


BY-LAW 2019- 

A by-law to amend By-law 211-83, as amended
(A by-law to prescribe a Tariff of Fees
for the Processing of Planning Applications)

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

- 1. By-law 211-83, as amended, be and the same is hereby further amended as follows:
 - 1.1 By deleting Schedule ‘A’ to By-law 211-83, as amended, and substituting Schedule ‘A’ attached hereto.
- 2. All other provisions of By-law 211-83, as amended, not inconsistent with the provisions of this by-law hall continue to apply.
- 3. This By-law comes into force and takes effect on January 1, 2020.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
DAY OF DECEMBER, 2019.

CITY CLERK

MAYOR

SCHEDULE ‘A’ TO BY-LAW 2019-

TARIFF OF FEES FOR PROCESSING OF PLANNING APPLICATIONS
GENERAL TERMS

1.0. Fee Acceptance

- 1.1. Fees shall only be accepted in conjunction with the filing of an application containing all submission requirements as determined by the Director of Planning and Urban Design or designate and/or Director of Engineering or designate.
- 1.2. Applicants shall not be permitted to “pre-pay” application fees upon submission of an incomplete application in order to lock in fees and avoid future fee increases.

2.0. Fee Calculation

- 2.1. For each development application type, fee shall be calculated, and may include Development Application Fees, Supplementary Fees, and Miscellaneous Fees as listed in this by-law. Unless otherwise stated, fee subsections ending in roman numerals (ie. i), ii), iii), etc) form part of the overall subsection fee, and shall be applied cumulatively with the other fees ending in roman numerals within that subsection.
- 2.2. Fees shall be calculated at the rate in effect on the date paid. Applications for which fees have been paid in part, prior to the effective date of this by-law, shall be required to pay any additional fees established by this by-law.

3.0. Fee Payable in stages

- 3.1. Unless otherwise noted, fees are payable at time of application.
- 3.2. Where the fee payable in respect of an application is payable in stages, the fee owing at each stage shall be the fee, for such stage, in effect on the date the payment is made. No additional fee or increase in fee is payable in respect of stages for which a fee has already been paid.
 - 3.2.1. Where payment in full of all fees applicable to an application has been made, no additional fee, where established by this by-law, shall be payable.
 - 3.2.2. Other City of Markham fees may be applicable.

4.0. Fee Adjustments

- 4.1. Adjustments are made to fees to reflect changes in the total number of Units/Lots/ Parcels/ GFA/ Land Area/Estimated Cost of Works, Consultants Review Fees, etc.,
- 4.2. Adjustments to the total fee payable will be required at each payment stage.

5.0. Reimbursement of fees:

- 5.1. Fees shall be reimbursed upon applicant withdrawing the application, as determined by the Director of Planning & Urban Design or designate and/or Director of Engineering or designate:
 - 5.1.1. Refund percentage is based on all fees received.
 - 5.1.2. HST refund is calculated based on percentage of fee to be refunded.
 - 5.1.3. Refund percentage (%) is based on the application stage as follows:
 - 5.1.3.1. Prior to circulation of application 75%
 - 5.1.3.2. From circulation to completion of preliminary report and/or holding of a public meeting, if required 50%
 - 5.1.3.3. Prior to Committee receiving recommendation report and/or prior to Site Plan Endorsement (*Not applicable to Committee of Adjustment Applications*) 25%
 - 5.1.3.4. After Site Plan Endorsement and/or after Recommendation Report/ Memorandum received by Committee No refund

Notes:

- a) For all application fees calculated, **add HST** as applicable.
- b) All cheques shall be payable to ‘**City of Markham**’.
- c) For assistance contact - **City of Markham, Development Services Commission**,
101 Town Centre Blvd., Markham, Ontario, L3R 9W3.
Telephone: + (905) 475.4861 Fax: + (905) 479.7768 Email: dsc@markham.ca

DEVELOPMENT APPLICATION FEE

Table 1	Official Plan/Secondary Plan Amendment	Fee	Rate
1.1	Minor amendment (1)	\$28,193	Per Application
1.2	Major Amendment (2)	\$74,839	Per Application

- 1 An application for a minor, site specific and small scale amendment or exception to Official Plan policies and designations, having limited impact or policy implications beyond the subject lands as determined by the Director of Planning and Urban Design.
- 2 An application to amend the Official Plan that is more significant in scale and scope than a minor official plan amendment, and which may have greater impact or policy implications beyond the subject lands as determined by the Director of Planning and Urban Design. Applications relating to more than one property would normally be in this category. A site specific application could also fall in this category, if considered to represent large scale redevelopment or significant change in use. An application involving significant changes to the text or policies of the Official Plan would also fall in this category.

Table 2	Zoning By-Law Amendment	Fee	Rate
1.1	Minor Amendment (1)	\$26,136	Per Application
1.2	Major Amendment (2)	\$52,575	Per Application
1.3	Removal of "H" (Holding) Provision	\$8,833	Per Application

- 1 An application for minor and small scale zoning amendment having no significant impact on adjoining lands as determined by the Director of Planning and Urban Design. Minor applications must be site specific and include:
 - Request for additional permitted use within an existing building with no significant impact on existing development standards;
 - Changes in development standards to accommodate a residential severance to create one single detached lot within an existing subdivision;
 - Application for Temporary Use.
- 2 An application that is more significant in scale and scope than a minor zoning amendment and which may have greater impact beyond the subject lands, as determined by the Director of Planning and Urban Design. Major applications include:
 - Applications relating to more than one property;
 - A site specific application if considered to represent large scale redevelopment;
 - Any change in use and / or zone category;
 - An application involving significant changes to the development standards or general provisions of the by-law.

Table 3	Plan Of Subdivision	Fee	Rate
1	Draft Plan of Subdivision		
1.1	Planning Review		
1.1.1 i)	Base fee	\$40,293	Per Application
1.1.1 ii)	Unit Fee (1)	\$2,093	Per Unit/Lot
1.1.1 iii)	Land Area (2)	\$20,752	Per Hectare
1.2	Urban Design Review		
1.2.1	Community Planning Review		
1.2.1 i)	Unit Fee (1)	\$399	Per Unit/Lot
1.2.1 ii)	Land Area (2)	\$20,752	Per Hectare
1.2.2	Landscape Review		
1.2.2 i)	Base Fee (9)	\$9,136	Per Application
1.2.2 ii)	Calculated Fee (the greater of) (3)	\$690	Per Unit/Lot (4)
Or		14.5%	Construction Cost (5)
1.3	Engineering Review		
1.3.1	Calculated Fee (the greater of) (6)	\$2,057	Per Unit/Lot
Or		12.1%	Construction Cost (8)
2	Extension of Draft Plan Approval	\$8,833	Per Application
3	Revision of Draft Approved Plan and/or Draft Plan Conditions (7)		
3.1	Minor (does not require report to Committee)	\$5,469	Per Application
3.2	Major (requires report to Committee)	\$17,303	Per Application
4	Request for Subdivision Agreement		
4.1 i)	First Phase of subdivision	\$57,959	Per Agreement
4.1 ii)	Subsequent Phases	\$40,717	Per Agreement

- 1 Unit fee applicable to Single Detached, Semi Detached and/or Freehold Townhouse units. To be collected as follows:
40% collected at submission of application
60% collected at execution of agreement
- 2 Applicable to blocks created for Residential, Mixed-Use, Institutional, Commercial or Industrial uses. (Excludes park blocks, valley lands, hazard lands, environmental buffer blocks, storm water management blocks, open space areas and public roads to be conveyed into public ownership). To be collected as follows:
40% collected at submission of application
60% collected at execution of agreement
- 3 Payable at the execution of agreement
- 4 Up to 100 units/lots on a plan of subdivision
- 5 Estimated cost of construction of landscape works
- 6 To be collected as follows:
60% collected at submission of engineering drawings
40% collected at execution of a pre-servicing agreement (if applicable) or a subdivision agreement
- 7 At the request of the owner
- 8 Estimated cost of internal and external works within the Plan of Subdivision, as prepared by the Consulting Engineer. Includes erosion and sediment controls, underground and above-ground works, streetlights, etc. plus a 10% contingency added to the estimate
- 9 Payable at first submission of Landscape drawings for each phase of the draft plan of subdivision

Table 4	Plan of Condominium	Fee	Rate
1.1	Condominium Fee (1)	\$44,105	Per Application
1.2	All other Condominium Types other than those above	\$37,813	Per Application
1.3	Extension of Condominium Draft Approval	\$8,833	Per Application
1.4	Revision of Condominium Draft Approved Plan (2)	\$11,919	Per Application

- 1 Includes standard, common element (POTL), and vacant land condominium application types
- 2 Includes Draft Plan Conditions and amalgamation of multiple condominiums where requested by the owner

Table 5.1	Site Plan Applications (Residential/Mixed Use)	Fee	Rate
1	Residential (15)		
1.1	Small Developments (1)		
1.1 i)	Planning Review fee	\$2,674	Per Unit
1.1 ii)	Urban Design Review (2)	\$908	Per Unit
1.1 iii)	Engineering Review Fee (2)	\$908	Per Unit
1.2	Large Developments (3)		
1.2.1	Planning Review		
1.2.1 i)	Base Fee	\$12,282	Per Application
1.2.1 ii)	Unit Fee (4) (5) (10)	\$2,093	Per Unit
1.2.1 iii)	GFA Fee (6) (10)	\$5.29	Per M ²
1.2.2	Urban Design Review		
1.2.2 i)	Base Fee	\$5,022	Per Application
1.2.2 ii)	Percentage fee (2) (7)	14.5%	Percent
1.2.2 iii)	Calculated GFA Fee (2) (11)	\$5.29	Per M ²
1.2.3	Engineering review (8)		
1.2.3 i)	Base Fee	\$8,954	Per Application
1.2.3 ii)	Percentage fee (2) (9)	13.3%	Percent
1.2.3 iii)	Calculated GFA Fee (2) (11)	\$5.29	Per M ²
1.3	Additions or Alterations		
1.3.1	Small Developments (1)		
1.3.1.1	Less than 50 square metres of GFA	\$182	Per Unit
1.3.1.2	50 to 100 square metres of GFA	\$908	Per Unit
1.3.1.3	Greater than 100 square metres of GFA		
1.3.1.3 i)	Planning Review fee	\$908	Per Unit
1.3.1.3 ii)	Urban Design Review	\$811	Per Unit
1.3.1.3 iii)	Engineering Review	\$811	Per Unit
1.4	Residential Driveways or parking area	\$182	Per Application

Table 5.2	Site Plan Applications (ICI) (17)	Fee	Rate
2	ICI without units accommodating overnight stay		
2.1	Planning Review		
2.1 i)	Base Fee	\$12,282	Per Application
2.1 ii)	GFA Fee (10) (11)	\$5.29	Per M ²
2.1.2	Urban Design Review		
2.1.1 i)	Base Fee	\$5,022	Per Application
2.1.1 ii)	Percentage Fee (7)	14.5%	Percent
2.1.1 iii)	GFA Fee (2) (14)	\$5.29	Per M ²
2.1.3	Engineering Review (8)		
2.1.3 i)	Base Fee	\$8,954	Per Application
2.1.3 ii)	Percentage Fee (9)	13.3%	Percent
2.1.3 iii)	GFA Fee (2) (14)	\$5.29	Per M ²
2.2	ICI with units accommodating overnight or longer stay (12)		
2.2.1	Planning Review		
2.2.1 i)	Base Fee	\$12,282	Per Application
2.2.1 ii)	Unit Fee (10)	\$2,093	Per Unit
2.2.1 iii)	Calculated GFA Fee (10) (13)	\$5.29	Per M ²
2.2.2	Urban Design Review		
2.2.1 i)	Base Fee	\$5,022	Per Application
2.2.1 ii)	Percentage Fee (7)	14.5%	Percent
2.2.1 iii)	Calculated GFA Fee (2) (14)	\$5.29	Per M ²
2.2.3	Engineering Review (8)		
2.2.3 i)	Base Fee	\$8,954	Per Application
2.2.3 ii)	Percentage Fee (9)	13.3%	Percent
2.2.3 iii)	Calculated GFA Fee (2) (14)	\$5.29	Per M ²
2.3	Parking Lot or Outdoor Patio		
2.3.1	New Parking Lot or Outdoor Patio		
2.3.1 i)	Planning Review Fee	\$4,465	Per Application
2.3.1 ii)	Urban Design Review	\$908	Per Application
2.3.1 iii)	Engineering Review	\$908	Per Application
2.3.2	Expansion/Alteration of Existing Parking Lot or Outdoor Patio		
2.3.2 i)	Planning Review Fee	\$2,226	Per Application
2.3.2 ii)	Urban Design Review	\$908	Per Application
2.3.2 iii)	Engineering Review	\$908	Per Application
2.4	Façade Change (16)		
2.4.1	Minor (17)	\$908	Per Application
2.4.2	Major	\$4,465	Per Application
Table 5.3	Extension or Minor Amendment to Approved Plans	Fee	Rate
3.5	Extension of Site Plan Endorsement or Site Plan Approval/Agreement	\$2,226	Per Application
3.6	Minor Applications or Changes to Approved Plans (16)		
3.6 i)	Planning Review Fee	\$4,059	Per Application
3.6 ii)	Urban Design Review	\$908	Per Application
3.6 iii)	Engineering Review	\$908	Per Application
Table 5.4	Heritage Site Plan	Fee	Rate
4	Heritage Site Plan		
4.1	Residential	Section 1	
4.2	ICI - Institutional, Commercial, or Industrial		
4.2.1	Less than 50m2	\$1,271	Per Application
4.2.2	50m2 or greater	Section 2	
4.3	Façade changes (18) (19)	\$908	Per Application

- 1 Single Detached, Semi-Detached, Townhouse, and/or Apartment development with under 10 lots, blocks, or units total
- 2 Payable at the execution of agreement
- 3 Mixed Development or Single Detached, Semi-Detached, Townhouse, and or Apartment development with more than 10 lots, blocks, or units total
- 4 Unit fee applicable to Single Detached, Semi Detached , Townhouse and Apartment units
- 5 Applicable to buildings with common area(s)
- 6 Total GFA of building(s) minus GFA of overnight or longer stay unit(s)
- 7 Estimated cost of construction of landscape work
- 8 Includes Site Plan Works
- 9 Estimated cost of internal and external works
- 10 To be collected as follows:
40% collected at submission of application
60% collected at execution of agreement
- 11 Total GFA of the development
- 12 Including but not limited to Hotels, Senior Homes, etc.
- 13 Applies to the GFA of the building, exclusive of the area of units identified in Table 5, section 2.2.1 ii)
- 14 Notwithstanding the definition of GFA, the subject fee shall include the GFA of areas underground dedicated to parking
- 15 Includes additions or alterations to developments of 11 units or greater
- 16 As Determined by the Director of Planning & Urban Design, Director of Engineering, or their Designates
- 17 Includes Heritage ICI Development 50m² or greater
- 18 When changes are funded in part or wholly by a Grant from Council
- 19 All other application types, including changes to approved drawings that are not subject to special provision 18, are subject to Table 5, Section 2.4

Table 6	Committee of Adjustment	Fee	Rate
1	Minor Variance		
1.1	Development Standards (1)	\$6,014	Per Application
1.2	Residential Small Scale (2)	\$2,553	Per Application
1.3	Variance with respect to use (3)	\$13,855	Per Application
1.4	Technical Variance (4)	\$2,093	Per Application
1.5	Multiple Variances (5)		
1.5 i)	Base Fee	\$10,043	Per Application
1.5 ii)	Unit Fee (6)	\$2,093	Per Unit
1.6	Heritage variance (7)		Per Application
2	Land Division		
2.1	Consent for creation of one or more lots		
2.1 i)	Base fee	\$13,855	Per Application
2.1 ii)	Unit Fee (8) (10)	\$2,093	Per Unit
2.1 iii)	Land Area Fee (9) (10)	\$20,752	Per Hectare
2.2	Other Consent (11)	\$7,260	Per Application
2.3	Change of Condition prior to final consent	\$1,827	Per Application
2.4	Re-Application of Provisionally approved Consent without completion of conditions within One year timeframe (12) (13)	\$5,808	Per Application
3	Sign Fee (14)	\$36	Per sign

- 1 Additions, alterations, or new dwellings 50m2 or greater, or apartment, condominium, mixed use buildings or ICI
- 2 Additions, Alterations, or new single, semi-detached, or townhouse dwellings, or to accessory buildings, structures or decks less than 50m2
- 3 Includes residential, ICI, and where use and development standard variances are requested
- 4 To rectify and existing site condition, at the discretion of the Director of Planning and Urban Design or their designates
- 5 Multiple lots on a Draft Plan of Subdivision or registered M-Plan
- 6 Number of actual units or lots (any decimal number rounded off to the next greater number)
- 7 Applies to heritage buildings, or Heritage Properties where Heritage Staff or Heritage Markham has requested the implementation of a historic condition or feature, at the discretion of the Director of Planning or their Designate
- 8 Applies only to consents creating new residential lots, excluding apartments, condominiums, and mixed use buildings
- 9 Applies to all consents except those identified in Table 6, Section 2.1 ii)
- 10 Payable prior to finalization of consent
- 11 Includes consent for partial discharge of mortgage, easement, lease of 21 years or more, and validation of title
- 12 Application must be received within 6 months of the lapse of the original consent application
- 13 Proposed lot configuration and development must be identical to the lapsed application receiving provisional consent
- 14 One sign required on each public or private street upon which the subject site has frontage, as determined by the Secretary Treasurer of the Committee of Adjustment

7	Supplementary Fee	Fee	Rate
1	Electronic submission fee (1)	\$100	per application
2	Additional Public Meeting Fee (2) (3)	\$8,470	per meeting
3	Additional Report to Committee or Council (2) (3)	\$8,470	per report
4	Re-Circulation of Drawings (3)		
4.1	Minor Circulation (5)	\$545	per circulation
4.2	Major Circulation (2)	\$5,506	per circulation
5	Four or More Submissions (2) (6) (7)	\$6,716	per submission
6	More than two inspections (3) (8)	\$1,730	per inspection
7	Studies (4)		
7.1	Planning And Urban Design Studies		
7.1.1	Large Scale Major Studies (9)	\$68,426	per study
7.1.2	Update or Amendment to existing Study (10)	\$27,407	per study
7.2	Engineering Studies		
7.2.1	New Study (11)	\$35,756	per study
7.2.2	Update or Amendment to existing Study	\$11,979	per study
8	Hire/Retain a Consultant/Vendor (12)	(13)	
9	Third Party Appeal (14) (16)	(15)	
10	Request for Development Agreement (17)		
10.1	Planning		
10.1.1	Major	\$9,136	per agreement
10.1.2	Minor	\$1,827	per agreement
10.2	Urban Design		
10.2.1	Major	\$9,136	per agreement
10.2.2	Minor	\$1,827	per agreement
10.3	Engineering		
10.3.1	Major	\$9,136	per agreement
10.3.2	Minor	\$1,827	per agreement

- 1 Required for all applications submitted electronically
- 2 Due to revisions by owner/applicant
- 3 Payable prior to meeting, inspection, or circulations
- 4 Payable at submission of study
- 5 Includes Consent to Sever and Minor Variance Applications due to revisions or request for deferral by owner, and/or after 1 year from the original date of application submission due to inactivity
- 6 Payable at submission
- 7 Due to the owner/applicant's failure to revise drawings/plans/reports as requested by the City
- 8 Due to unaddressed deficiencies identified during earlier inspections
- 9 Includes review and approval of large scale major studies including but not limited to: Community Design Plans or Precinct Plans associated with a new secondary plan, major official plan amendment/Secondary Plan Amendment, Major Zoning or major site plan application on a large scale complex site
- 10 Includes review and approval of small scale studies at the discretion of the Director of Planning and Urban Design or their designates
- 11 Includes review and approval of large scale major studies including but not limited to: Master Transportation Study, Master Environmental Servicing Plan, Noise Study, Geotechnical Study, etc. associated with a new Secondary Planed, major Official Plan Amendment/Secondary Plan Amendment, major Zoning or major Site Plan application on a large scale complex site
- 12 Fees for the City to retain a consultant/Vendor for the review, implementation or monitoring related to an application, as determined by the Director of Planning and Urban Design and/or the director of Engineering, or their designate
- 13 Actual cost of Consultant/vendor plus an administrative fee in the amount of 30.2% of the actual cost of the consultant/vendor
- 14 City's cost to retain outside Legal Council, and other outside experts including but not limited to Planning, Urban Design, or Engineering consultants or experts as determined necessary by the City Solicitor and Commissioner of Development Services, where an approved development application is appealed to the Local Planning Appel Tribunal

- 15 Actual cost of legal counsel and consultants, plus an administrative fee in the amount of 31.5% of the actual cost of the consultant/vendor
- 16 Fees shall be payable in accordance with a Cost Acknowledgement Agreement between the City and the Applicant
- 17 Major or Minor application as determined by the Director of Planning and Urban Design or the Director of Engineering or their designates, and payable at the execution of the agreement

8	Miscellaneous Fees	Fee	Rate
1	Review and Comment on Minister's Zoning Order		
1.1	New Application	\$8,168	per application
1.2	Comment on extension of a temporary use	\$2,671	per application
2	Deeming By-law	\$8,833	per application
3	Exemption from Part Lot Control (1)	\$8,833	per M-Plan
4	Telecommunication Tower	\$21,296	per application
5	Model Home/Sales trailer agreement (2)	\$5,687	per agreement
6	Heritage Permit (3)	\$581	per application
7	Townhouse Siting	\$641	Per unit
8	Residential Service Connection (4)	28.6%	Percent
9	Site Alteration Permit		
9.1	Urban Design		
9.1 i)	Base Fee	\$5,917	per application
9.1 ii)	Area Fee	\$1,222	per hectare
9.2	Engineering		
9.2 i)	Base Fee	\$5,917	per application
9.2 ii)	Area Fee	\$1,222	per hectare
10	Construction Management Plan and/or Traffic Management Plan Review and/or public Communication Plan/Report (5)	\$5,130	per application
11	Shoring and Hoarding Encroachment Plan (2)	\$5,360	per application
13	Miscellaneous Submission (6)		
13.1	Percentage Fee (7)	14.5%	Percent
13.2	Hourly Rate for Estimate Hours	\$278	per hour
14	GIS Hourly Rate	\$121	per hour

- 1 Applicable to units that have not been captured through Draft Plan of Subdivision Application Fee
- 2 Payable at the execution of an agreement
- 3 For unauthorized work
- 4 Percent of the total cost of the engineering work required within the municipal road allowance
- 5 Payable at the submission of Plans
- 6 Not identified under a fee category as determined by the director of Planning and Urban Design or Director of Engineering or their designates
- 7 Estimated based on the cost of works

NOTES/DEFINITIONS

COMMITTEE OF ADJUSTMENT

Technical Variance: A minor variance related to an existing building or structure, but requires variance approval due to one or more minor siting errors. Determination of whether or not a variance is a Technical Variance is at the discretion of the Director of Planning and Urban Design, or designate.

Development Standards: Any requirement of a zoning by-law other than permitted use (i.e. yard setbacks, building height, lot coverage).

Use: Any requirement of a zoning by-law related to the types of uses permitted on a property.

PLAN OF CONDOMINIUM

Standard Condominium: A plan of condominium that consists of both individually owned units and common elements. Note that all condominiums that existed at the time that the Condominium Act, 1998 came into effect are deemed Standard Condominiums.

Phased Condominium: A form of Standard Condominium (*see above*) that permits individually owned units and common elements to be added to a condominium corporation in phases, over a maximum of ten (10) years.

Common Element Condominium: A plan of condominium that consist only of common elements (e.g. a laneway or a golf course), with no individually owned units. The owners of the common elements are owners of freehold parcels of tied land (POTLs) which are not part of the condominium property.

Vacant Land Condominium: A plan of condominium where individually owned units are effectively vacant lots upon which buildings will be located after the condominium is registered.

Amalgamated Condominium: A plan of condominium where two or more condominium corporations merge into one corporation.

Leasehold Condominium: A plan of condominium where individually owned units and common elements are leased by the landowner to purchasers who will never own the land. The purchasers buy a leasehold interest in the units and common elements for a fixed number of years.

ENGINEERING

Definitions of internal and external works for site plan applications:

Internal works - Include but are not limited to curbs, pavement, retaining walls, grading, water mains, sanitary sewers, storm sewers, manholes, catch basins and their leads, erosion and sediment controls and on site storm water management facilities (e.g., Oil Grit Separators (OGS), storage facilities, chambers, infiltration trenches/chambers, soakaway pits and bioretention systems).

External works - Include but are not limited to sanitary and storm sewer connections, manholes, water service, driveways, sidewalks, boulevard treatment and other road works (Pavement, curbs, catch basins and their leads, hydrants, streetlighting, hydro poles, traffic controls).

Site Alteration: Includes but not limited to, the removal of topsoil from land, placement or dumping of fill on land, the alteration of the grade of land or excavation by any means including the removal of vegetative cover, the compaction of soil or the creation of impervious surfaces, or any combination of these activities that would change the landform and natural vegetative characteristics of the land.

Residential Service Connection: A watermain, sanitary sewer or storm sewer that connects from a residential house/unit to a municipal watermain, sanitary sewer or storm sewer.

Engineering Plans: Technical plans that show sanitary, water and stormwater servicing schemes, grading, utilities location, erosion and sediment controls, shoring and construction details of the proposed development.

Water Supply Analysis Report: Provides detailed design for a water supply distribution system including mitigation measures to ensure adequate water supply flow and pressure for the proposed development.

Construction Management Plan: Technical plan that shows how construction works for a proposed development will be managed. The plan shows surface encroachment (e.g. vehicular lane, sidewalk, signage, utilities, trees and municipal easements), storage/loading areas, dewatering equipment, aerial/crane encroachment, vehicular and material access points, hoarding, traffic management, and possible impacts on properties (noise/vibration mitigation and construction condition surveys).

Traffic Management Plan: Shows how the alterations and disruptions to traffic caused by the construction activities of the proposed development, servicing infrastructure, or road shall be mitigated and managed.

Shoring Encroachment and Hoarding Plan: Technical plan that shows the design and installation of a shoring system consisting of piles and tie-back system, location of the utilities/services and hoarding, and any significant features pertinent to the municipal right-of-way encroachment, to facilitate the construction of underground and aboveground structures that are close to or within the municipal right-of-way. This plan helps ensure construction works do not impede pedestrian and vehicular traffic in any significant manner and do not impact any underground and aboveground utilities or infrastructures.

Public Communication Plan/ Report: Outlines the planned public communication process and actions to inform the travelling public, project stakeholders, emergency response agencies, and directly impacted businesses and local residents about the planned construction activities and changes to traffic operations due to proposed temporary road closure and alterations and disruptions to traffic necessary to safely complete construction of proposed development, municipal services and roads. The Plan/Report may consist of any of the following elements: notices to the impacted residents, businesses and travelling public placed in print media, project road signs including detour routes, changeable message signage, notices to the public placed on Internet web pages, brochures, direct mail outs to impacted businesses and local residents, and public meetings. The Plan is modified throughout the project life cycle to address issues as they arise.

GENERAL

City: The Corporation of the City of Markham

Committee: Committee is a group of individuals appointed by Council, such as the Development Services Committee (DSC), Markham Heritage Committee, Committee of Adjustment or any other sub-committee; with a specific function to review, comment and/or approve the related development applications.

Heritage: Heritage designated building (Part IV designation) or any building located within the boundary of a Heritage Conservation District (Part V designation).

ICI: Institutional, Commercial, Industrial

Townhouse Siting: Review of the design aspects of townhouse blocks and ensures appropriate building placement and elevation treatments for specific townhouse blocks.

Gross Floor Area (GFA) of Building(s): Defined as the total floor area (inside the building envelope, including the external walls, and excluding the roof) above and below grade less area dedicated to underground parking.