%
Amount Payable Per Above Grade Structured Parking Space	City Centre	Revised	Inflationary increase	0%	Surface Parking	\$7,679		\$7,910	\$230	3.0%
	Port Credit	Revised	Inflationary increase	0%	Surface Parking	\$8,244		\$8,491	\$247	3.0%
	Clarkson	Revised	Inflationary increase	0%	Surface Parking	\$8,050		\$8,291	\$241	3.0%
	Streetsville	Revised	Inflationary increase	0%	Surface Parking	\$7,952		\$8,190	\$239	3.0%
	Cooksville	Revised	Inflationary increase	0%	Surface Parking	\$7,855		\$8,091	\$236	3.0%
	Other Areas in Mississauga	Revised	Inflationary increase	0%	Surface Parking	\$7,679		\$7,910	\$230	3.0%
Amount Payable Per Below Grade Structured Parking Space	City Centre	Revised	Inflationary increase	0%	Surface Parking	\$10,393		\$10,705	\$312	3.0%
	Port Credit	Revised	Inflationary increase	0%	Surface Parking	\$10,957		\$11,286	\$329	3.0%
	Clarkson	Revised	Inflationary increase	0%	Surface Parking	\$10,763		\$11,086	\$323	3.0%
	Streetsville	Revised	Inflationary increase	0%	Surface Parking	\$10,665		\$10,985	\$320	3.0%
	Cooksville	Revised	Inflationary increase	0%	Surface Parking	\$10,569		\$10,886	\$317	3.0%
	Other Areas in Mississauga	Revised	Inflationary increase	0%	Surface Parking	\$10,393		\$10,705	\$312	3.0%

Planning and Building
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Effective Date: January 1, 2025

Fee Name	Fee Details	Fee Status	Description of Change and Justification	HST Eligibility	Unit of Measure	2024 Current Fee	In-year	2025 Proposed Fee	Fee Increase	
							Fee		\$	%
Level 2(A) - 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	City Centre	Revised	Inflationary increase	0%	Surface Parking	\$7,711		\$7,942	\$231	3.0%
	Port Credit	Revised	Inflationary increase	0%	Surface Parking	\$11,614		\$11,963	\$348	3.0%
	Clarkson	Revised	Inflationary increase	0%	Surface Parking	\$10,268		\$10,576	\$308	3.0%
	Streetsville	Revised	Inflationary increase	0%	Surface Parking	\$9,595		\$9,883	\$288	3.0%
	Cooksville	Revised	Inflationary increase	0%	Surface Parking	\$8,922		\$9,190	\$268	3.0%
	Other Areas in Mississauga	Revised	Inflationary increase	0%	Surface Parking	\$7,711		\$7,942	\$231	3.0%
Amount Payable Per Above Grade Structured Parking Space	City Centre	Revised	Inflationary increase	0%	Surface Parking	\$15,359		\$15,820	\$461	3.0%
	Port Credit	Revised	Inflationary increase	0%	Surface Parking	\$16,489		\$16,983	\$495	3.0%
	Clarkson	Revised	Inflationary increase	0%	Surface Parking	\$16,099		\$16,582	\$483	3.0%
	Streetsville	Revised	Inflationary increase	0%	Surface Parking	\$15,905		\$16,382	\$477	3.0%
	Cooksville	Revised	Inflationary increase	0%	Surface Parking	\$15,709		\$16,181	\$471	3.0%
	Other Areas in Mississauga	Revised	Inflationary increase	0%	Surface Parking	\$15,359		\$15,820	\$461	3.0%
Amount Payable Per Below Grade Structured Parking Space	City Centre	Revised	Inflationary increase	0%	Surface Parking	\$20,786		\$21,410	\$624	3.0%
	Port Credit	Revised	Inflationary increase	0%	Surface Parking	\$21,916		\$22,573	\$657	3.0%
	Clarkson	Revised	Inflationary increase	0%	Surface Parking	\$21,526		\$22,172	\$646	3.0%
	Streetsville	Revised	Inflationary increase	0%	Surface Parking	\$21,332		\$21,972	\$640	3.0%
	Cooksville	Revised	Inflationary increase	0%	Surface Parking	\$21,137		\$21,771	\$634	3.0%
	Other Areas in Mississauga	Revised	Inflationary increase	0%	Surface Parking	\$20,786		\$21,410	\$624	3.0%

Planning and Building
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Fee Name	Fee Details	Fee Status	Description of Change and Justification	HST Eligibility	Unit of Measure	2024 Current Fee	In-year	2025 Proposed Fee	Fee Increase	
							Fee		\$	%
Level 2(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	Revised	Inflationary increase	0%	Surface Parking	\$7,711		\$7,942	\$231	3.0%
	Port Credit	Revised	Inflationary increase	0%	Surface Parking	\$11,614		\$11,963	\$348	3.0%
	Clarkson	Revised	Inflationary increase	0%	Surface Parking	\$10,268		\$10,576	\$308	3.0%
	Streetsville	Revised	Inflationary increase	0%	Surface Parking	\$9,595		\$9,883	\$288	3.0%
	Cooksville	Revised	Inflationary increase	0%	Surface Parking	\$8,922		\$9,190	\$268	3.0%
	Other Areas in Mississauga	Revised	Inflationary increase	0%	Surface Parking	\$7,711		\$7,942	\$231	3.0%
Amount Payable Per Above Grade Structured Parking Space	City Centre	Revised	Inflationary increase	0%	Surface Parking	\$15,359		\$15,820	\$461	3.0%
	Port Credit	Revised	Inflationary increase	0%	Surface Parking	\$16,489		\$16,983	\$495	3.0%
	Clarkson	Revised	Inflationary increase	0%	Surface Parking	\$16,099		\$16,582	\$483	3.0%
	Streetsville	Revised	Inflationary increase	0%	Surface Parking	\$15,905		\$16,382	\$477	3.0%
	Cooksville	Revised	Inflationary increase	0%	Surface Parking	\$15,709		\$16,181	\$471	3.0%
	Other Areas in Mississauga	Revised	Inflationary increase	0%	Surface Parking	\$15,359		\$15,820	\$461	3.0%
Amount Payable Per Below Grade Structured Parking Space	City Centre	Revised	Inflationary increase	0%	Surface Parking	\$20,786		\$21,410	\$624	3.0%
	Port Credit	Revised	Inflationary increase	0%	Surface Parking	\$21,916		\$22,573	\$657	3.0%
	Clarkson	Revised	Inflationary increase	0%	Surface Parking	\$21,526		\$22,172	\$646	3.0%
	Streetsville	Revised	Inflationary increase	0%	Surface Parking	\$21,332		\$21,972	\$640	3.0%
	Cooksville	Revised	Inflationary increase	0%	Surface Parking	\$21,137		\$21,771	\$634	3.0%
	Other Areas in Mississauga	Revised	Inflationary increase	0%	Surface Parking	\$20,786		\$21,410	\$624	3.0%

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Fee Name	Fee Details	Fee Status	Description of Change and Justification	HST Eligibility	Unit of Measure	2024 Current Fee	In-year	2025 Proposed Fee	Fee Increase		
							Fee		\$	%	
Level 1 - TRANSPORTATION AND WORKS DEPARTMENT											
Level 2 - TRANSPORTATION AND INFRASTRUCTURE PLANNING DIVISION											
Development Engineering Section											
ITEM	FEE										
Engineering Fees	Fees are calculated as a percentage of the municipal infrastructure/servicing costs										
Municipal Infrastructure/Servicing costs are:											
Application Fee (non-refundable deposit)	Application fee of \$1,500 to be submitted with first engineering submission. It is a non-refundable deposit and credited towards the final municipal infrastructure/servicing costs.	No Change	It is an existing fee. No change to the fee. Showing this fee as a separate line item for clarity purposes.	0%	Application	\$1,500		\$1,500	\$0	0.0%	
Less than 100,000	10%	No Change		0%	% of servicing cost	10%		10%	\$0	0.0%	
\$100,000 to \$250,000	8% with a minimum of \$10,000	No Change		0%	% of servicing cost	8% with a minimum of \$10,000		8% with a minimum of \$10,000	\$0	0.0%	
\$250,000 to \$500,000	6% with a minimum of \$20,000	No Change		0%	% of servicing cost	6% with a minimum of \$20,000		6% with a minimum of \$20,000	\$0	0.0%	
\$500,000 to \$750,000	5% with a minimum of \$30,000	No Change		0%	% of servicing cost	5% with a minimum of \$30,000		5% with a minimum of \$30,000	\$0	0.0%	
\$750,000 to \$1.5 million	4.5% with a minimum of \$37,500	No Change		0%	% of servicing cost	4.5% with a minimum of \$37,500		4.5% with a minimum of \$37,500	\$0	0.0%	
Greater than \$1.5 million	3.5% with a minimum of \$67,500	No Change		0%	% of servicing cost	3.5% with a minimum of \$67,500		3.5% with a minimum of \$67,500	\$0	0.0%	
Interim Servicing Submission Review											
- 0 to 20 hectares (0 to 50 acres)	\$1,500.00 per submission	No Change		0%	Submission	\$1,500 per submission		\$1,500 per submission	\$0	0.0%	
- 20 to 40 hectares (50 to 100 acres)	\$2,000.00 per submission	No Change		0%	Submission	\$2,000 per submission		\$2,000 per submission	\$0	0.0%	
- over 40 hectares (over 100 acres)	\$3,000.00 per submission	No Change		0%	Submission	\$3,000 per submission		\$3,000 per submission	\$0	0.0%	
Municipal Services Inspection Relating to Condominiums	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. (To be revised to remove the need for a range)	No Change	Inspections Relating to New Condominiums	0%	per development	\$1,500		\$1,500	\$0	0.0%	
		No Change	Inspections Relating to Condominium Conversions	0%	per development	\$2,500		\$2,500	\$0	0.0%	
Phasing of Developments after Initial Submissions have been Reviewed											
- 0 to 20 hectares (0 to 50 acres)	\$1,500.00 per submission for each phase	No Change		0%	Submission	\$1,500		\$1,500	\$0	0.0%	
- 20 to 40 hectares (50 to 100 acres)	\$2,000.00 per submission for each phase	No Change		0%	Submission	\$2,000		\$2,000	\$0	0.0%	
- over 40 hectares (over 100 acres)	\$3,000.00 per submission for each phase	No Change		0%	Submission	\$3,000		\$3,000	\$0	0.0%	

Planning and Building
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Fee Name	Fee Details	Fee Status	Description of Change and Justification	HST Eligibility	Unit of Measure	2024 Current Fee	In-year	2025 Proposed Fee	Fee Increase	
							Fee		\$	%
Schedule 'B'										
Level 1 - PLANNING AND BUILDING DEPARTMENT										
Level 2 - DEVELOPMENT AND DESIGN DIVISION										
Site Plan Inspection	Initial Inspection	Revised	Inflationary increase	13%	Inspection	\$1,020		\$1,051	\$31	3.0%
	Each Additional Inspection	Revised	Inflationary increase	13%	Inspection	\$836		\$861	\$25	3.0%
Site Plan Inspection - New/Replacement Dwelling and Addition(s) to Existing Dwelling	Initial Inspection	Revised	Inflationary increase	13%	Inspection	\$649		\$669	\$19	3.0%
	Each Additional Inspection	Revised	Inflationary increase	13%	Inspection	\$279		\$287	\$8	3.0%
Development Application Review Committee (DARC) Meeting	OPA/ZBA and ZBA	Revised	Inflationary increase, staff time & the \$15 bank Admin fee	0%	Application	\$9,142		\$9,417	\$274	3.0%
	Subdivision	Revised	Inflationary increase, staff time & the \$15 bank Admin fee	0%	Application	\$7,958		\$8,197	\$239	3.0%
	Site Plan	Revised	Inflationary increase, staff time & the \$15 bank Admin fee	0%	Application	\$6,264		\$6,452	\$188	3.0%
	Removal of (H) Holding Symbol: For applications within CC1 to CC4 and CCOS City Centre Base, Exception Zones or H removal applications require Engineering review	Revised	Inflationary increase	0%	Application	\$0		\$9,417	\$0	0.0%
	Applications in all other Base or Exception Zones	Revised	Inflationary increase	0%	Application	\$0		\$700	\$0	0.0%
Surcharge Fees	Community Services - Heritage Review (Heritage Impact Assessment)	Revised	Inflationary increase	0%	Flat fee	\$1,716		\$1,768	\$51	3.0%
	Community Services - Heritage Review (Heritage Impact Assessment/Conservation)	Revised	Inflationary increase	0%	Flat fee	\$2,370		\$2,441	\$71	3.0%
	Planning & Building - Environmental Review (Natural Heritage and/or Natural Hazards) Plus:	Revised	Inflationary increase	0%	Flat fee	\$1,658		\$1,708	\$50	3.0%
	if Environmental Impact Statement Minor required	Revised	Inflationary increase	0%	Flat fee	\$3,108		\$3,201	\$93	3.0%
	if Environmental Impact Statement Major required	Revised	Inflationary increase	0%	Flat fee	\$9,114		\$9,388	\$273	3.0%
	Planning & Building - Parking Utilization Study	Revised	Inflationary increase	0%	Flat fee	\$4,529		\$4,665	\$136	3.0%
	Community Services - Forestry Inspection	Revised	Inflationary increase	0%	Flat fee	\$183		\$188	\$5	3.0%
PLANNING & BUILDING (CITY PLANNING STRATEGIES)										
Demolition Control	Demolition Control By-law - There have been three applications of this type over the last ten years, and 55 units demolished in the last 15 years, which results in fees of less than \$1,000 per year.	No Change	This is to prevent the premature removal of housing units before plans to redevelop are in place. A fee of \$160/unit	0%	Housing Unit	\$160		\$160	\$0	0.0%