Appendix 'B'

BY-LAW 2020-

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, 2021.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
DAY OF DECEMBER, 2020.

CITY CLERK

MAYOR

ATTACHMENT – "A"

SCHEDULE 'A' TO BY-LAW 2020-

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	Application for Pre Consultation	Fee	Rate
1.1	Pre-Consultation	$750	Per Application

1. Fee does not apply where pre-consultation is not required or is waived.

Table 2	Official Plan/Secondary Plan Amendment (1)	Fee	Rate
1.1	Minor Amendment (2)	$29,603	Per Application
1.2	Major Amendment (3)	$78,581	Per Application

2. Unless authorized by the Director of Planning or their Designate, an Official Plan or Secondary Plan Amendment application shall be deemed to be Major
3. Minor Official Plan Amendment means an amendment that:
    a. Proposes a small-scale exception to a specific Official Plan Standard (eg. Minor changes to the number of permitted units; building height; gross floor area; or to add a site-specific use limited in scale);
    b. Proposes a minor change to a specific policy that is limited in scope and typically to one property;
    c. Maintains the intent and purpose of the Official Plan;
    d. Shall have limited impact or policy implications beyond the subject lands; and
    e. Is authorized by the Director of Planning and Urban Design, or their Designates.
4. Major Official Plan Amendment means an amendment that:
    a. Any proposed re-designation or change in land use for a property(ies)
    b. Requires many changes to the policies and schedules of the Official Plan
    c. Is more significant in scale and scope than a minor Official Plan amendment, and which may have a greater impact or policy implications beyond the subject lands. Applications related to more than one property would normally be in the category;
    d. A site-specific application representing a large-scale development/redevelopment or a change in use. An application involving significant changes to the text or policies of the Official Plan would also fall in this category.

Table 3	Zoning By-Law Amendment (1)	Fee	Rate
1.1	Minor Amendment (2)	$27,443	Per Application
1.2	Major Amendment (3)	$55,204	Per Application
1.3	Removal of "H" (Holding) Provision	$9,275	Per Application

1. Unless authorized by the Director of Planning or their Designate, an Zoning By-law Amendment application shall be deemed to be Major
2. 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:
    a. Request for additional permitted use within an existing building, or a request to expand an existing building with no significant impact on existing development standards;
    b. Changes in development standards to accommodate a residential severance to create one single detached lot within an existing subdivision;
    c. An application for a temporary use
3. An application that is not deemed to be minor by Director of Planning or their Designate, a Zoning By-law Amendment application shall be deemed to be Major. Major applications include applications more significant in scale and scope than a minor zoning amendment, and which may have greater impact beyond the subject lands. Major applications include:
    a. Applications relating to more than one property;
    b. A site specific application if considered to be redevelop a site;
    c. A change in use within a new development and / or a change in the zone category;
    d. Any application involving significant changes to the development standards or general provisions of the by-law.

Table 4	Plan Of Subdivision	Fee	Rate
1	**Draft Plan of Subdivision**		
1.1	Planning Review		
1.1.1 i)	Base fee	$42,308	Per Application
1.1.1 ii)	Unit Fee (1)	$2,198	Per Unit/Lot
1.1.1 iii)	Land Area (2)	$21,790	Per Hectare
1.2	Urban Design Review		
1.2.1	Community Planning Review		
1.2.1 i)	Unit Fee (1)	$419	Per Unit/Lot
1.2.1 ii)	Land Area (2)	$21,790	Per Hectare
1.2.2	Landscape Review		
1.2.2 i)	Base Fee (9)	$9,593	Per Application
1.2.2 ii)	Calculated Fee (the greater of) (3)	$725	Per Unit/Lot (4)
Or		15.2%	Construction Cost (5) (11)
1.3	Engineering Review		
	Engineering Review		
1.3.1	Calculated Fee (the greater of) (6)	$2,160	Per Unit/Lot/Block (4)
Or		12.7%	Construction Cost (8) (10)
2	Extension of Draft Plan Approval	$9,275	Per Application
3	Revision of Draft Approved Plan and/or Draft Plan Conditions (7)		
3.1	Minor (does not require report to Committee)	$5,742	Per Application
3.2	Major (requires report to Committee)	$18,168	Per Application
4	Request for Subdivision Agreement		
4.1 i)	First Phase of subdivision	$60,857	Per Agreement
4.1 ii)	Subsequent Phases	$42,753	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 (including school blocks), 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 associated with 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

10 Where a construction agreement is require as a result of this application type, fees for the construction agreement will be calculated in accordance with this section

Table 5	Plan of Condominium	Fee	Rate
1.1	Condominium Fee (1)	$46,310	Per Application
1.2	All other Condominium Types other than those above	$39,704	Per Application
1.3	Extension of Condominium Draft Approval	$9,275	Per Application
1.4	Revision of Condominium Draft Approved Plan (2)	$12,515	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 6.1	Site Plan Applications (Residential/Mixed Use)	Fee	Rate
1	**Residential (15)**		
1.1	**Small Developments** (1)		
1.1 i)	Planning Review fee	$2,808	Per Unit
1.1 ii)	Urban Design Review (2)	$953	Per Unit
1.1 iii)	Engineering Review Fee (2)	$953	Per Unit
1.2	**Large Developments** (3)		
1.2.1	Planning Review		
1.2.1 i)	Base Fee	$12,896	Per Application
1.2.1 ii)	Unit Fee (4) (5) (10)	$2,198	Per Unit
1.2.1 iii)	Calculated GFA Fee (6) (10)	$6	Per M^2
1.2.2	Urban Design Review		
1.2.2 i)	Base Fee	$5,273	Per Application
1.2.2 ii)	Percentage fee (2) (7)	15.2%	Percent (21)
1.2.2 iii)	GFA Fee (2) (11)	$6	Per M^2
1.2.3	Engineering review (8)		
1.2.3 i)	Base Fee	$9,402	Per Application
1.2.3 ii)	Percentage fee (2) (9)	13.9	Percent (21)
1.2.3 iii)	GFA Fee (2) (11)	$6	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	$191	Per Unit
1.3.1.2	50 to 100 square metres of GFA	$953	Per Unit
1.3.1.3	Greater than 100 square metres of GFA		
1.3.1.3 i)	Planning Review fee	$953	Per Unit
1.3.1.3 ii)	Urban Design Review	$852	Per Unit
1.3.1.3 iii)	Engineering Review	$852	Per Unit
1.4	**Residential Driveways or parking area**	$191	Per Application

Table 6.2	Site Plan Applications (ICI) (17)	Fee	Rate
2	**ICI without units accommodating overnight stay**		
2.1	Planning Review		
2.1 i)	Base Fee	$12,896	Per Application
2.1 ii)	Calculated GFA Fee (6) (10) (11)	$6	Per M^2
2.1.2	Urban Design Review		
2.1.1 i)	Base Fee	$5,273	Per Application
2.1.1 ii)	Percentage Fee (7)	15.2%	Percent (21)
2.1.1 iii)	GFA Fee (2) (14)	$6	Per M^2
2.1.3	Engineering Review (8)		
2.1.3 i)	Base Fee	$9,402	Per Application
2.1.3 ii)	Percentage Fee (9)	13.9%	Percent (21)
2.1.3 iii)	GFA Fee (2) (14)	$6	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	$12,896	Per Application
2.2.1 ii)	Unit Fee (10)	$2,198	Per Unit
2.2.1 iii)	Calculated GFA Fee (10) (13)	$6	Per M^2
2.2.2	Urban Design Review		
2.2.1 i)	Base Fee	$5,273	Per Application
2.2.1 ii)	Percentage Fee (7)	15.2%	Percent (8)
2.2.1 iii)	Calculated GFA Fee (2) (14)	$6	Per M^2
2.2.3	Engineering Review (8)		
2.2.3 i)	Base Fee	$9,402	Per Application
2.2.3 ii)	Percentage Fee (2) (9)	13.9%	Percent (8)
2.2.3 iii)	Calculated GFA Fee (2) (14)	$6	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	$4,688	Per Application
2.3.1 ii)	Urban Design Review	$953	Per Application
2.3.1 iii)	Engineering Review	$953	Per Application
2.3.2	**Expansion/Alteration of Existing Parking Lot or Outdoor Patio**		
2.3.2 i)	Planning Review Fee	$2,337	Per Application
2.3.2 ii)	Urban Design Review	$953	Per Application
2.3.2 iii)	Engineering Review	$953	Per Application
Table 6.3	**Extensions or Minor Applications**	**Fee**	**Rate**
3.5	Extension of Site Plan Approval/Agreement	$2,226	Per Application
3.6	Minor Applications (20)		
3.6 i)	Planning Review Fee (16)	$4,059	Per Application
3.6 ii)	Urban Design Review	$908	Per Application
Table 6.4	**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	$1,335	Per Application
4.2.2	50m2 or greater	Section 2	
4.3	Façade changes (17) (18) (19)	$953	Per Application

1 Single Detached, Semi-Detached, Townhouse, and/or Apartment development with under 10 lots, blocks, or units total

2 To be collected as follows:
40% collected at submission of application
60% collected at the earlier of the execution of agreement or issuance of a conditional building permit

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 Calculated GFA shall mean the total GFA of building(s) minus GFA of Apartment units and overnight or longer stay unit(s)

7 Estimated cost of construction of landscape work

8 Where a construction agreement is required as a result of this application type, fees for the construction agreement will be calculated in accordance with this section

9 Estimated cost of internal and external works associated with the Site Plan, 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

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 Includes Façade changes

17 When changes are funded in part or wholly by a Grant from Council

18 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

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

20 Engineering review of site plan requires Major Application submission

Table 7	Committee of Adjustment	Fee	Rate
1	**Minor Variance**		
1.1	Development Standards (1)	$6,315	Per Application
1.2	Residential Small Scale (2)	$2,681	Per Application
1.3	Variance with respect to use (3)	$14,548	Per Application
1.4	Technical Variance (4)	$2,198	Per Application
1.5	Multiple Variances (5)		
1.5 i)	Base Fee	$10,545	Per Application
1.5 ii)	Unit Fee (6)	$2,198	Per Unit
1.5.1	Notwithstanding 1.5 above, the total fee for a variance shall not exceed	$55,204	Per Application
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	$14,548	Per Application
2.1 ii)	Unit Fee (8) (10)	$2,198	Per Unit
2.1 iii)	Land Area Fee (9) (10)	$21,790	Per Hectare
2.1.1	Notwithstanding 2.1 above, the total fee for a Land Division shall not exceed	$42,308	Per Application
2.2	Other Consent (11)	$7,623	Per Application
2.3	Change of Condition prior to final consent	$1,918	Per Application
2.4	Re-Application of Provisionally approved Consent without completion of conditions within One year timeframe (12) (13)	$6,098	Per Application
3	**Sign Fee** (14)	$38	Per sign
4	**Development Agreement**		
4.1	Planning	$1,918	per agreement
4.2	Urban Design	$1,918	per agreement
4.3	Engineering	$1,918	per agreement

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, registered M-Plan, or multiple single, semi-detached, or townhouse dwellings on a site 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

Table 8	Supplementary Fee	Fee	Rate
1	Electronic submission fee (1)(19)	$100	per application
2	Additional Public Meeting Fee (2) (3)	$8,894	per meeting
3	Additional Report to Committee or Council (2) (3)	$8,894	per report
4	**Re-Circulation of Drawings** (3)		
4.1	Minor Circulation (5)	$572	per circulation
4.2	Major Circulation (2) (6) (7)	$7,052	per circulation
5	More than two inspections (3) (8)	$1,817	per inspection
6	**Studies** (4)		
6.1	Planning And Urban Design Studies		
6.1.1	Large Scale Major Studies (9)	$71,847	per study
6.1.2	Update or Amendment to existing Study (10)	$28,777	per study
6.2	Engineering Studies		
6.2.1	New Study (11)	$37,544	per study
6.2.2	Update or Amendment to existing Study	$12,578	per study
7	Hire/Retain a Consultant/Vendor (12)	(13)	
8	Third Party Appeal (14) (16)	(15)	

1 Required for all applications submitted electronically, excluding Heritage applications exempted under Table 7, Section 1.6, and Applications under Table 1.

2 Due to revisions by owner/applicant, or owner/applicant's failure to revise drawings/plans/reports as requested by the City

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 Includes 4 or more submissions and re-circulations

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 31.7% 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 33% 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

18 Does not apply to site plan applications for single detached dwellings

19 Digital uploads that are not submitted as applications within 30 days of initial upload will be cancelled and no refund will be provided.

Table 9	Miscellaneous Fees	Fee	Rate
1	Review and Comment on Minister's Zoning Order		
1.1	New Application	$8,576	per application
1.2	Comment on extension of a temporary use	$2,805	per application
2	Deeming By-law	$9,275	per application
3	Exemption from Part Lot Control (1)	$9,275	per M-Plan
4	Telecommunication Tower	$22,361	per application
5	Model Home/Sales trailer agreement (2)	$5,971	per agreement
6	Heritage Permit (3)	$610	per application
7	Townhouse Siting	$673	Per unit
8	Site Alteration Permit		
8.1	Urban Design		
8.1 i)	Base Fee	$6,213	per application
8.1 ii)	Area Fee	$1,283	per hectare
8.2	Engineering		
8.2 i)	Base Fee	$6,213	per application
8.2 ii)	Area Fee	$1,283	per hectare
9	Construction Management Plan and/or Traffic Management Plan Review and/or public Communication Plan/Report (5)	$5,387	per application
10	Shoring and Hoarding Encroachment Plan (2)	$5,628	per application
11	Miscellaneous Submission (6)		
11.1	Percentage Fee (7)	15.2%	Percent
11.2	Hourly Rate for Estimate Hours	$292	per hour
12	GIS Hourly Rate	$127	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.