

Proposed Fees and Securities for Infill Development

Proposed changes and new fees and securities to be included in Schedule T, Planning and Development (Engineering Services) Department Fees, By-law 7220-17 as following:

Proposed change in the “Residential Infill Development” definition:

"Residential Infill Development" (or Infill Lot) means the development of a new or re-development of an existing lot up to 10 units with a new building or structure beyond that of the original footprint that includes an increase of the impervious surface of the lot by altering of drainage pattern and/or grading of the lots. Infill Development may vary in size, consist of more than one residential unit/lot and include different types of residential dwellings, such as single, semi-detached, and townhouse blocks.

These developments are subject to:

- Grading, Servicing and Drainage Permit as per the Town’s Infill Development By-law;
- Building Permit Application as per Ontario Building Code; and,
- Engineering Review and Inspection Fee (for external works only), as per the Town’s Consolidated Fees and Charges By-law.

The Grading, Servicing and Drainage Permit and the Building Permit Application for Residential Infill Developments shall be supported, at a minimum, by Grading and Servicing Plans and a Stormwater Management Brief. Residential Infill Developments may vary in size, consist of more than one residential unit/lot and include different types of residential dwellings, such as single, semi-detached, and townhouse blocks.

Other types of small-scale developments may fall under the Residential Infill Developments definition, at the sole discretion of the Director of Engineering Services.

Proposed Fees and Securities:

Fee No.	Category	Fee Title	Fee (Excluding Taxes)	Fee Basis	HST Applicable
ENG-48	Grading, Servicing and Drainage Permit	Grading, Servicing and Drainage Permit Extension fee	50% of the original Application Fee (Engineering Review for Residential Infill Lots)	Each	No
ENG-49	Grading, Servicing and Drainage Permit	Grading, Drainage & Erosion Control Works Deposit	Total Building size is < 2500 ft ² (232 m ²) - \$20,000. Total Building size	Per unit	No

Fee No.	Category	Fee Title	Fee (Excluding Taxes)	Fee Basis	HST Applicable
			is > 2500 ft ² (232 m ²) - \$40,000.		