BY-LAW 2016-???

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 shall continue to apply.

3. This By-law comes into force and takes effect on January 1, 2017.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
DAY OF DECEMBER, 2016.

_____ _____
CITY CLERK MAYOR

ATTACHMENT – "A"

SCHEDULE 'A'
TO BY-LAW 2016-???

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.

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 FEES

1.0. OFFICIAL PLAN/SECONDARY PLAN AMENDMENT

1.1. Minor amendment (see notes for definition)……..…… $19,570 per application

1.2. Major amendment (see notes for definition)…..……..…..… $51,990 per application

2.0. ZONING BY-LAW AMENDMENT

2.1. Minor amendment (see notes for definition)……...……..……. $18,170 per application

2.2. Major amendment (see notes for definition)……..... $36,510 per application

2.3. Removal of "H" (Holding) provision……...…..…… $6,140 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.
(For draft plan of subdivision applications with unit counts over 1000 units, timing of payment of fees may be adjusted at the discretion of Council)

3.1.1. **Planning** Review

(i) Base Fee……...…… $27,990 per application

(ii) Unit Fee….……..……...…….. $1,450 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…..……...……..... $14,400 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……...……...……..…….. $280 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……...……. $14,400 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……...…….. $6,320
Payable at first submission of Landscape drawings for each phase of the draft plan of

subdivision

(ii) Calculated Fee (whichever is higher)
Payable at execution of agreement

a. Percentage of estimated cost…...…….. 10.0%
of construction of landscape works

b. Unit/Lot Fee……...…...…… $480 per unit or lot
up to 100 units/lots on plan of subdivision

3.1.3. **Engineering** Review

(i) Calculated Fee (whichever is higher)
60 % collected at submission of engineering drawings and 40% collected at execution of a pre-servicing (if applicable) or a subdivision agreement

a. Percentage of estimated construction cost…..…... 8.0%
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

b. Lot or Unit Fee…..……..……..…. $1,430 per lot or unit

3.2. **Extension** of Draft Plan Approval….....……..…...…… $6,120 per application

3.3. **Revision** of Draft Approved Plan and/or Draft Plan Conditions, at request of owner

3.3.1. Minor (does not require report to Committee)…..……... $3,800 per application

3.3.2. Major (requires report to Committee)……...…..……. $12,020 per application

3.4. Request for **Subdivision Agreement**

3.4.1. First phase of subdivision..…….....……..... $40,260 per agreement

3.4.2. Subsequent phases…….……...…...……. $28,300 per agreement

4.0. PLAN OF CONDOMINIUM

4.1. **Standard Condominium** or **Vacant Land Condominium**…….… $30,610 per application

4.2. All Condominium Types ……..……. $26,250 per application
(**other than** Standard or Vacant Land Condominium)

4.3. **Extension** of Condominium Draft Approval…..…….……..…… $6,140 per application

4.4. **Revision** of Condominium Draft Approved Plan ……...….... $8,290 per application
and/or Draft Plan Conditions and/or Amalgamation of multiple Condominiums, when requested by the owner

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...……...…...…..... $1,860 per unit

(ii) Urban Design Review Unit Fee...…….....…… $630 per unit
Payable at execution of agreement

(iii) Engineering Review Unit Fee.……...……..….. $620 per unit
Payable at execution of agreement

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

5.1.2.1. **Planning** Review

(i) Base Fee……...……..... $8,540 per application

(ii) Unit Fee……..……..……. $1,450 per unit
Single Detached, Semi-Detached, Townhouse and/or Apartment Unit/s
40% collected at submission of application and 60% collected at execution of agreement

(iii) Calculated GFA Fee……..……..… $3.67 per m² of GFA
Applicable to building/s with common areas (GFA of building/s minus GFA of Units)
40% collected at submission of application and 60% collected at execution of agreement

5.1.2.2. **Urban Design** Review

(i) Base Fee……...……..…… $3,490 per application

(ii) Percentage Fee ……..……...……... 10.0%
(Estimated cost of construction of landscape works)
Payable at execution of agreement

(iii) Calculated GFA Fee……..……. $3.67 per m² 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)
Payable at execution of agreement

5.1.2.3. **Engineering** Review
Includes Site Plan Works
(see notes for definition)

(i) Base Fee……..……..…..…… $6,210 per application

(ii) Percentage Fee ……..……...…….. 9.0%
(Estimated cost of internal and external works, see definitions)
Payable at execution of agreement

(iii) Calculated GFA Fee……...…… $3.60 per m² 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)
Payable at execution of agreement

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

5.2.1. **Planning** Review

5.2.1.1. ICI development **without units** accommodating overnight or longer stay

(i) Base Fee……..……..……..…… $8,540 per application

(ii) GFA Fee……..……..……...…… $3.67 per m² of GFA
(Total GFA of the development)
40% collected at submission of application and 60% collected at execution of agreement

5.2.1.2. ICI development **having units** accommodating overnight or longer stay (e.g. Hotels, Senior Homes, etc.)

(i) Base Fee……....…… $8,540 per application

(ii) Unit Fee (accommodating overnight or longer stay) $1,450 per unit

(iii) Calculated GFA Fee……...…… $3.67 per m² of GFA

(GFA of building minus GFA of Units)

Item (ii) & (iii), 40% collected at submission of application and 60% collected at execution of agreement

5.2.2. **Urban Design** Review

(i) Base Fee……..……..…… $3,490 per application

(ii) Percentage Fee ……..……..... 10.0%
(Estimated cost of construction of landscape works)
Payable at execution of agreement

(iii) Calculated GFA Fee……..….…… $3.67 per m² 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)
Payable at execution of agreement

5.2.3. **Engineering** Review
Includes Site Plan Works (see notes for definition)

(i) Base Fee…….……..... $6,210 per application

(ii) Percentage Fee ……..……. 9.0%
(Estimated cost of internal and external works, see definitions)
Payable at execution of agreement

(iii) Calculated GFA Fee……...…… $3.60 per m² 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)
Payable at execution of agreement

5.3. Parking Lot or Outdoor Patio to existing **ICI** development

5.3.1. Planning Review…….…...….……..... $3,100 per application

5.3.2. Urban Design Review…….……..…….…….. $630 per application

5.3.3. Engineering Review…….…….……..……..……... $620 per application

5.4. **Extension** of Site Plan Endorsement …...……..……..... $1,540 per application
or Site Plan **Approval/ Agreement**

5.5. **Heritage ICI** – Less than 50m²……...……... $890 per application
For 50m² or larger *(item 5.2) is applicable*

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 50m²……..……..…..…. $100 per unit

6.1.1.2. 50m² or larger…...……..…… $500 per unit

6.1.1.3. If over 100 m²

6.1.1.3.1. Planning Review……...……. $560 per unit

6.1.1.3.2.	Urban Design Review……..….	$560 per unit
6.1.1.3.3.	Engineering Review……..…	$560 per unit
6.1.2.	**Blocks of 11 units or more** and/or **Mixed Use development**	
6.1.2.1.	Planning Review……..….. *(New Development/s Fees are applicable)*	Item 5.1.2.1. is applicable
6.1.2.2.	Urban Design Review ……..……. *(New Development/s Fees are applicable)*	Item 5.1.2.2. is applicable
6.1.2.3.	Engineering Review……..……..… *(New Development/s Fees are applicable)*	Item 5.1.2.3. is applicable
6.2	**Institutional, Commercial or Industrial (ICI)**	
6.2.1.	Planning Review……...……..... *(New Development/s Fees are applicable)*	Item 5.2.1. is applicable
6.2.2.	Urban Design Review……..……..... *(New Development/s Fees are applicable)*	Item 5.2.2. is applicable
6.2.3.	Engineering Review……..……...… *(New Development/s Fees are applicable)*	Item 5.2.3. is applicable
6.3.	**Heritage ICI**	
6.3.1.	Less than 50m² ...……..……... For 50m² or larger *New Development Site Plan Fee (item 5.2) is applicable*	$880 per application
6.4.	**ICI Façade –** Major or Minor as determined by the Director of Planning & Urban Design or designate	
6.4.1.	Minor……..…….....	$500 per application
6.4.2.	Major……...……..…….…….....	$3,100 per application
6.5.	**Residential driveway** or **parking area**……..……...	$100 per application
6.6.	**ICI parking area** or **outdoor patio**	
6.6.1.	Planning Review…….……...…….....	$1,540 per application
6.6.2.	Urban Design Review…….…….……..…….....	$560 per application
6.6.3.	Engineering Review…….……..……..	$560 per application
6.7.	**Minor changes to approved plans** as determined by the Director of Planning & Urban Design or designate and/or Director of Engineering or designate	
6.7.1.	Planning Review……...…….……...……...	$3,100 per application
6.7.2.	Urban Design Review…….……...…..……...	$560 per application
6.7.3.	Engineering Review…….…….…….....….	$560 per application

7.0. COMMITTEE OF ADJUSTMENT

7.1.	**Minor Variance**	
7.1.1.	With respect to **Development Standards**	
7.1.1.1.	**Residential** (Single Detached, Semi-Detached, and/or Townhouses)	$1,610 per application
7.1.1.2.	**Residential** (Apartment, Condominium and Mixed Use Building/s)	$4,170 per application
7.1.1.3.	**ICI**……...……...…	$4,170 per application
7.1.2.	With respect to **Use** …….…… **-** Residential & ICI	$9,610 per application
7.1.3.	With respect to **both** (Development Standards **and** Use)… **-** Residential & ICI	$9,610 per application
7.1.4.	**Technical Variances** to rectify existing site conditions….. requiring minor review by staff, at the discretion of the Director of Planning and Urban Design or designate	$1,320 per application
7.1.5.	**Multiple variances** related to Draft Plan of Subdivision	

(i)	Base Fee…….....	$7,000 per application
(ii)	Unit Fee……..… Number of actual Units/ Lots (Decimal numbers round off to the next greater number)	$1,450 per unit/lot
7.1.6.	**By-law variance** in Heritage District……..…… or a Heritage Property where Heritage Staff or Heritage Markham has requested the implementation of a historic condition or feature	$0 per application (No Fee applicable)

7.2. **Consent to Sever**

7.2.1.	Consent for **creation of one** or **more lots**	
(i)	Base Fee...……..…….…….……..	$9,610 per application
(ii)	Unit/ Lot Fee……..…….... Consent creating a new **Residential** lot (excluding Apartments, Condominiums and Mixed Use Building/s) *payable prior to finalization of consent*	$1,450 per unit/lot
(iii)	Land Area Fee……...……. Consent creating a parcel for **ICI, Residential** (Apartment, Condominium and Mixed Use Building/s), and **all other**, where the land area of the newly created parcel is considered *Payable prior to finalization of consent*	$14,400 per hectare
7.2.2.	Consent for partial discharge of mortgage, easement or …. lease of 21 years or more, and validation of title	$5,020 per application
7.2.3.	Change of condition prior to final consent……	$1,270 per application

SUPPLEMENTARY FEES

The following are supplementary fees associated with all development applications:

1.	**Additional Public Meeting**……..……..……..	$5,890 per meeting
	Due to revisions by owner/applicant *Payable before meeting*	
2.	**Additional Report to Committee or Council** ……...……..…	$5,890 per report
	Due to revisions by owner/applicant *Payable before Committee meeting*	
3.	**Re-Circulation of Drawings** *Payable at circulation*	
	3.1 For Consent to Sever, and Minor Variance Applications:…… Due to revisions by owner and/or after 1 year from the date of original application submission due to inaction by owner, or request for deferral by owner	$380 per circulation
	3.2 For all other application types: Due to revisions by owner…….	$3,820 per circulation
4.	**Four or more submissions of Drawings/Plans/Reports/Studies** …….	$4,680 per submission
	(Planning or Urban Design & Landscape Plans or Engineering due to revisions by the owner or the owner's failure to revise drawings/plans/reports as requested by the City *Payable at submission stage*	
5.	**More than two inspections are required** ……..…	$1,200 per inspection
	Due to unaddressed deficiencies identified during earlier inspections *Payable before inspection*	
6.	**Studies** *Payable at submission of studies*	
	6.1. **Planning and Urban Design Studies** 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……..…	$19,000 per study
6.1.2.	New Study…….…..….	$47,540 per study

6.2. **Engineering Studies**
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……..……..	$8,320 per Study
6.2.2.	New Study…….…..……	$24,840 per Study

7.	**Hire/ Retain a Consultant/ Vendor** ……..……. 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 & Urban Design or designate and/or Director of Engineering or designate	Actual cost of consultant/vendor, plus an administration fee in the amount of 22% of the actual cost of consultant/ vendor
8.	**Third Party Appeal** 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 consultant, plus an administration fee in the amount of 22% of the actual cost of legal counsel and consultants
9.	Request for **Development Agreement**, Major or Minor as determined by the Director of Planning & Urban Design or designate and/or Director of Engineering or designate *Payable at execution of agreement*	

9.1. Planning

9.1.1.	Major……..…….....	$5,750 per agreement
9.1.2.	Minor……..…….....	$1,150 per agreement

9.2. Urban Design

9.2.1.	Major……..…….....	$5,750 per agreement
9.2.2.	Minor……..…….....	$1, 150 per agreement

9.3. Engineering

9.3.1.	Major……..…….....	$5,750 per agreement
9.3.2.	Minor……..…….....	$1, 150 per agreement

10.	**Sign Fee** for Committee of Adjustment applications ……... One sign required on each public or private street upon which the subject site has frontage, as determined by the Secretary-Treasurer, Committee of Adjustment.	$25 per sign

MISCELLANEOUS FEES

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

1.	**Review and comment on Minister's Zoning Orders**…..…….....	$5,690 per application
2.	**Deeming By-law**……..……..……..….	$6,140 per application
3.	**Exemption from Part Lot Control** ……..…….. Where unit fees have not been received through a draft plan of subdivision application, they will apply through this application	$6,140 per M-plan
4.	**Telecommunication Tower** ……..…….....	$14,800 per application
5.	**Model Home/Sales trailer agreement** ……..….....	$3,950 per agreement

Payable at execution of agreement

6.	**Heritage Permit** for unauthorized work……..….....	$400 per application
7.	**Townhouse Siting** – Unit Fee…….…...…....	$440 per unit
8.	**Fence Variance**	
	8.1. Residential……...……..…	$1,770 per application
	8.2. Industrial or Commercial…….……..…...…	$5,890 per application
9.	**Residential Service Connection** - Percentage fee…….……..…...…. (Total cost of Engineering work required within the municipal road allowance)	22.0%
10.	**Site Alteration Permit**	
	10.1. Urban Design	
	(i) Base Fee……..……...……..…	$4,110 per application
	(ii) Area Fee……..……...……..	$850 per hectare
	10.2. Engineering	
	(i) Base Fee……..……..……..	$4,040 per application
	(ii) Area Fee……..……..……..…	$830 per hectare
11.	**Construction Management Plan** and/or **Traffic Management Plan Review** and/or **Public Communication Plan/ Report** *Payable at submission of Plans*	$3,560 per application
12.	**Shoring and Hoarding Encroachment Plan Review**….……..…..… *Payable at execution of agreement*	$3,730 per application
13.	**Miscellaneous submissions** not identified under a fee category as determined by the Director of Planning & Urban Design or designate and/or Director of Engineering or designate.	10.0%
	13.1. Percentage Fee (Estimate based on the cost of works)….....	10.0%
	13.2. Estimated Hourly Rate…….....	$190 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

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:

<u>Internal works</u> - 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).

<u>External works</u> - 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.

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.

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.