

Permit application

- Building permit
- Water and Sanitary/Storm connections
- Scoped Functional Servicing Report
- Estimate of Securities for works in Right-of-way
- Parkland dedication appraisal of lands (if applicable)
- Payment of Building Permit fees, Development Charges

Zoning

- Zoning review [Zoning]
- Review of Functional Servicing Report under 1-Z-2014 as amended 3.9 [Development Engineering]
 - Water and Sanitary/Storm sewer allocation
 - Adequate water supply for fire protection
- Payment of engineering review fee, securities.
- Parkland dedication appraisal review and payment due [Planning]

Concurrent processes

Building - Plans Review

- Building permit reviewed for code compliance.
- Building permit can be issued if all building permit fees, development charges and parkland dedication are paid, and building permit code compliance review is complete. [Building]

Building - Inspections

- Applicant or contractor to call for building inspections.

EIS - Plan Review

- Review of securities for works in the right-of-way completed by a Professional Engineer
- Issuance of approval for works in the municipal right-of way or private lands. (if applicable) [Dev Eng, EIS]
- Application for Road Occupancy / Excavation / Road Cut Permit [Roads]

Water / Sewer Inspection

- Professional engineer to complete the work processes on MECF Form 1, Form SS1, and Form SW1. (if applicable) [EIS]
- Inspection of water, sewer, storm service connections between building and street line (service main) [Building]
- Submission of CCTV/Mandrel inspection for Sewers. [EIS]
- Submission of commissioning plan for Water, Sewer [EIS]

Issuance of Occupancy Permit

- Building is to comply with all the requirements of the Building Code to obtain an occupancy permit.
- Development Engineering to inform Building that all service connection and MECP requirements have been completed.
- Occupancy Permit may be granted where both department processes are complete.

Project Completion

- Final Building Inspection
- Final Lot Grading Certificate received.