

# 2025 Development Approval

(Effective January 1, 2025)

## Schedule 3.3: Combined Application Official Plan & Zoning By-Law Amendment - Mixed Use GFA 100,000 m<sup>2</sup> or Less

### Step 1 - Base Fee

Enter Base Fee amount of \$37,692.65

\$		301
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**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 m<sup>2</sup> or less.

For applications that contain both residential and non-residential uses, the additional per m<sup>2</sup> 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<sup>2</sup>): \_\_\_\_\_ m<sup>2</sup> less 500m<sup>2</sup> \_\_\_\_\_ 308Rate per m<sup>2</sup> \_\_\_\_\_ \$ 11.12 309

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

#### Secondary Use = Non-Residential

Enter the Non-Residential GFA (m<sup>2</sup>): \_\_\_\_\_ 311

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

Add line 311 and line 312 \_\_\_\_\_ 313

Rate per m<sup>2</sup> \_\_\_\_\_ \$ 5.86 314

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

Add line 310 and line 315 \_\_\_\_\_ This is your m<sup>2</sup> 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 (m<sup>2</sup>): \_\_\_\_\_ m<sup>2</sup> less 500m<sup>2</sup> \_\_\_\_\_ 317Rate per m<sup>2</sup> \_\_\_\_\_ \$ 9.19 318

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

#### Secondary Use = Residential

Enter the Residential GFA (m<sup>2</sup>): \_\_\_\_\_ 320

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

Add line 320 and line 321 \_\_\_\_\_ 322

Rate per m<sup>2</sup> \_\_\_\_\_ \$ 5.86 323

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

Add line 319 and line 324 \_\_\_\_\_ This is your m<sup>2</sup> 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.**