

2024 Development Approval

(Effective January 1, 2024)

Schedule 2.3: Zoning By-Law Amendment - Mixed Use - GFA 100,000 m² or Less

Step 1 - Base Fee

Enter Base Fee amount of \$49,186.86 (base fee waived with concurrent subdivision application) \$ 201

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) and has a combined total GFA of 100,000 m² or less.

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.

Primary Use = Residential

Enter the Residential GFA	m ²	less 500m ²		208
Rate per m ²			\$ 8.90	209
Multiply line 208 by the rate on line 209 (If negative, enter 0)				210

Secondary Use = Non-Residential

Enter the Non-Residential GFA				211
If line 208 is negative, enter the amount on 212. Otherwise, enter 0				212
Add line 211 and line 212				213
Rate per m ²			\$ 4.69	214
Multiply line 213 by the rate on line 214 (if negative, enter 0)				215
Add line 210 and line 215			This is your m ² fee ▶	\$

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	m ²	less 500m ²		217
Rate per m ²			\$ 7.36	218
Multiply line 217 by the rate on line 218 (If negative, enter 0)				219

Secondary Use = Residential

Enter the Residential GFA				220
If line 217 is negative, enter the amount on 221. Otherwise, enter 0				221
Add line 220 and line 221				222
Rate per m ²			\$ 4.69	223
Multiply line 222 by the rate on line 223 (If negative, enter 0)				224
Add line 219 and line 224			This is your m ² fee ▶	\$

Total

Add lines 201 and 216 **OR** add lines 201 and 225 as applicable ▶ \$ 227

Enter the amount on line 227 plus any other applicable fees on page 5 of the application form.