

2025 Development Approval

(Effective January 1, 2025)

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

Step 1 - Base Fee

Enter Base Fee amount of \$51,154.33 (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 _____ m² less 500m² _____ 208

Rate per m² _____ \$ 9.26 209

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 m² _____ \$ 4.88 214

Multiply line 213 by the rate on line 214 (if negative, enter 0) _____ 215

Add line 210 and line 215 _____ This is your m² fee ► \$ 216

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 _____ 217

Rate per m² _____ \$ 7.65 218

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 m² _____ \$ 4.88 223

Multiply line 222 by the rate on line 223 (If negative, enter 0) _____ 224

Add line 219 and line 224 _____ This is your m² fee ► \$ 225

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.