

Expedited Infill Pilot Scope and Timelines

The pilot focuses on development permit applications for Single-detached Houses, with or without Secondary Suites, and Semi-detached Houses only.

In addition, applications must:

- Be a permitted use;
- Comply with applicable regulations in the Zoning Bylaw 12800;
- Be located within the Mature Neighbourhood Overlay (MNO);
- Be in a low-density residential zone (RF1, RF2, RF3 or RF4 zones);
- Be on a registered lot; and
- Not require any additional technical circulations.

There is a possibility that the scope of expedited infill applications may expand in the future, if the pilot is successful.

Applications that meet the above criteria are eligible for faster review timelines through the expedited review stream. Expedited timelines are as follows:

Metric	Target Expedited Timeline	Standard Process Timeline
Average number of days to issue an infill Development Permit for a Single Detached House	21 days*	57 days*
Average number of days to issue an infill Development Permit for a Semi-detached House	21 days*	43 days*
Average number of days to issue an infill Development Permit for a Single Detached House with a Secondary Suite	21 days*	45 days*

*All timelines are reported in calendar days.