



## BY-LAW 2013-226

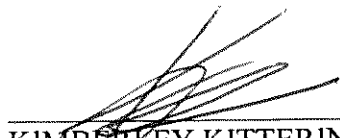
A by-law to amend By-law 211-83, as amended  
(A by-law to prescribe a Tariff of Fees  
for the Processing of Planning Applications)


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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 shall continue to apply.
3. This By-law comes into force and takes effect on January 1, 2014.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
10<sup>TH</sup> DAY OF DECEMBER, 2013.

  
KIMBERLEY KITTERINGHAM  
CITY CLERK

  
FRANK SCARPITTI  
MAYOR

## **SCHEDULE ‘A’**

### **TO BY-LAW 2013-226 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 as applicable, and may include Development Application Fees, Supplementary Fees, and Miscellaneous Fees as listed in this by-law.
- 2.2. All fees are HST applicable.
- 2.3. 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:
  - 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	25%
5.1.3.4. After Site Plan Endorsement and/or after Recommendation Report received by Committee	No refund

**DEVELOPMENT APPLICATION FEES**

**1.0. OFFICIAL PLAN/SECONDARY PLAN AMENDMENT**

- 1.1. Minor amendment (see notes for definition)..... \$13,450 per application
- 1.2. Major amendment (see notes for definition)..... \$35,750 per application

**2.0. ZONING BY-LAW AMENDMENT**

- 2.1. Minor amendment (see notes for definition)..... \$12,500 per application
- 2.2. Major amendment (see notes for definition)..... \$25,100 per application
- 2.3. Removal of “H” (Holding) provision..... \$4,200 per application

**3.0. PLAN OF SUBDIVISION**

**3.1. Draft Plan of Subdivision**

Fee shall include Planning, Urban Design and Engineering Review Fees as listed

**3.1.1. Planning Review**

- (i) Base Fee..... \$19,250 per application
- (ii) Unit Fee..... \$1,000 per unit  
Single Detached, Semi Detached and/or Townhouse  
units within a block of 10 units or less  
*40% collected at submission of application and  
60% collected at execution of agreement*
- (iii) Land Area Fee..... \$9,900 per hectare  
Area will include blocks containing Institutional,  
Commercial or Industrial (ICI) uses; Mixed-Use and  
Residential Blocks containing more than 10 units in  
each or any block.  
(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).  
*40% collected at submission of application and  
60% collected at execution of agreement*

**3.1.2. Urban Design Review**

**3.1.2.1. Community Planning Review**

- (i) Unit Fee..... \$190 per unit  
Single Detached, Semi Detached and/or  
Townhouse Units within a block of 10 units or  
less  
*40% collected at submission of application and  
60% collected at execution of agreement*
- (ii) Land Area Fee..... \$9,900 per hectare  
Area will include blocks containing  
Institutional, Commercial or Industrial (ICI)  
uses; Mixed-Use and Residential Blocks  
containing more than 10 units in each or any  
block.  
(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).  
*40% collected at submission of application and  
60% collected at execution of agreement*

**3.1.2.2. Landscape Review**

- (i) Base Fee..... \$4,400  
*Payable at first submission of Landscape  
drawings for each phase of the draft plan of*

	<i>subdivision</i>	
(ii)	Calculated Fee (whichever is higher) <i>Payable at execution of agreement</i>	
a.	Percentage of estimated cost..... of construction of landscape works	6.6%
b.	Unit/Lot Fee..... up to 100 units/lots on plan of subdivision	\$330 per unit or lot
3.1.3.	<b>Engineering Review</b>	
(i)	Calculated Fee (whichever is higher) <i>40 % collected at submission of engineering drawings and 60% collected at execution of an agreement</i>	
a.	Percentage of estimated construction 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	5.5%
b.	Lot or Unit Fee.....	\$800.00 per lot or unit
3.2.	<b>Extension</b> of Draft Plan Approval.....	\$4,200 per application
3.3.	<b>Revision</b> of Draft Approved Plan and/or Draft Plan Conditions, at request of owner	
3.3.1.	Minor (does not require report to Committee).....	\$2,600 per application
3.3.2.	Major (requires report to Committee).....	\$8,250 per application
3.4.	<b>Request for Subdivision Agreement</b>	
3.4.1.	First phase of subdivision.....	\$27,700 per agreement
3.4.2.	Subsequent phases.....	\$19,450 per agreement

#### 4.0. PLAN OF CONDOMINIUM

4.1.	<b>Common Element or Vacant Land Condominium</b> .....	\$21,050 per application
4.2.	All Condominium Types <b>other than</b> Common Element or Vacant Land	\$18,050 per application
4.3.	<b>Extension</b> of Condominium Draft Approval.....	\$4,200 per application
4.4.	<b>Revision</b> of Condominium Draft Approved Plan ..... and/or Draft Plan Conditions and/or Amalgamation of multiple Condominiums, when requested by the owner	\$5,700 per application

#### 5.0. SITE PLAN CONTROL – NEW DEVELOPMENT/S

“New development” means the construction, erection or placing of one or more buildings or structures on land or associated parking area.

Fee shall be calculated as applicable, and shall include Planning, Urban Design and Engineering as listed: (including but not limited to new building/s in a Heritage Conservation District)

##### 5.1. Residential

###### 5.1.1. Lots/ Blocks of 10 units or less

Single Detached, Semi-Detached, Townhouse and/or  
Apartment Unit/s

(i)	Planning Review Unit Fee.....	\$1,470 per unit
(ii)	Urban Design Review Unit Fee..... <i>Payable at execution of agreement</i>	\$500 per unit
(iii)	Engineering Review Unit Fee..... <i>Payable at execution of agreement</i>	\$300 per unit

###### 5.1.2. Blocks of 11 units or more and/or Mixed Use development

###### 5.1.2.1. Planning Review

(i)	Base Fee.....	\$5,850 per application
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	(ii)	Unit Fee.....	\$1,000 per unit
		Single Detached, Semi-Detached, Townhouse and/or Apartment Unit/s	
		<i>40% collected at submission of application and 60% collected at execution of agreement</i>	
	(iii)	Non-Residential GFA Fee.....	\$2.51 per m <sup>2</sup> of GFA
		Applicable to mixed use building/s (GFA of building minus GFA of Units)	
		<i>40% collected at submission of application and 60% collected at execution of agreement</i>	
<b>5.1.2.2. Urban Design Review</b>			
	(i)	Base Fee.....	\$2,400 per application
	(ii)	Percentage Fee .....	6.6%
		(Estimated cost of construction of landscape works) <i>Payable at execution of agreement</i>	
	(iii)	Calculated GFA Fee.....	\$1.10 per m <sup>2</sup> of GFA
		Exempt for buildings that neither have underground parking nor associated parking structure/s	
		GFA of building/s plus GFA of parking structure/s (if any) (See notes for GFA definitions) <i>Payable at execution of agreement</i>	
<b>5.1.2.3. Engineering Review</b>			
Includes Site Plan Works (see notes for definition)			
	(i)	Base Fee.....	\$4,200 per application
	(ii)	Percentage Fee .....	6.6%
		(Estimated cost of internal and external works, see definitions) <i>Payable at execution of agreement</i>	
	(iii)	Calculated GFA Fee.....	\$1.10 per m <sup>2</sup> of GFA
		Exempt for buildings that neither have underground parking nor associated parking structure/s	
		GFA of building/s plus GFA of parking structure/s (if any) (See notes for GFA definitions) <i>Payable at execution of agreement</i>	

## 5.2. Institutional, Commercial or Industrial (ICI)

### 5.2.1. Planning Review

5.2.1.1. ICI development <b>without units</b> accommodating overnight or longer stay			
	(i)	Base Fee.....	\$5,850 per application
	(ii)	GFA Fee.....	\$2.51 per m <sup>2</sup> of GFA
		(Total GFA of the development) <i>40% collected at submission of application and 60% collected at execution of agreement</i>	
5.2.1.2. ICI development <b>having units</b> accommodating overnight or longer stay (e.g. Hotels, Senior Homes, etc.)			
	(i)	Base Fee.....	\$5,850 per application
	(ii)	Unit Fee (accommodating overnight or longer stay)	\$1,000 per unit
	(iii)	Calculated GFA Fee.....	\$2.51 per m <sup>2</sup> of GFA
		(GFA of building minus GFA of Units) <i>Item (ii) &amp; (iii), 40% collected at submission of application and 60% collected at execution of agreement</i>	

<b>5.2.2. Urban Design Review</b>		
(i)	Base Fee.....	\$2,400 per application
(ii)	Percentage Fee .....	6.6%
	(Estimated cost of construction of landscape works) <i>Payable at execution of agreement</i>	
(iii)	Calculated GFA Fee.....	\$1.10 per m <sup>2</sup> of GFA
	Exempt for buildings that neither have underground parking nor associated parking structure/s	
	GFA of building/s plus GFA of parking structure/s (if any) (See notes for GFA definitions) <i>Payable at execution of agreement</i>	
<b>5.2.3. Engineering Review</b>		
Includes Site Plan Works (see notes for definition)		
(i)	Base Fee.....	\$4,200 per application
(ii)	Percentage Fee .....	6.6%
	(Estimated cost of internal and external works, see definitions) <i>Payable at execution of agreement</i>	
(iii)	Calculated GFA Fee.....	\$1.10 per m <sup>2</sup> of GFA
	Exempt for buildings that neither have underground parking nor associated parking structure/s	
	GFA of building/s plus GFA of parking structure/s (if any) (See notes for GFA definitions) <i>Payable at execution of agreement</i>	
<b>5.3. Parking Lot or Outdoor Patio to existing ICI development</b>		
5.3.1.	Planning Review.....	\$2,450 per application
5.3.2.	Urban Design Review.....	\$500 per application
5.3.3.	Engineering Review.....	\$500 per application
5.4.	<b>Extension</b> of Site Plan Endorsement.....	\$1,220 per application
5.5.	<b>Heritage ICI</b> – Less than 50m <sup>2</sup> .....	\$700 per application
	For 50m <sup>2</sup> or larger ( <i>item 5.2) is applicable</i>	

## 6.0. SITE PLAN CONTROL – ADDITIONS OR ALTERATIONS

“Additions or Alterations” means the making of an addition or alteration to a building or structure or associated parking areas that has the effect of substantially increasing the size or usability thereof. Fee shall be calculated as applicable, and includes Planning and/or Urban Design and/or Engineering as listed: (including but not limited to additions/alterations to a building/s in a Heritage Conservation District)

### 6.1. Residential

#### 6.1.1. Lots / Blocks of 10 units or less

Single Detached, Semi-Detached, Townhouse and/or Apartment Unit/s

6.1.1.1.	Less than 50m <sup>2</sup> .....	\$100 per unit
6.1.1.2.	50m <sup>2</sup> or larger.....	\$500 per unit
6.1.1.3.	If over 100 m <sup>2</sup>	
6.1.1.3.1.	Planning Review.....	\$500 per unit
6.1.1.3.2.	Urban Design Review.....	\$300 per unit
6.1.1.3.3.	Engineering Review.....	\$100 per unit

#### 6.1.2. Blocks of 11 units or more and/or Mixed Use development

6.1.2.1.	Planning Review.....	Item 5.1.2.1. is applicable
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	<i>(New Development/s Fees are applicable)</i>	
6.1.2.2.	Urban Design Review ..... <i>(New Development/s Fees are applicable)</i>	Item 5.1.2.2. is applicable
6.1.2.3.	Engineering Review..... <i>(New Development/s Fees are applicable)</i>	Item 5.1.2.3. is applicable
6.2	<b>Institutional, Commercial or Industrial (ICI)</b>	
6.2.1.	Planning Review..... <i>(New Development/s Fees are applicable)</i>	Item 5.2.1. is applicable
6.2.2.	Urban Design Review..... <i>(New Development/s Fees are applicable)</i>	Item 5.2.2. is applicable
6.2.3.	Engineering Review..... <i>(New Development/s Fees are applicable)</i>	Item 5.2.3. is applicable
6.3.	<b>Heritage ICI</b>	
6.3.1.	Less than 50m <sup>2</sup> ..... For 50m <sup>2</sup> or larger <i>New Development Site Plan Fee (item 5.2) is applicable</i>	\$700 per application
6.4.	<b>ICI Façade</b> – Major or Minor as determined by the Director of Planning & Urban Design or designate and/or Director of Engineering or designate	
6.4.1.	Minor.....	\$500 per application
6.4.2.	Major.....	\$2,450 per application
6.5.	<b>Residential driveway or parking area</b> .....	\$100 per application
6.6.	<b>ICI parking area or outdoor patio</b>	
6.6.1.	Planning Review.....	\$1,220 per application
6.6.2.	Urban Design Review.....	\$500 per application
6.6.3.	Engineering Review.....	\$500 per application
6.7.	<b>Minor changes to approved plans</b> as determined by the Director of Planning & Urban Design or designate and/or Director of Engineering or designate	
6.7.1.	Planning Review.....	\$2,450 per application
6.7.2.	Urban Design Review.....	\$500 per application
6.7.3.	Engineering Review.....	\$500 per application

## 7.0. COMMITTEE OF ADJUSTMENT

### 7.1. Minor Variance

#### 7.1.1. With respect to **Development Standards**

- |          |  |                         |
|----------|--|-------------------------|
| 7.1.1.1. | <b>Residential</b> (Single Detached, Semi-Detached, and/or Townhouse excluding apartments, condominiums and mixed use buildings) | \$1,400 per application |
| 7.1.1.2. | <b>Residential</b> (Apartment, Condominium and Mixed Use Building/s) & <b>ICI</b>  | \$3,300 per application |

#### 7.1.2. With respect to **Use**

- |          |   |                         |
|----------|---|-------------------------|
| 7.1.2.1. | <b>All types</b> (Residential & ICI)..... | \$6,600 per application |
|----------|---|-------------------------|

- |        |  |                         |
|--------|--|-------------------------|
| 7.1.3. | <b>Technical Variances</b> to rectify existing conditions requiring minor review by staff, at the discretion of the Director of Planning and Urban Design or designate | \$1,000 per application |
|--------|--|-------------------------|

#### 7.1.4. **Multiple variances** related to Draft Plan of Subdivision

- |      |  |                         |
|------|--|-------------------------|
| (i)  | Base Fee.....  | \$4,800 per application |
| (ii) | Unit Fee.....<br>Number of actual Units/ Lots (Decimal numbers round off to the next greater number) | \$1,000 per unit/lot    |

- |        |   |  |
|--------|---|--|
| 7.1.5. | <b>By-law variance</b> in Heritage District.....<br>or a Heritage Property where Heritage Staff or Heritage Markham has requested the implementation of a historic condition or feature | \$0 per application<br>(No Fee applicable) |
|--------|---|--|

7.2. **Consent to Sever**

7.2.1.	Consent for <b>creation of one or more lots</b>	
(i)	Base Fee.....	\$6,600 per application
(ii)	Unit/ Lot Fee..... Conveyance creating a new residential lot (excluding apartments, residential condominiums and mixed use buildings) <i>payable prior to finalization of conveyance</i>	\$1,000 per unit/lot
(iii)	Land Area Fee..... All other conveyances creating a parcel, where the land area of the newly created parcel is considered <i>Payable prior to finalization of conveyance</i>	\$9,900 per hectare
7.2.2.	<b>Establishment of an easement</b> ,..... mortgage, lease, validation of title, etc	\$3,450 per application
7.2.3.	Request for <b>Development Agreement</b> , Major or Minor as determined by the Director of Planning & Urban Design or designate and/or Director of Engineering or designate <i>Payable at execution of agreement</i>	
7.2.3.1.	Major.....	\$7,000 per agreement
7.2.3.2.	Minor.....	\$1,000 per agreement
7.2.4.	Re-circulation of drawings when initiated by the Owner..	\$300 per circulation

**SUPPLEMENTARY FEES**

The following are supplementary fees associated with all development applications:

1.	<b>Additional Public Meeting</b> ..... Due to revisions by owner/applicant <i>Payable before meeting</i>	\$4,050 per meeting
2.	<b>Additional Report to Committee or Council</b> ..... Due to revisions by owner/applicant <i>Payable before Committee meeting</i>	\$4,050 per report
3.	<b>Re-Circulation of Drawings</b> ..... Due to revisions by owner <i>Payable at circulation</i>	\$2,600 per circulation
4.	<b>Four or more submissions of Drawings/Plans/Reports/Studies</b> ..... (Eg: Urban Design & Landscape Plans, Engineering Drawings, etc.), Due to revisions by the owner or the owner’s failure to revise drawings/plans/reports as requested by the City <i>Payable at submission stage</i>	\$3,200 per submission
5.	<b>More than two inspections are required</b> ..... Due to unaddressed deficiencies identified during earlier inspections <i>Payable before inspection</i>	\$820 per inspection
6.	<b>Studies</b> <i>Payable at submission of studies</i>	
6.1.	<b>Planning and Urban Design Studies</b> Review and approval of large scale major studies (Example: Community Design Plan, Precinct Plan etc, 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)	
6.1.1.	Update or Amendment to an existing Study.....	\$13,100 per study
6.1.2.	New Study.....	\$32,700 per study
6.2.	<b>Engineering Studies</b> Review and approval of large scale major studies (Example: Master Transportation Study, Master Environmental Servicing Plan, Noise Study, Geotechnical Study, etc., 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)	
6.2.1. Update or Amendment to an existing Study.....	\$6,100 per Study
6.2.2. New Study.....	18,150 per Study
6.3. <b>Administration towards Review of Studies</b> .....	15%
(Planning/ Urban Design or Engineering) using a Peer Review Consultant. (Percentage of estimated Consultant's cost)	
7. <b>Third Party Appeal</b> of an Approved Development Application to the Ontario Municipal Board: City's cost to retain outside Legal Counsel and Planning, Urban Design, Engineering, and other external consultants/experts determined to be necessary by the City Solicitor and Commissioner of Development Services. Fee shall be payable in accordance with a Cost Acknowledgement Agreement between the City and the Applicant.	Actual cost of legal counsel and consultants, plus an administration fee in the amount of 15% of the actual cost of legal counsel and consultants

## MISCELLANEOUS FEES

The following fees are in addition to or independent of development application fees and supplementary fees:

1. <b>Review and comment on Minister's Zoning Orders</b> .....	\$3,900 per application
2. <b>Deeming By-law</b> .....	\$4,200 per application
3. <b>Exemption from Part Lot Control</b> .....	\$4,200 per M-plan
Where unit fees have not been received through a draft plan of subdivision application, they will apply through this application	
4. <b>Telecommunication Tower</b> .....	\$10,200 per application
5. <b>Model Home/Sales trailer agreement</b> .....	\$2,700 per agreement
<i>Payable at execution of agreement</i>	
6. <b>Heritage Permit</b> for unauthorized work.....	\$320 per application
7. <b>Townhouse Siting – Unit Fee</b> .....	\$300 per unit
8. <b>Fence Variance</b>	
8.1. Residential.....	\$1,200 per application
8.2. Industrial or Commercial.....	\$4,050 per application
9. <b>Residential Service Connection - Percentage fee</b> .....	16.0%
(Total cost of engineering work required within the municipal road allowance)	
10. <b>Site Alteration Permit</b>	
10.1. Urban Design	
(i) Base Fee.....	\$2,000 per application
(ii) Area Fee.....	\$600 per hectare
10.2. Engineering	
(i) Base Fee.....	\$2,000 per application
(ii) Area Fee.....	\$600 per hectare
10.3. Site Inspections (Urban Design or Engineering).....	\$150 per visit
11. <b>Construction Management Plan and/or Traffic Management Plan Review</b>	\$2,500 per application
<i>Payable at submission of Plans</i>	
12. <b>Shoring and Hoarding Encroachment Plan Review</b> .....	\$2,800 per application
<i>Payable at execution of agreement</i>	
13. <b>Miscellaneous submissions</b> not identified under a fee category as determined by the Director of Planning & Urban Design or designate and/or Director of Engineering or designate	
13.1. Percentage Fee (Estimate based on the cost of works).....	6.6%
13.2. Estimated Hourly Rate.....	\$130 per hour

## NOTES/DEFINITIONS

### OFFICIAL PLAN/SECONDARY PLAN AMENDMENT

- Minor:** 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.
- Major:** 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.

### ZONING BY-LAW AMENDMENT

- Minor:** 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 family lot within an existing subdivision
  - Application for Temporary Use
- Major:** An application for a Zoning By-law Amendment 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

### CITY

The Corporation of the City of Markham

### GROSS FLOOR AREA (GFA)

Gross Floor Area (GFA) of building/s is 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.

Gross Floor Area (GFA) for parking structure/s defined as the total floor area (inside the building envelope, including the external walls, and excluding the roof) above and below grade.

### PARKING STRUCTURE

A multi-storey car-park building designed for car parking where there are a number of floors or levels on which parking takes place. It is essentially a stacked car park.

### 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

### 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).