

APPENDIX 'B': KEY POLICY CHANGES BY CHAPTER

Chapter 1: Planning Markham's Future

The Markham Context

- The first paragraph has been revised to recognize both the aboriginal and colonial history of Markham

Chapter 2: A Framework for Sustainable Growth

Markham Structure

- Table 2.3 was revised to delete reference to 2011 Census and refer only to York Region Official Plan, 2010 and related Population and Employment Forecasts for Markham

Intensification Strategy

- Section 2.4.5 was revised to clarify that small scale residential infill development which compatible with its surroundings will not be considered essential to meet the intensification target identified in Section 2.4.2

Centres and Corridors

- All text and map references to Avenue 7 has been changed to Highway 7
- Section 2.5.1.4 has been revised to refer to the coordination of the implementation of the Langstaff Gateway Secondary Plan with the implementation of the secondary plan for the adjoining Richmond Hill Centre in the Town of Richmond Hill
- Section 2.5.4 has been added to reference Heritage Centres and that in Section 2.5.4.1 infill and redevelopment in Heritage Centres will only be considered in accordance with the heritage district conservation plans and the Section 4.5 Cultural Heritage Resources policies of the Plan
- Map 1 – Markham Structure and Map 2 – Centres and Corridors and Transit Network have been revised to delete the Avenue 7 Village Parkway and Kennedy Corridor South Unionville local corridors and intensification areas.

Future Urban Area

- Section 2.6.1 was revised to clarify the density targets for the 'Neighbourhood Area' within the 'Future Urban Area' north of Major Mackenzie Drive shall be planned to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare for developable lands
- Section 2.6.2 was revised to clarify the density targets for the 'Employment Area' within the 'Future Urban Area' north of Major Mackenzie Drive shall be planned to accommodate the amount and types of employment required to achieve employment forecasts for Markham to 2031.

Chapter 3: Environmental Systems

Greenway System/Natural Heritage Network

- Refinements were made to the mapping of the Greenway System/Natural Heritage Network boundaries:
 - within the urban area, where development was already in place or future development was approved but not yet built, or where the vegetation protection zone for a natural heritage or hydrologic feature was delineated through a previous development approval or secondary plan or area and specific policy; and
 - within the Future Urban Area and Countryside Area based on further detailed studies and investigations in the field.

- Section 3.1.1.1 a) was revised to direct permitted development, redevelopment and site alteration away from natural heritage and hydrologic features within the Greenway System
- Section 3.1.1.3 has been revised to provide greater clarity as to how and when the boundaries may be refined or modified, and conditions under which the removal of a feature may be supported through one or more studies, and provision for appropriate compensation by the landowner, where appropriate.
- Section 3.1.1.4 has been added to clarify that Markham will prepare a Natural Heritage Compensation protocol to address compensation for the removal of natural heritage and hydrologic features identified for removal in appropriate studies
- Section 3.1.1.2 and 3.1.2.1 now includes certain naturalized stormwater management facilities as a component of the Greenway System and Natural Heritage Network where existing or in accordance with Section 3.3.3.9.
- Section 3.1.1.12 was revised to provide further clarification on where removal of other natural heritage features, including hedgerows and smaller woodlots not identified as part of the Natural Heritage Network should be discouraged.
- Section 3.1.2.12 now includes a policy to protect Life Science Areas of Natural and Scientific Interest consistent with senior government requirement
- Section 3.1.2.18 has been revised to remove reference to locally significant woodlands and to address the requirement of a woodlot management plan where integrating woodlands into new communities as amenity features
- Section 3.1.2.20 has been revised to further clarify how and when wetlands and their functions are protected including Provincially Significant, Locally significant and unevaluated wetlands. Map 6 – Hydrologic features has been revised to reflect the most current Provincial mapping of wetland features
- Sections 3.1.2.23 and 3.1.2.26 were revised to further clarify the application of minimum vegetation protection zones and in particular, recognizing those minimum vegetation protection zones within the urban area that have been delineated through a previous development approval or secondary plan or site specific policy
- Section 3.1.2.27 was added to clarify how vegetation protection zones shall be managed and that site grading shall only be permitted where it does not impact the feature or restoration of the vegetation protection zone as determined in an environmental impact study
- Section 3.1.3.4 clarifies that Natural Heritage Network Enhancement Lands shall be considered a priority for public acquisition

Urban Forest System

- Section 3.2.6 has been revised to provide for the protection of hedgerows and small woodlots as part of the urban forest where identified by an environmental impact study
- Section 3.2.8 has been added to reference that Markham will work in cooperation with York Region to track and measure the health and environmental benefits of the urban forest.

Water Systems

- Sections 3.3.1.1 and 3.3.1.2 have been revised to make specific reference to the Don, Rouge, Petticoat and Highland watershed and the preparation of a framework for their implementation.
- Sections 3.3.2.3 and 3.3.2.4 have been revised to address *highly vulnerable aquifers* and identify them on a new Appendix J – Toronto and Region Source Protection Area
- Section 3.3.2.9 was revised to prohibit permanent dewatering unless it can be demonstrated to the satisfaction of the City that the negative environmental impact of dewatering can be mitigated.
- Section 3.3.3.9 has been revised to clarify that stormwater management facilities will only be considered in vegetation protection zones associated with significant valleylands and valleylands

where it can be demonstrated that the site conditions prevent the location of these facilities outside of the vegetation protection zones.

- Section 3.3.3.10 has been added to address the placement of new infrastructure associated with stormwater management facilities including outfall channels.

Chapter 4: Healthy Neighbourhoods and Communities

Community Infrastructure

- A new Map 14 - Public School, Place of Worship and Parks Sites has been added to identify all public school, place of worship and park sites secured in the approved Secondary Plan or Chapter 9 area specific policies.
- Section 4.2.3.1 was revised to add reference to securing public school sites as generally identified on Map 14.
- Section 4.2.3.2 has been revised to include a reference to school sites on Map 14 that may be declared surplus by a School Board and to also clarify that Markham shall have first right of refusal to acquire all or part of a school site not required by the Board and that government agencies and community groups with identified needs shall have the second right of refusal.
- Section 4.2.4.1 was revised to add reference to securing place of worship sites as generally identified on Map 14
- Section 4.3.2.2 c) Open Space Lands was revised to only except Open Space Lands as parkland dedication under the Planning Act where provided as Natural Heritage Network Enhancement Lands in accordance with Section 3.1.3.3
- Section 4.3.2.3 was added to provide a new policy on general criteria for City Parks
- Section 4.3.3 preamble was revised to reflect the description of the Rouge National Urban Park provided by Parks Canada
- Section 4.3.3.5 was added to ensure the future design and reconstruction of roads located in the Rouge National Urban Park will enhance the rural heritage and character and provide for pathway access to farm landscapes, where appropriate
- Section 4.3.5.3 was added to provide for City Parks at a rate in excess of 1.2 hectares per 1000 persons
- Section 4.3.5.5 was added to monitor growth and acquire lands as needed for City parkland.

Cultural Heritage Resources

- Section 4.5.3.3 was revised to protect and mitigate any negative visual and physical impact on cultural heritage resources including considerations such as scale, massing, height, building orientation and location relative to the resource
- Section 4.5.3.7 iv. was revised to clarify new construction and/or development shall be generally consistent with the area's heritage architecture to reflect complementary heights, widths, massing and orientation, setbacks, materials and colours, proportioned windows, doors and rooflines, of adjacent heritage buildings.
- Section 4.5.3.10 was revised to add reference to preservation of existing lot fabric or historical pattern of lot development in evaluating severance applications affecting cultural heritage resources
- Section 4.5.3.11 was revised to further clarify mitigative measures and/or alternative development approaches in order to conserve heritage attributes affected by development and site alteration on adjacent lands
- Section 4.5.3.14 was added to develop a protocol to coordinate and direct the actions of the City and its agents in the event that a property on the Register is threatened in an emergency

- Section 4.5.3.15 was revised to develop minimum standards for the maintenance of heritage attributes in a heritage property standards by-law
- Section 4.5.3.18 was revised to add reference of right to prosecute those who demolish properties on the Register not just protected properties

Archaeological Resources

- Section 4.6 was revised based on the recommendations of Archaeological Study undertaken with York Region and a policy review with First Nations. In particular the protocol for engaging and consulting with First Nations or Metis is clarified in Section 4.6.3

Chapter 5: A Strong and Diverse Economy

Protecting Employment Lands

- Section 5.1.2.1 was revised to clarify that ‘Future Employment Area’ designation is included within the ‘Employment Lands’ designation and therefore in Section 5.1.2.2 for the purposes of the Plan, are included in an “area of employment” as defined in the Planning Act and “employment area” as defined by the Growth Plan, Provincial Policy Statement, and the York Region Official Plan
- Section 5.1.2.4 a) has been revised to provide a new definition of major retail as a non-employment use that is considered a conversion of employment lands. The new definition of major retail contained in Chapter 11 of the Plan.
- Section 5.1.2.6 has been added to provide criteria that need to be addressed in considering a request to change the use of land in an ‘Employment Lands’ designation to a use other than that established by the designation.

Maintaining a Supply of Diverse Employment Lands

- Section 5.1.3.1 has been revised to clarify how to plan and accommodate York Region’s forecasts for employment by type.

Retail

- Section 5.1.7 preamble and policies have been revised to clarify how and where to accommodate large scale retail development and in particular, clarify the emphasis of the Plan is to move away from large-format retail development (or single use complexes surrounded by large surface parking lots) towards compact mixed use developments that incorporate retail services based on an urban form that features buildings aligned along streets with attractive pedestrian environments
- Section 5.1.7.5 was revised to direct new large scale retail development onto lands designated ‘Mixed Use’ and Section 5.1.7.6 was revised to recognize that lands designated ‘Commercial’ will continue to accommodate large-format retail and service uses while encouraging new development and redevelopment of these lands into more intensive multi-use commercial areas that accommodate complementary retail, service and office employment uses
- Section 5.1.7.7 was revised to clarify the primary function of retail and services uses within the ‘Service Employment’ designation is to serve and support other business uses and employees in Markham.
- Section 5.1.7.9 was revised to clarify that Council may require a retail impact analysis addressing similar criteria to the regional impact analysis where new retail development is less than 30,000 square metres, or where new retail development in the vicinity collectively exceeds 30,000 square metres.

Agriculture

- The preamble of Section 5.2.1 Countryside Agriculture was revised to reference the role of the Agricultural Advisory Committee to provide advice to Council on matters related to the protection

and management of agricultural lands

- Section 5.1.2.1 was revised to recognize and protect Markham’s Countryside Agriculture Area lands which have now been more clearly delineated with a boundary on revised Map 9 – Countryside Agriculture Area
- Section 5.2.1.3 was revised to only permit the reclassification of prime agricultural lands through a municipal comprehensive review and/or LEAR
- Section 5.2.1.4 c) was revised to clarify reference to agricultural and farm related retail
- Section 5.2.1.9 was revised to add a policy to support severance of lands containing cultural heritage resources

Chapter 6: Urban Design and Sustainable Development

General Policies

- Section 6.1.1.2 has been revised to clarify that the public realm includes streets and blocks, streetscapes, landmarks and views, parks and open spaces and public art
- Section 6.1.1.5 has been revised to clarify that comprehensive urban design guidelines are to include, but not be limited to, streetscape design guidelines, built form, height and massing guidelines, parks and open space guidelines and design guidelines for specific uses and types of development to achieve a number of objectives. The following objectives were added to the list of objectives in 6.1.1.5 l) building design that provides for long term adaptability and p) bird friendly design.

Streets and Blocks

- Section 6.1.3.4 e) has been added which supports active transportation and promotes the principle of “complete streets” in accordance with Section 7.1

Streetscapes

- Section 6.1.4.2 has been revised to clarify the elements and activities that should be promoted in streetscape design that supports the functional requirements of streets and blocks

Parks and Open Space

- Section 6.1.6.2 has been revised to clarify that an interconnected parks and open space system will be developed and comprise Destination Parks, City Parks, and Open Space Lands as classified in Section 4.3.2
- Section 6.1.6.4 has been revised to clarify that new parks and open spaces will be planned and designed without impacting Natural Heritage Network lands and their associated vegetation protection zones

Built Form and Site Development

- Section 6.1.8.4 vii) has been added to provide design elements and treatments to minimize bird strikes

Sustainable Development

- Section 6.2.1.1 has been revised to clarify the general requirement of community design based on principles of sustainable development
- Sections 6.2.1.3, 6.2.2.2, 6.2.3.1 and 6.2.3.2 have been revised to delete reference to sustainable development guidelines and include more generic references of achieving sustainable design and development at the community level, applying sustainable design practices and technologies in site planning and building design, and applying a sustainable development assessment checklist as part of the site plan control application process.
- Section 6.2.3.1 d) ii and l) and m) have been revised to reduce the risk of bird window collisions

Chapter 7: Transportation, Services and Utilities

General Policies

- Section 7.1.1.6 was revised to phase development growth in all instances, including in major mixed-use neighbourhoods and intensification areas the Future Urban Area, to align with available transportation infrastructure
- Section 7.1.1.7 was revised to ensure that ‘required’ infrastructure initiatives will be planned, designed and implemented to comply with applicable environmental protection policies

Transit Network

- Section 7.1.2.2 was revised to add all day rail service to the list of further improvements to be reviewed in support of the planned network of transit services
- Section 7.1.2.3 was revised to clarify that both new communities and major new development and redevelopments will be planned to be transit supportive
- Section 7.1.2.6 c) further clarifies what “smart shuttle services” provide

Road Network

- Section 7.1.3 preamble has been revised to make reference to the role and function of Markham’s collector road system and to differentiate between major and minor collector roads
- Map 10 – Road Network has been revised to:
 - remove the Potential Provincial 400 Series mid block crossing in Cathedral
 - to further clarify Special Transportation Study Areas and add an asterisk on the Midland Avenue extension major collector road
 - to add a section of the Donald Cousens Parkway as a Region of York Arterial Road
 - to show Highway 7 east of Reesor Road as a provincial highway
 - to show Reesor Road as a major collector road
- Section 7.1.3.2 was revised to have regard for the protection of established low rise residential areas and the existing development pattern when defining, developing and maintaining Markham’s minor collector road system. Where approved by Council, minor collector roads may be added or deleted to Map 11 – Minor Collector Road Network without further amendment to the Plan
- Map 11 – Minor Collector Road Network (formerly Appendix D) has been revised to show only minor collector roads on Schedule CC of the former Thornhill Secondary Plan and to remove certain minor collector road classification in the Rouge North community
- Section 7.1.3.3 was revised to support a grid pattern of road network development as a component of a required secondary plan, precinct plan and/or comprehensive block plan
- Section 7.1.3.4 b) has been revised to clarify the right-of-way widths required to support the road networks identified in secondary plan, precinct plan and/or a comprehensive block plan will be required to be conveyed through the development approval process
- Section 7.1.3.7 has been added to address road safety at the request of the Ministry of Transportation
- Section 7.1.3.10 has been added to enhance road design and construction in the Countryside Agriculture Area, where feasible, to address farm access and machinery movement, wildlife movement, park settings, safe crossings and dark sky considerations

Transportation Demand Management and Active Transportation

- Section 7.1.4.2 e) has been revised to make reference to a new Appendix D – Cycling Facilities based on the Markham and York Region Cycling Master Plans
- Section 7.1.4.2 f) has been revised to make reference to implementing segregated bicycle lanes and/or off road bicycle paths along arterial roads and major and minor collector roads

Vehicle Parking

- Sections 7.1.5 and 7.1.5.1 have been revised to clarify role of City-wide parking strategy
- Section 7.1.5.5 has been added to support the implementation of use pay parking at transit hub locations

Services and Utilities

- Section 7.2.1.9 has been revised to clarify that the City may require that a servicing study address the impact of a development approval on an area extending beyond the site of the application
- Section 7.2.1.10 has been revised to require landowners within the urban area to connect to municipal services at no cost to Markham where municipal water and waste water services are available

Chapter 8: Land Use

General Policies

- Section 8.1 preamble has been revised to clarify that there are sensitive land use policies in Section 8.5.1.2 and use prohibitions for hazardous lands, hazardous sites and special policy areas in Section 8.1.2
- Section 8.1 preamble has been revised to clarify the definition of floor space index as revised in Chapter 11 – Interpretation. The definition now clarifies what is included in the floor space index calculation and what is not (ie. where additional public roads are proposed within a lot, the area of the additional roads shall be included in the calculation; public school and place of worship sites, parks and open space or natural heritage features and vegetation protection zones are not included in the calculation)
- Section 8.1.5 was revised to include new height and density provisions to clarify that the appropriate height shall be the key determinant on what density can be achieved on a site along with the with provision of adequate transportation, water and wastewater infrastructure and community infrastructure such as public schools and parks and open spaces
- Section 8.1.5 was revised to further clarify that increases in height above the maximum height permitted may be considered provided it is within the context of an approved secondary plan or site specific policy
- Section 8.1.6 has been revised to require new land uses, consents, and new and expanding livestock operations on lands adjacent to ‘Greenway’, ‘Hamlets’ and ‘Countryside’ designations to comply with provincial minimum distance separation formula
- New development criteria have been added to the mid rise and high rise designations in ‘Residential’ and ‘Mixed Use’ areas to direct height and density away from low rise designations to frontages along arterial or major collector roads
- Revised development criteria in the mid rise and high rise designations in ‘Residential’ and ‘Mixed Use’ areas that new buildings adjacent to areas designated for low rise shall be designed to respect a generic angular plane to ensure appropriate transition in height and gradation in density

Residential

- Section 8.2.1.3 has been added to ensure that development in all ‘Residential’ designations has adequate transportation and water and wastewater infrastructure, and community infrastructure
- Section 8.2.3.3 has been revised to clarify that a detached dwelling, semi-detached dwelling, townhouse or small multiplex building must have direct frontage on a public street in the ‘Residential Low Rise’ designation
- Section 8.2.3.5 has been revised to ensure infill development respects and reflects the existing pattern and character of adjacent development, by adhering to the certain general criteria which have been strengthened area and site specific policies for Thornhill, Unionville, Oakcrest/Sabiston,

Markham Village, Markham Heritage Estates and Rouge North

- Section 8.2.4.4 has been revised to refer to a maximum building height of 6 storeys, with a maximum overall density of up to 2.0 FSI on lands designated 'Residential Mid Rise'
- Section 8.2.5.4 was revised to refer to a maximum building height of 15 storeys, with a maximum overall density of up to 2.5 FSI on lands designated 'Residential High Rise'

Mixed Use

- Section 8.3.1.3 has been added to clarify that the minimum height and mixed use requirements are not applied to minor additions or renovations to developed commercial sites
- Section 8.3.1.4 was revised to ensure that development in all 'Mixed Use' designations has adequate transportation and water and wastewater infrastructure, and community infrastructure
- Section 8.3.2.4 has been revised to provide for a minimum building height of 2 storeys and a maximum building height of 3 storeys on lands designated 'Mixed Use Low Rise'
- Section 8.3.2.5 was revised to add a specific reference to building design and on-site parking for mixed use low rise development having regard for the provisions of sections 6.1.8.4 h) respecting building facades and 6.1.8.7b) respecting minimal amount of front yard parking where it can be justified
- Section 8.3.3.4 has been revised to provide for a maximum building height of 8 storeys, with a maximum overall density of up to 2.0 FSI on lands designated 'Mixed Use Mid Rise'
- Section 8.3.4.1d) has been added to ensure a mix of use on large sites in the 'Mixed Use High Rise' designation by not allowing a site be developed or redeveloped exclusively with residential or non-residential development. This policy was added to be consistent with Section 8.3.3.1 d) which applies to 'Mixed Use Mid Rise' designation.
- Section 8.3.4.1 e) has been added to provide for mixed-use development on large sites in the 'Mixed Use High Rise' designation through the preparation of a secondary plan or where appropriate a comprehensive block plan. This policy was added to be consistent with Section 8.3.3.1 e) which applies to the 'Mixed Use Mid Rise' designation.
- Section 8.3.4.4 has been revised to provide for a minimum building height of 3 storeys and a maximum building height of 15 storeys, with a maximum overall density of up to 3.0 FSI on lands designated 'Mixed Use High Rise'
- Section 8.3.5.4 has been revised to provide for a minimum building height of 3 storeys and a maximum building height of 15 storeys, with a maximum overall density of up to 3.0 FSI on lands designated 'Mixed Use Office Priority'

Commercial

- Section 8.4 preamble was revised to clarify the intent of the Plan is to accommodate future large-scale retail in 'Mixed Use' designations and no longer accommodate large-format retail development (single-use retail complexes surrounded by large surface parking lots) and that no additional lands will be designated 'Commercial'
- Section 8.4.1.1 was revised to:
 - recognize certain lands have been developed or approved for large-format retail development
 - provide for the orderly phased development or redevelopment of large-format retail development into more intensive multi-use commercial areas that accommodate complementary retail, service and employment uses; and
 - not permit residential uses
- Section 8.4.1.6 was revised to clarify a maximum building height will be specified in the implementing zoning by-law
- Section 8.4.1.7 j) add a reference that height and density shall be directed away from low rise designations to frontages on arterial and major collector roads

Employment Lands

- Sections 8.5.2.2 g) h), 8.5.3.2, 8.5.5.3 have been revised to clarify that ancillary uses shall not exceed 15%.
- Section 8.5.4.1 b) revised to clarify that 'Service Employment' lands provide for ancillary uses serving business and employees located within all 'Employment Lands' designations.
- Section 8.5.4.2 f) has been revised to clarify the restrictions on retail gross floor area in the 'Service Employment' designation
- Section 8.5.4.3 r) has been added to provide for a place of worship as a discretionary use permitted in the 'Service Employment' designation provided it is located within a multiple unit building and the gross floor area is limited to 500 square metres in accordance with Section 18.3.7
- Section 8.5.4.3 k) has been added to provide for the addition of a crematorium accessory to a funeral home as a discretionary use in the 'Service Employment' designation
- Section 8.5.5.2 e) has been added to provide for a commercial school in the 'General Employment' designation
- Section 8.5.5.3 c) has been added to provide for a crematorium as a discretionary use in the 'General Employment' designation

Greenway

- Section 8.6.1.2 k) has been added to provide for communications/telecommunications infrastructure subject to the requirements of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan
- Section 8.6.1.7 a) has been revised to reference the specific impervious surface requirements of the Oak Ridges Moraine Conservation Plan

Hamlets

- Section 8.7.1.2 has been added to clarify that the City will undertake a land use and urban study for the hamlets of Locust Hill and Cedar Grove, in consultation with Parks Canada, the TRCA, the Province and the landowners.
- Section 8.7.1.3 b) has been revised to permit additional tourist and public uses, including bed and breakfast establishments, limited retail and offices, arts and crafts studios and custom workshops in keeping with the rural character of the hamlets, subject to a site specific application for zoning approval
- Section 8.7.1.3 c) has been revised to permit small scale restaurants and other food related services in the hamlets of Locust Hill and Cedar Grove, subject to a site specific application for zoning approval

Countryside

- Section 8.8.1.2 e) has been revised to clarify agriculture-related uses that are provided for in the 'Countryside' designation.
- Section 8.8.1.2 f) has been revised to remove reference to sod and horse farm

Future Urban Area

- Section 8.12 preamble and Sections 8.12.1.1, 8.12.1.2 and 8.12.1.3 have been revised to clarify that specific use designations for:
 - the 'Future Neighbourhood Area' in the southeast Markham will be determined through an Official Plan Amendment
 - the 'Future Employment Area' in Cornell Centre will be confirmed through the update of the

Cornell Centre secondary plan

- the 'Future Neighbourhood Area' and 'Future Employment Area' north of Major Mackenzie Drive will be determined through a non-statutory master planning exercise followed by more detailed secondary plans
- Section 8.12.1.3 d) has been revised to clarify the submission of secondary plan applications shall follow the completion and submission to Council of a Conceptual Master Plan in accordance with Section 10.1.2.4 c)

Specific Use Policies

- Section 8.13.3.1 has been added to mitigate the potential impact of drive-through service facilities
- Section 8.13.3.2 was revised to place emphasis on design of drive-through service facilities in accordance with applicable design guidelines and clarify no direct access from Highway 7 and Yonge Street Rapid Transit Corridors
- Section 8.13.7.1 has been revised to include premise size and location so that mixed use multi storey buildings can accommodate place of worship premises

Chapter 9: Area and Site Specific Policies (*originally released as Chapter 11*)

- New Map 15 – Area and Site Specific Policies identifies 20 districts containing area and site specific policies
- New Area and Site specific policies address:
 - recent OMB decisions
 - recent OPA applications adopted by Council
 - specific reference to infill development standards for Thornhill (Section 9.18.5), Unionville (Section 9.19.2), Markville (Section 9.14.2), Markham Village (Section 9.13.2), Markham Heritage Estates (Section 9.3.3) and Rouge North Special Development Area (9.16.6)
 - specific reference to transportation impact (Section 9.18.3) and stormwater management (Section 9.18.4) in Thornhill district, and Yonge Steeles Corridor Secondary Plan being informed by the Yonge Steeles Corridor Design Study and Yonge Steeles Corridor Transportation Study (Section 9.18.8.2)

Secondary Plan Areas

- Sections 9.10.3 and 9.11.3 have been revised to clarify that current secondary plan documents for the Highway 404 North (Employment) lands and the Langstaff Gateway lands shall be revised to confirm with the land use designations and policies identified in the Plan. Major changes in land use are not contemplated through the conformity process.
- Sections 9.3.7.3, 9.7.8.2, 9.12.4, 9.14.4.2, 9.15.3.2, and 9.18.8.2 were revised to clarify policy to update or prepare a new secondary plan for Markham Rd Corridor – Mount Joy, Cornell Centre, Markham Centre, Markville, Milliken Centre and the Yonge Steeles Corridor lands to conform generally with land use designations and policies of the Plan.
- Sections 9.3.7.3, 9.7.8.3, 9.10.4, 9.11.4, 9.12.4, 9.14.4.3, 9.15.3.3 and 9.18.8.3 were revised to clarify that current secondary plans or the Official Plan, as amended shall apply to the Markham Rd Corridor Mount Joy, Cornell Centre, Highway 404 North (Employment), Langstaff Gateway, Markham Centre, Markville, Milliken Centre and the Yonge Steeles Corridor lands until the revised, updated, or new secondary plans are approved
- Map 3 – Land Use has been revised to show the lands subject to area specific secondary plan

provisions outlined in purple

Employment Land Conversion Applications

- Sections 9.2.10, 9.4.7 c), 9.4.14, 9.5.14, 9.6.5, 9.6.6, 9.7.8.5, 9.7.8.6, 9.16.14 and 9.18.20 have been added to clarify that until a Council decision is made on a site specific application for OPA, the designation of lands shall be deferred and the provisions of the new Official Plan shall apply to the lands (except for where the current secondary plan continues to apply to the lands)
- Map 3 – Land Use has been revised to show the lands subject to the employment conversion site specific policies as “deferral areas” in hatching.

Chapter 10: Implementation

Area Planning

- Section 10.1 preamble was revised and Section 10.1.1 was added to clarify the area planning studies leading up to secondary plan, precinct plan and comprehensive block plans and the role of each of these detailed plans
- Section 10.1.2.2 was revised to clarify that secondary plans shall be prepared, in cooperation with York Region and landowners, and include innovative comprehensive approaches to address the following additional requirements:
 - a) the density targets identified in Sections 2.5 and 2.6,
 - i) the ancillary use provisions identified in Section 4.3 of the Regional Official Plan,
 - j) area specific urban design and sustainable development practices for community, building and site design including the requirement for parks and open space plan and community energy planning
 - k) provisions for a sustainable transportation system including the development of mobility plans as identified in the Regional Official Plan
 - l) guidance on the development of precinct and/or comprehensive block plans as required
 - m) phasing of development
- Section 10.1.2.4 c) was revised to clarify the submission of secondary plan applications for the ‘Future Neighbourhood Area’ and ‘Future Employment Area’ north of Major Mackenzie Drive shall follow the completion and submission to Council of a Conceptual Master Plan
- Section 10.1.2.5 was revised to clarify that all secondary plans shall be based on the policy framework outlined in the Official Plan
- Section 10.1.3.1 was revised to clarify that precinct plans shall be prepared in cooperation with landowners, prior to development approval for sites within a secondary plan
- Section 10.1.4.1 was revised to identify the general criteria for sites requiring a comprehensive block plan
- Section 10.1.4.2 was revised to clarify that comprehensive block plans shall be prepared in cooperation with landowners to provide detailed guidance on the pattern, nature and phasing of development address certain matters.
- Section 10.1.4.3 was added to clarify the requirements of a development proponent in addressing the applicable requirements of a comprehensive blocks plan as it relates to a development approval

Zoning By-laws

- Sections 10.2.1.1 and 10.2.1.2 were revised to provide greater clarity on the preparation of new comprehensive zoning by-law requirements

Consents

- Section 10.3.2.4 h) added to reference compliance with cultural heritage protection policies in Section 4.5.3.9 and 4.5.3.10

Submission of a Development Application

- Sections 10.6.1 and 10.6.2 were revised to provide greater clarity on the pre-consultation and complete application process and to identify technical studies, plans and/or other items that may be required

Acquisition and Security

- Section 10.8.1.5 b) and c) were revised to reference pedestrian and cycling facilities and e) was revised to provide for grade separation of a street and a rail line as warranted

Transition Policies

- Section 10.14.1 was revised to clarify that a development proponent with an application filed after the adoption of the Plan by Council and prior to approval of the Plan by the Region will be encouraged to work with Markham to consider the implications of the policies of the plan as they relate to the proposed application.

Chapter 11: Interpretation

Definitions

The following definitions were added or revised:

- Affordable housing
- Cemeteries
- Contaminant Management Plan
- Floor Space Index (FSI)
- Intensification areas
- Key hydrologic feature
- Key natural heritage feature
- Major retail
- Permanent Stream
- Private School
- Public School
- Significant archaeological resources
- Significant cultural heritage resources
- Traditional territories
- Woodland

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