

# 2025 Development Approval

(Effective January 1, 2025)

## Schedule 4.3: Site Plan Control - Mixed Use

### Step 1 - Base Fee

Enter Base Fee amount of \$26,098.95

\$

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 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.

Complete the following according to the total project GFA:

Column A: Less than 500m<sup>2</sup>

Column B: 500.01m<sup>2</sup> to 700m<sup>2</sup>

Column C: 700.01m<sup>2</sup> to 1,400m<sup>2</sup>

Column D: 1,400.01m<sup>2</sup> to 4,400m<sup>2</sup>

Column E: Over 4,400m<sup>2</sup>

	Column A	Column B	Column C	Column D	Column E	
<b>Primary Use = Residential</b>						
Enter the Residential GFA						414
	500	500	700	1,400	4,400	415
Subtract line 415 from line 414						416
Rate per m <sup>2</sup>	\$ 0	\$ 13.90	\$ 10.74	\$ 6.98	\$ 3.46	417
Multiply line 416 by line 417						418
	\$ 0	\$ 0	\$ 2,780.00	\$ 10,298.00	\$ 31,238.00	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 <sup>2</sup>	\$ 4.47	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.

# 2025 Development Approval

(Effective January 1, 2025)

## Schedule 4.3: Site Plan Control - Mixed Use

**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> less 500m<sup>2</sup> ► \_\_\_\_\_ 427

Rate per m<sup>2</sup> \_\_\_\_\_ \$ 6.54 428

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 m<sup>2</sup> \_\_\_\_\_ \$ 4.47 433

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.**