

2024 Development Approval (Effective January 1, 2024)

Schedule 4.3: Site Plan Control - Mixed Use

Step 1 - Base Fee

Enter Base Fee amount of \$25,095.14

\$ 401

Step 2.3 - Mixed Use - Complete either Section A or Section B below if your proposed development is mixed use (residential and non-residential uses).

For applications that contain both residential and non-residential uses, the additional per m² rate is applied based on Primary and Secondary use. For applications that propose both residential and non-residential, the use with the greater GFA shall be deemed the Primary use and charged at that particular use rate. The Primary use will only apply to residential or non-residential. The use with the lesser GFA determines the Secondary use. Secondary use will always be charged at the Mixed Use rate.

A. Complete the following if the primary use is residential and the secondary use is non-residential.

Complete the following according to the total project GFA:

- Column A: Less than 500m²
- Column B: 500.01m² to 700m²
- Column C: 700.01m² to 1,400m²
- Column D: 1,400.01m² to 4,400m²
- Column E: Over 4,400m²

	Column A	Column B	Column C	Column D	Column E	
Primary Use = Residential						
Enter the Residential GFA						414
	500	500	700	1,400	4,400	415
Subtract line 415 from line 414						416
Rate per m ²	\$ 0	\$ 13.37	\$ 10.33	\$ 6.71	\$ 3.33	417
Multiply line 416 by line 417						418
	\$ 0	\$ 0	\$ 2,674	\$ 9,905	\$ 30,035	419
Add line 418 and line 419						▶ \$ 420

Secondary Use = Non-Residential

Enter the Non-Residential GFA	421
If line 416 is negative, enter the amount on 422. Otherwise enter 0	422
Add line 421 and line 422	423
Rate per m ²	\$ 4.30 424
Multiply line 423 by the rate on line 424 (if negative, enter 0)	425
Add line 420 line 425	▶ \$ 426

Schedule 4.3 continues on next page.

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B. Complete the following if the primary use is non-residential and the secondary use is residential.

Primary Use = Non-Residential

Enter the Non-Residential GFA _____ m² less 500m² ▶ _____ 427

Rate per m² _____ \$ 6.29 428

Multiply line 427 by the rate on line 428 (If negative, enter 0) _____ 429

Secondary Use = Residential

Enter the Residential GFA _____ 430

If line 427 is negative, enter the amount on 431. Otherwise enter 0 _____ 431

Add line 430 and line 431 _____ 432

Rate per m² _____ \$ 4.30 433

Multiply line 432 by the rate on line 433 (if negative, enter 0) _____ 434

Add line 429 and line 434 ▶ \$ 435

Total

Add line 401 and 426 **OR** add line 401 and line 435 as applicable. ▶ \$ 436

Enter the amount on line 436 plus any other applicable fees on page 5 of the application form.