

2024 Development Approval

(Effective January 1, 2024)

Schedule 3.3: Combined Application Official Plan & Zoning By-Law Amendment - Mixed Use GFA 100,000 m² or Less

Step 1 - Base Fee

Enter Base Fee amount of \$36,242.93

\$ 301

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 (m²): _____ m² less 500m² _____ 308Rate per m² _____ \$ 10.69 309

Multiply line 308 by the rate on line 309 (If negative, enter 0) _____ 310

Secondary Use = Non-ResidentialEnter the Non-Residential GFA (m²): _____ 311

If line 308 is negative, enter the amount on 312. Otherwise, enter 0 _____ 312

Add line 311 and line 312 _____ 313

Rate per m² _____ \$ 5.63 314

Multiply line 313 by the rate on line 314 (if negative, enter 0) _____ 315

Add line 310 and line 315 _____ This is your m² fee ► \$ 316**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) _____ m² less 500m² _____ 317Rate per m² _____ \$ 8.84 318

Multiply line 217 by the rate on line 218 (If negative, enter 0) _____ 319

Secondary Use = ResidentialEnter the Residential GFA (m²): _____ 320

If line 317 is negative, enter the amount on 321. Otherwise, enter 0 _____ 321

Add line 320 and line 321 _____ 322

Rate per m² _____ \$ 5.63 323

Multiply line 322 by the rate on line 323 (If negative, enter 0) _____ 324

Add line 319 and line 324 _____ This is your m² fee ► \$ 325**Total**Add line 301 and line 316 **OR** add line 301 and line 325 as applicable ► \$ 326**Enter the amount on line 326 plus any other applicable fees on page 5 of the application form.**