



BY-LAW 2022-

**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 – Application Submissions On or After January 1, 2023’ attached hereto; and**
 - 1.2 By adding Schedule ‘B – Application Submissions Prior to January 1, 2023’, attached hereto.**
- 2. All other provisions of By-law 211-83, as amended, not inconsistent with the provisions of this by-law shall continue to apply.**
- 3. This By-law comes into force and takes effect on January 1, 2023.**

**READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
DAY OF DECEMBER, 2022.**

CITY CLERK

MAYOR

TARIFF OF FEES FOR PROCESSING OF PLANNING APPLICATIONS
GENERAL TERMS

1.0. 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. 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. Payment

3.1. Fee Payable in Stages

- 3.1.1. Unless otherwise noted, fees are payable at time of application.
- 3.1.2. Subject to 3.2.1., where the application fee 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.
- 3.1.3. 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.
- 3.1.4. Other City of Markham fees may be applicable.

3.2. Adjustment

- 3.2.1. Fee adjustments are made to reflect increases including, but not limited to, the following:
 - total number of Units/Lots/Parcels
 - total GFA/Land Area
 - Scope of Construction Works.
- 3.2.2. Adjustments to the total fee payable will be required at each payment stage based on the rate in effect at the time of payment stage.

4.0 Reimbursement

4.1 Fees shall be reimbursed upon applicant withdrawing the application, as determined by the Director of Planning and Urban Design or designate and/or Director of Engineering or designate:

- 4.1.1 Refund percentage is based on all fees received.
- 4.1.2 HST refund is calculated based on percentage of fee to be refunded.
- 4.1.3 Refund percentage (%) is based on the application stage as follows:
 - 4.1.3.1 Prior to circulation of pre-application consultation submission 75%
 - 4.1.3.2 From circulation of pre-application consultation submission to application submission 25%
 - 4.1.3.3 After application submission No refund

DEVELOPMENT APPLICATION FEES

Table 1: Application for Clarification and Understanding		Rate	
1.1	Clarification and Understanding ⁽¹⁾	\$791	Per Application

1. Fees do not apply for single detached, semi-detached, or townhouse dwellings that are located within a Heritage District, or otherwise require Heritage approval, to the satisfaction of the Director of Planning and Urban Design, or their Delegate..

Table 2: Pre-Application Consultation for Official Plan/Secondary Plan Amendment		Rate	
2.1	Minor Amendment ^{(1) (2)}	\$31,192	Per Application
2.2	Major Amendment ⁽³⁾	\$82,797	Per Application

1. Unless authorized by the Director of Planning or their Designate, an Official Plan or Secondary Plan Amendment application shall be deemed to be Major
2. Minor Official Plan Amendment means an amendment that:
- a. Proposes a small-scale exception to a specific Official Plan Standard (e.g. 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 Designate.
3. 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: Pre-Application Consultation for Zoning By-Law Amendment		Rate	
3.1	Minor Amendment ^{(1) (2)}	\$28,196	Per Application
3.2	Major Amendment ⁽³⁾	\$58,167	Per Application
3.3	Removal of "H" (Holding) Provision	\$9,773	Per Application

1. Unless authorized by the Director of Planning or their Designate, a 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 the 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 (applicable for submissions on or after January 1, 2023)			Rate	
Planning	4.1.1	Base fee	\$44,578	Per Application
	4.1.2	Unit Fee ⁽¹⁾	\$2,316	Per Unit/Lot
	4.1.3	Land Area ⁽²⁾⁽³⁾	\$22,959	Per Hectare
Urban Design	Community Planning Review			
	4.2.1	Base Fee	\$10,108	Per Application
	4.2.2	Unit Fee ⁽¹⁾	\$442	Per Unit/Lot
	4.2.3	Land Area ⁽²⁾⁽³⁾	\$22,959	Per Hectare
	Landscape Review			
	4.3.1	Calculated Fee (the greater of) ⁽¹⁰⁾	\$764	Per Unit/Lot ^{(4) (5)}
			15.7%	Construction Cost ⁽⁶⁾ ₍₁₁₎
Engineering	4.4.1	Calculated Fee (the greater of) ⁽⁷⁾	\$2,276	Per Unit/Lot/Block
			13.1%	Construction Cost ⁽⁹⁾ ₍₁₁₎
Miscellaneous	4.5.1	Extension of Draft Plan Approval	\$9,7731	Per Application
	Revision of Draft Approved Plan and/or Draft Plan Conditions ⁽⁸⁾			
	4.6.1	Minor (does not require report to Committee)	\$6,050	Per Application
	4.6.2	Major (requires report to Committee)	\$19,143	Per Application
	Request for Subdivision Agreement			
	4.7.1	First Phase of subdivision	\$64,122	Per Agreement
	4.7.2	Subsequent Phases	\$45,047	Per Agreement

- Unit fee applicable to Single Detached, Semi Detached and/or Freehold Townhouse units. To be collected as follows:
 - 40% collected at pre-application consultation submission
 - 60% collected at execution of agreement
- 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, stormwater management blocks, open space areas and public roads to be conveyed into public ownership, or residential blocks subject to site plan control and/or plan of condominium
- To be collected as follows:
 - 40% collected at pre-application consultation submission
 - 60% collected at execution of agreement
- Payable at the execution of agreement
- Up to 100 units/lots on a plan of subdivision
- Estimated cost of construction of landscape works
- 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
- At the request of the owner
- 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
- Payable at first submission of Landscape drawings for each phase of the draft plan of subdivision. 40% collected at submission of Landscape Drawings 60% collected at execution of agreement
- 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

Table 5: Plan of Condominium			Rate	
5.1	Condominium Fee ⁽¹⁾		\$48,795	Per Application
5.2	All other Condominium Types other than those above		\$41,834	Per Application
5.3	Extension of Condominium Draft Approval		\$9,773	Per Application
5.4	Revision of Condominium Draft Approved Plan ⁽²⁾		\$13,187	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) (applicable for submissions on or after January 1, 2023)			Rate	
Residential Small Developments ⁽¹⁾				
6.1.1.1	Planning Review fee		\$2,959	Per Unit
6.1.1.2	Urban Design Review		\$1,004	Per Unit
6.1.1.3	Engineering Review Fee		\$1,004	Per Unit
Residential Large Developments ^{(16) (3)}				
Planning	6.1.2.1	Base Fee	\$13,588	Per Application
	6.1.2.2	Unit Fee ^{(4) (5) (10)}	\$2,316	Per Unit
	6.1.2.3	Calculated GFA Fee ^{(6) (10)}	\$6.32	Per m ²
Urban Design	6.1.2.4	Base Fee	\$5,556	Per Application
	6.1.2.5	Percentage fee ^{(2) (7)}	15.7%	Percent
	6.1.2.6	GFA Fee ^{(2) (11) (12)}	\$6.32	Per m ²
Engineer- ing ⁽⁸⁾	6.1.2.7	Base Fee	\$9,906	Per Application
	6.1.2.8	Percentage fee ^{(2) (9)}	14.4%	Percent
	6.1.2.9	GFA Fee ^{(2) (11) (12)}	\$6.32	Per m ²
Addition and Alterations	Small Developments (1)			
	6.1.3.1	Less than 50 m ² of GFA	\$201	Per Unit
	6.1.3.2	50 to 100 m ² of GFA	\$1,004	Per Unit
	Developments Greater than 100 m ² of GFA			
	6.1.4.1	Planning Review fee	\$1,004	Per Unit
	6.1.4.2	Urban Design Review	\$898	Per Unit
	6.1.4.3	Engineering Review	\$898	Per Unit
	6.1.4.4	Residential Driveways or parking area	\$201	Per Application

Table 6.2: Site Plan Applications (ICI) (applicable for submissions on or after January 1, 2023)			Rate	
ICI (without units accommodating overnight stay)				
Plan-ning	6.2.1.1	Base Fee	\$13,588	Per Application
	6.2.1.2	Calculated GFA Fee ⁽¹⁰⁾	\$6.32	Per m ²
Urban Design	6.2.1.3	Base Fee	\$5,556	Per Application
	6.2.1.4	Percentage Fee ^{(2) (7)}	15.7%	Percent
	6.2.1.5	GFA Fee ^{(2) (11) (15)}	\$6.32	Per m ²
Engineer-ing ⁽⁸⁾	6.2.1.6	Base Fee	\$9,906	Per Application
	6.2.1.7	Percentage Fee ⁽²⁾⁽⁹⁾	14.4%	Percent
	6.2.1.8	GFA Fee ^{(2) (11) (15)}	\$6.32	Per m ²

ICI (with units accommodating overnight or longer stay) ⁽¹³⁾				
Planning	6.2.2.1	Base Fee	\$13,588	Per Application
	6.2.2.2	Unit Fee ⁽¹⁰⁾	\$2,316	Per Unit
	6.2.2.3	Calculated GFA Fee ⁽¹⁰⁾	\$6.32	Per m ²
Urban Design	6.2.2.4	Base Fee	\$5,556	Per Application
	6.2.2.5	Percentage Fee ⁽⁷⁾	15.7%	Percent ⁽⁸⁾
	6.2.2.6	Calculated GFA Fee ^{(2) (11) (15)}	\$6.32	Per m ²
Engineer-ing ⁽⁸⁾	6.2.2.7	Base Fee	\$9,906	Per Application
	6.2.2.8	Percentage Fee ^{(2) (9)}	14.4%	Percent ⁽⁸⁾
	6.2.2.9	Calculated GFA Fee ^{(2) (11) (15)}	\$6.32	Per m ²
NEW Parking Lot or Outdoor Patio				
6.2.3.1	Planning Review Fee		\$4,940	Per Application
6.2.3.2	Urban Design Review		\$1,004	Per Application
6.2.3.3	Engineering Review		\$1,004	Per Application
EXPANSION/ALTERATION of Existing Parking Lot or Outdoor				
6.2.4.1	Planning Review Fee		\$2,462	Per Application
6.2.4.2	Urban Design Review		\$1,004	Per Application
6.2.4.3	Engineering Review		\$1,004	Per Application

Table 6.3: Extensions or Minor Applications			Rate	
6.3.1.1	Extension of Site Plan Approval/Agreement		\$2,345	Per Application
Minor Applications ⁽²⁰⁾				
6.3.2.1	Planning Review Fee ⁽¹⁷⁾		\$4,277	Per Application
6.3.2.2	Urban Design Review		\$957	Per Application

Table 6.4: Heritage Site Plan			Rate	
6.4.1.1	Residential		Section 1	
ICI - Institutional, Commercial, or Industrial				
6.4.2.1	Less than 50 m ²		\$1,407	Per Application
6.4.2.2	50 m ² or greater		Section 2	
6.4.2.3	Façade changes ^{(18) (19)}		\$1,004	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 pre-application consultation submission
 - 60% collected at application submission
- 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 pre-application consultation submission
 - 60% collected at application submission
- 11 Exempt for site plans that neither have underground parking and/or associated parking structure/s
- 12 Total GFA of the development

- 13 Including but not limited to Hotels, Senior Homes, etc.
- 14 Applies to the GFA of the building, exclusive of the area of units identified in Table 6, section 6.2.2.5
- 15 Notwithstanding the definition of GFA, the subject fee shall include the total GFA and the GFA of underground parking and/or associated parking structure
- 16 Includes additions or alterations to developments of 11 units or greater
- 17 Includes Façade changes
- 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 6, Section 6.4.1.1
- 20 Engineering review of site plan requires Major Application submission

Table 7: Committee of Adjustment			Rate	
Minor Variance	7.1.1	Development Standards ⁽¹⁾	\$6,653	Per Application
	7.1.2	Residential Small Scale ⁽²⁾	\$2,824	Per Application
	7.1.3	Variance with respect to use ⁽³⁾	\$15,329	Per Application
	7.1.4	Technical Variance ⁽⁴⁾	\$2,316	Per Application
	7.2.1	Multiple Variances ⁽⁵⁾ - Base Fee	\$11,203	Per Application
	7.2.2	Multiple Variances ⁽⁵⁾ - Unit Fee ⁽⁶⁾	\$2,316	Per Unit
	7.2.3	Multiple Variances ⁽⁵⁾ - Notwithstanding 7.2.1 above, the total fee for a variance shall not exceed	\$58,167	Per Application
	7.2.4	Heritage variance ⁽⁷⁾		Per Application
Land Division	Consent for creation of one or more lots			
	7.2.1	Base fee	\$15,329	Per Application
	7.2.2	Unit Fee ⁽⁸⁾ ⁽¹⁰⁾	\$2,316	Per Unit
	7.2.3	Land Area Fee ⁽⁹⁾ ⁽¹⁰⁾	\$22,959	Per Hectare
	7.2.4	Notwithstanding 7.2.1 to 7.2.3 above, the total fee for a Land Division shall not exceed	\$44,578	Per Application
	7.2.5	Other Consent ⁽¹¹⁾	\$8,033	Per Application
	7.2.6	Change of Condition prior to final consent	\$2,021	Per Application
	7.2.7	Re-Application of Provisionally approved Consent without completion of conditions within one year timeframe ⁽¹²⁾ ⁽¹³⁾	\$6,425	Per Application
7.3.1	Sign Fee ⁽¹⁴⁾		\$40	Per Sign
Development Agreement	7.4.1	Planning	\$2,021	Per Agreement
	7.4.2	Urban Design	\$2,021	Per Agreement
	7.4.3	Engineering	\$2,021	Per Agreement

- 1 Additions, alterations, or new dwellings 50 m² 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 50 m²
- 3 Includes residential, ICI, and where use and development standard variances are requested
- 4 To rectify an existing site condition, at the discretion of the Director of Planning and Urban Design or their designate
- 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 6.2.1.2
- 10 Payable prior to finalization of consent
- 11 Includes consent for partial discharge of mortgage, easement, lease of 21 years or more, validation of title, and the re-establishment of a previously existing lot line, as determined by the Director of Planning and Urban Design
- 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		Rate	
8.1	Electronic submission fee ⁽¹⁾	\$100	Per Application
8.2	Additional Public Meeting Fee ^{(2) (3)}	\$9,372	Per Meeting
8.3	Additional Report to Committee or Council ^{(2) (3)}	\$9,372	Per Report
Re-Circulation of Drawings ⁽³⁾			
8.4.1	Minor Circulation ⁽⁵⁾	\$603	Per Circulation
8.4.2	Major Circulation ^{(2) (6) (7)}	\$7,431	Per Circulation
Studies ⁽⁴⁾			
8.5.1	Planning and Urban Design Study (Large Scale Major Studies) ⁽⁹⁾	\$75,702	Per Study
8.5.2	Planning and Urban Design Study (Update or Amendment to existing Study) ⁽¹⁰⁾	\$30,322	Per Study
8.6.1	Engineering Study (New Study) ⁽¹¹⁾	\$39,559	Per Study
8.6.2	Engineering Study (Update or Amendment to existing Study)	\$13,253	Per Study
8.7.1	Hire/Retain a Consultant/Vendor ⁽¹²⁾	(13)	
8.8.1	Third Party Appeal ^{(14) (16)}	(15)	
8.9.1	More than two inspections ^{(3) (8)}	\$1,915	Per Inspection

- 1 Required for all applications submitted electronically, excluding Heritage applications exempted under Table 7, Section 7.2.4, 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 Counsel, 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 Appeal 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 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			Rate	
9.1	Review and Comment on Minister's Zoning Order			
9.1.1	New Application		\$9,036	Per Application
9.1.2	Comment on extension of a temporary use		\$2,956	Per Application
9.2	Deeming By-law		\$9,773	Per Application
9.3	Exemption from Part Lot Control ⁽¹⁾		\$9,773	Per m-Plan
9.4	Telecommunication Tower		\$23,561	Per Application
9.5	Model Home/Sales trailer agreement ⁽²⁾		\$6,102	Per Agreement
9.6	Heritage Permit ⁽³⁾		\$643	Per Application
9.7	Townhouse Siting		\$709	Per Unit
Site Alteration Permit	Urban Design			
	9.8.1	Base Fee	\$6,546	Per Application
	9.8.2	Area Fee	\$1,352	Per Hectare
	Engineering			
	9.8.3	Base Fee	\$6,546	Per Application
	9.8.4	Area Fee	\$1,352	Per Hectare
9.9	Construction Management Plan and/or Traffic Management Plan Review and/or public Communication Plan/Report ⁽⁴⁾⁽⁵⁾		\$5,676	Per Application
9.10	Shoring and Hoarding Encroachment Plan ⁽²⁾		\$5,930	Per Application
Miscellaneous Submission ⁽⁶⁾				
9.11.1	Percentage Fee ⁽⁷⁾		15.7%	Percent
9.11.2	Hourly Rate for Estimate Hours		\$308	Per Hour
9.11.3	GIS Hourly Rate		\$134	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

DEFINITIONS

COMMITTEE OF ADJUSTMENT

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

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.

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

CONDOMINIUM, PLAN OF

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

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.

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.

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.

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.

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.

ENGINEERING

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).

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.

External Works: Means works that 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).

Internal Works: Means works that 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).

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.

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.

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.

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.

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.

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.

GENERAL

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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 or associated parking structure.

Underground Parking and/or Associated Parking Structure: A building, or part thereof used for the parking or storage of motor vehicles

TARIFF OF FEES FOR PROCESSING OF PLANNING APPLICATIONS
GENERAL TERMS

1.0. 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. 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. Payment

3.1. Fee Payable in Stages

- 3.1.1. Unless otherwise noted, fees are payable at time of application.
- 3.1.2. Subject to 3.2.1., where the application fee 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.
- 3.1.3. 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.
- 3.1.4. Other City of Markham fees may be applicable.

3.2. Adjustment

- 3.2.1. Fee adjustments are made to reflect increases including, but not limited to, the following:
 - total number of Units/Lots/Parcels
 - total GFA/Land Area
 - Scope of Construction Works.
- 3.2.2. Adjustments to the total fee payable will be required at each payment stage based on the rate in effect at the time of payment stage.

4.0 Reimbursement

4.1 Fees shall be reimbursed upon applicant withdrawing the application, as determined by the Director of Planning and Urban Design or designate and/or Director of Engineering or designate:

- 4.1.1 Refund percentage is based on all fees received.
- 4.1.2 HST refund is calculated based on percentage of fee to be refunded.
- 4.1.3 Refund percentage (%) is based on the application stage as follows:

4.1.3.1	Prior to circulation of application	75%
4.1.3.2	From circulation to completion of preliminary report and/or holding of a public meeting, if required	50%
4.1.3.3	Prior to Committee receiving recommendation report and/or prior to Site Plan Endorsement (N/A for Committee of Adjustment Applications)	25%
4.1.3.4	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 the Development Services Commission, 101 Town Centre Boulevard, ON L3R 9W3 | Phone: (905) 475-4861 | E-mail: dsc@markham.ca

DEVELOPMENT APPLICATION FEES

Table 1: Plan of Subdivision (applicable for submissions prior to January 1, 2023)			Rate	
Planning	1.1.1	Base fee	\$44,578	Per Application
	1.1.2	Unit Fee ⁽¹⁾	\$2,316	Per Unit/Lot
	1.1.3	Land Area ⁽²⁾⁽³⁾	\$22,959	Per Hectare
Urban Design	Community Planning Review			
	1.2.1	Base Fee	\$10,108	Per Application
	1.2.2	Unit Fee ⁽¹⁾	\$442	Per Unit/Lot
	1.2.3	Land Area ⁽²⁾⁽³⁾	\$22,959	Per Hectare
	Landscape Review			
	1.3.1	Calculated Fee (the greater of) ⁽¹⁰⁾	\$764	Per Unit/Lot ^{(4) (5)}
15.7%			Construction Cost ^{(6) (11)}	
Engineering	1.4.1	Calculated Fee (the greater of) ⁽⁷⁾	\$2,276	Per Unit/Lot/Block
			13.1%	Construction Cost ^{(9) (11)}
Miscellaneous	1.5.1	Extension of Draft Plan Approval	\$9,7731	Per Application
	Revision of Draft Approved Plan and/or Draft Plan Conditions ⁽⁸⁾			
	1.6.1	Minor (does not require report to Committee)	\$6,050	Per Application
	1.6.2	Major (requires report to Committee)	\$19,143	Per Application
	Request for Subdivision Agreement			
	1.7.1	First Phase of subdivision	\$64,122	Per Agreement
	1.7.2	Subsequent Phases	\$45,047	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, stormwater management blocks, open space areas and public roads to be conveyed into public ownership, or residential blocks subject to site plan control and/or plan of condominium.
- 3 To be collected as follows:
 - 40% collected at submission of application 60% collected at execution of agreement
- 4 Payable at the execution of agreement
- 5 Up to 100 units/lots on a plan of subdivision
- 6 Estimated cost of construction of landscape works
- 7 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
- 8 At the request of the owner
- 9 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
- 10 Payable at first submission of Landscape drawings for each phase of the draft plan of subdivision. 40% collected at submission of Landscape Drawings 60% collected at execution of agreement
- 11 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

Table 2.1: Site Plan Applications (Residential/Mixed Use) (applicable for submissions prior to January 1, 2023)				Rate	
Residential Small Developments ⁽¹⁾					
2.1.1.1	Planning Review fee			\$2,959	Per Unit
2.1.1.2	Urban Design Review			\$1,004	Per Unit
2.1.1.3	Engineering Review Fee			\$1,004	Per Unit
Residential Large Developments ^{(16) (3)}					
Planning	2.1.2.1	Base Fee		\$13,588	Per Application
	2.1.2.2	Unit Fee ^{(4) (5) (10)}		\$2,316	Per Unit
	2.1.2.3	Calculated GFA Fee ^{(6) (10)(14)}		\$6.32	Per m ²
Urban Design	2.1.2.4	Base Fee		\$5,556	Per Application
	2.1.2.5	Percentage fee ^{(2) (7)}		15.7%	Percent
	2.1.2.6	GFA Fee ^{(2) (11) (12)}		\$6.32	Per m ²
Engineer- ing ⁽⁸⁾	2.1.2.7	Base Fee		\$9,906	Per Application
	2.1.2.8	Percentage fee ^{(2) (9)}		14.4%	Percent
	2.1.2.9	GFA Fee ^{(2) (11) (12)}		\$6.32	Per m ²
Addition and Alterations	Small Developments (1)				
	2.1.3.1	Less than 50 m ² of GFA		\$201	Per Unit
	2.1.3.2	50 to 100 m ² of GFA		\$1,004	Per Unit
	Developments Greater than 100 m ² of GFA				
	2.1.4.1	Planning Review fee		\$1,004	Per Unit
	2.1.4.2	Urban Design Review		\$898	Per Unit
	2.1.4.3	Engineering Review		\$898	Per Unit
	2.1.4.4	Residential Driveways or parking area		\$201	Per Application

Table 2.2: Site Plan Applications (ICI) (applicable for submissions prior to January 1, 2023)				Rate	
ICI (without units accommodating overnight stay)					
Plan- ning	2.2.1.1	Base Fee		\$13,588	Per Application
	2.2.1.2	Calculated GFA Fee ^{(10) (6)}		\$6.32	Per m ²
Urban Design	2.2.1.3	Base Fee		\$5,556	Per Application
	2.2.1.4	Percentage Fee ^{(2) (7)}		15.7%	Percent
	2.2.1.5	GFA Fee ^{(2) (11) (15)}		\$6.32	Per m ²
Engineer- ing ⁽⁸⁾	2.2.1.6	Base Fee		\$9,906	Per Application
	2.2.1.7	Percentage Fee ⁽²⁾⁽⁹⁾		14.4%	Percent
	2.2.1.8	GFA Fee ^{(2) (11) (15)}		\$6.32	Per m ²
ICI (with units accommodating overnight or longer stay) ⁽¹³⁾					
Planning	2.2.2.1	Base Fee		\$13,588	Per Application
	2.2.2.2	Unit Fee ⁽¹⁰⁾		\$2,316	Per Unit
	2.2.2.3	Calculated GFA Fee ^{(10) (14)}		\$6.32	Per m ²
Urban Design	2.2.2.4	Base Fee		\$5,556	Per Application
	2.2.2.5	Percentage Fee ⁽⁷⁾		15.7%	Percent ⁽⁸⁾

	2.2.2.6	Calculated GFA Fee ^{(2) (11) (15)}	\$6.32	Per m ²
Engineer- ing ⁽⁸⁾	2.2.2.7	Base Fee	\$9,906	Per Application
	2.2.2.8	Percentage Fee ^{(2) (9)}	14.4%	Percent ⁽⁸⁾
	2.2.2.9	Calculated GFA Fee ^{(2) (11) (15)}	\$6.32	Per m ²
NEW Parking Lot or Outdoor Patio				
2.2.3.1	Planning Review Fee		\$4,940	Per Application
2.2.3.2	Urban Design Review		\$1,004	Per Application
2.2.3.3	Engineering Review		\$1,004	Per Application
EXPANSION/ALTERATION of Existing Parking Lot or Outdoor				
2.2.4.1	Planning Review Fee		\$2,462	Per Application
2.2.4.2	Urban Design Review		\$1,004	Per Application
2.2.4.3	Engineering Review		\$1,004	Per Application

Table 2.3: Extensions or Minor Applications			Rate	
2.3.1.1	Extension of Site Plan Approval/Agreement		\$2,345	Per Application
Minor Applications ⁽²⁰⁾				
2.3.2.1	Planning Review Fee ⁽¹⁷⁾		\$4,277	Per Application
2.3.2.2	Urban Design Review		\$957	Per Application

Table 2.4: Heritage Site Plan			Rate	
2.4.1.1	Residential		Section 1	
ICI - Institutional, Commercial, or Industrial				
2.4.2.1	Less than 50 m ²		\$1,407	Per Application
2.4.2.2	50 m ² or greater		Section 2	
2.4.2.3	Façade changes ⁽¹⁸⁾ ⁽¹⁹⁾		\$1,004	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 building permit, or 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 Exempt for site plans that neither have underground parking and/or associated parking structure/s
- 12 Total GFA of the development
- 13 Including but not limited to Hotels, Senior Homes, etc.
- 14 Applies to the GFA of the building, exclusive of the area of units identified in Table 6, section 2.2.2.5
- 15 Notwithstanding the definition of GFA, the subject fee shall include the total GFA and the GFA of underground parking and/or associated parking structure
- 16 Includes additions or alterations to developments of 11 units or greater
- 17 Includes Façade changes
- 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 6, Section 2.4.1.1
- 20 Engineering review of site plan requires Major Application submission

Table 3: Supplementary Fee		Rate	
3.1	Electronic submission fee ⁽¹⁾⁽¹⁹⁾	\$100	Per Application
3.2	Additional Public Meeting Fee ^{(2) (3)}	\$9,372	Per Meeting
3.3	Additional Report to Committee or Council ^{(2) (3)}	\$9,372	Per Report
Re-Circulation of Drawings ⁽³⁾			
3.4.1	Minor Circulation ⁽⁵⁾	\$603	Per Circulation
3.4.2	Major Circulation ^{(2) (6) (7)}	\$7,431	Per Circulation
Studies ⁽⁴⁾			
3.5.1	Planning and Urban Design Study (Large Scale Major Studies) ⁽⁹⁾	\$75,702	Per Study
3.5.2	Planning and Urban Design Study (Update or Amendment to existing Study) ⁽¹⁰⁾	\$30,322	Per Study
3.6.1	Engineering Study (New Study) ⁽¹¹⁾	\$39,559	Per Study
3.6.2	Engineering Study (Update or Amendment to existing Study)	\$13,253	Per Study
3.7.1	Hire/Retain a Consultant/Vendor ⁽¹²⁾	(13)	
3.8.1	Third Party Appeal ^{(14) (16)}	(15)	
3.9.1	More than two inspections ^{(3) (8)}	\$1,915	Per Inspection

- 1 Required for all applications submitted electronically
- 2 Due to revisions by owner/applicant, or owner/applicant's failure to revise drawings/plans/reports as requested by the City
- 2 Payable prior to meeting, inspection, or circulations
- 3 Payable at submission of study
- 4 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
- 5 Payable at submission
- 6 Includes 4 or more submissions and re-circulations
- 7 Due to unaddressed deficiencies identified during earlier inspections
- 8 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
- 9 Includes review and approval of small scale studies at the discretion of the Director of Planning and Urban Design or their designates
- 10 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
- 11 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
- 12 Actual cost of Consultant/vendor plus an administrative fee in the amount of 31.7% of the actual cost of the consultant/vendor
- 13 City's cost to retain outside Legal Counsel, 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 Appeal Tribunal
- 14 Actual cost of legal counsel and consultants, plus an administrative fee in the amount of 33% of the actual cost of the consultant/vendor
- 15 Fees shall be payable in accordance with a Cost Acknowledgement Agreement between the City and the Applicant
- 16 Digital uploads that are not submitted as applications within 30 days of initial upload will be cancelled and no refund will be provided.

Table 4: Miscellaneous Fees			Rate	
4	Review and Comment on Minister's Zoning Order			
4.1.1	New Application		\$9,036	Per Application
4.1.2	Comment on extension of a temporary use		\$2,956	Per Application
4.2	Deeming By-law		\$9,773	Per Application
4.3	Exemption from Part Lot Control ⁽¹⁾		\$9,773	Per m-Plan
4.4	Telecommunication Tower		\$23,561	Per Application
4.5	Model Home/Sales trailer agreement ⁽²⁾		\$6,102	Per Agreement
4.6	Heritage Permit ⁽³⁾		\$643	Per Application
4.7	Townhouse Siting		\$709	Per Unit
Site Alteration Permit	Urban Design			
	4.8.1	Base Fee	\$6,546	Per Application
	4.8.2	Area Fee	\$1,352	Per Hectare
	Engineering			
	4.8.3	Base Fee	\$6,546	Per Application
	4.8.4	Area Fee	\$1,352	Per Hectare
4.9	Construction Management Plan and/or Traffic Management Plan Review and/or public Communication Plan/Report ⁽⁴⁾⁽⁵⁾		\$5,676	Per Application
4.10	Shoring and Hoarding Encroachment Plan ⁽²⁾		\$5,930	Per Application
Miscellaneous Submission ⁽⁶⁾				
4.11.1	Percentage Fee ⁽⁷⁾		15.7%	Percent
4.11.2	Hourly Rate for Estimate Hours		\$308	Per Hour
4.11.3	GIS Hourly Rate		\$134	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

DEFINITIONS

COMMITTEE OF ADJUSTMENT

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

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.

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

CONDOMINIUM, PLAN OF

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

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.

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.

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.

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.

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.

ENGINEERING

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).

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.

External Works: Means works that 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).

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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.

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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 or associated parking structure.

Underground Parking and/or Associated Parking Structure: A building, or part thereof used for the parking or storage of motor vehicles