

# TABLE OF CONTENTS

## CHAPTER 1: PLANNING MARKHAM'S FUTURE

- 1.1 THE PURPOSE OF THE OFFICIAL PLAN**
- 1.2 THE MARKHAM CONTEXT**
- 1.3 THE REGULATORY CONTEXT**
  - 1.3.1 Province of Ontario
  - 1.3.2 York Region
  - 1.3.3 Federal Airport Zoning Regulation
- 1.4 MARKHAM'S STRATEGIC DIRECTION**
  - 1.4.1 Strategic Priorities – Building Markham's Future Together
  - 1.4.2 Community Sustainability Plan - Greenprint
  - 1.4.3 Managing Growth – Council Endorsed Growth Alternative to 2031
- 1.5 THE ORGANIZATION OF THIS PLAN**

## CHAPTER 2: A FRAMEWORK FOR SUSTAINABLE GROWTH

- 2.1 MANAGING SUSTAINABLE GROWTH-  
THE VISION TO 2013**
- 2.2 GOALS AND OBJECTIVES**
  - 2.2.1 Protecting the Natural Environment and Agricultural Lands
  - 2.2.2 Building Complete Communities
  - 2.2.3 Increasing Mobility Options
  - 2.2.4 Maintaining a Vibrant and Competitive Economy
  - 2.2.5 Implementation
- 2.3 MARKHAM STRUCTURE**
- 2.4 INTENSIFICATION STRATEGY**
- 2.5 CENTRES AND CORRIDORS**
  - 2.5.1 Regional Centres
  - 2.5.2 Regional Corridors/Key Development Areas
  - 2.5.3 Local Centres and Corridors
  - 2.5.4 Heritage Centres
- 2.6 FUTURE URBAN AREA**

## CHAPTER 3: ENVIRONMENTAL SYSTEMS

- 3.1 GREENWAY SYSTEM**
  - 3.1.1 General Policies
  - 3.1.2 Natural Heritage Network
  - 3.1.3 Natural Heritage Network Enhancement Lands
  - 3.1.4 Rouge Watershed Protection Area
  - 3.1.5 Oak Ridges Moraine Conservation Plan  
and Greenbelt Plan
- 3.2 URBAN FOREST SYSTEM**
- 3.3 WATER SYSTEM**
  - 3.3.1 Watershed Planning
  - 3.3.2 Groundwater and Surface Water Resources
  - 3.3.3 Stormwater Management
- 3.4 ENVIRONMENTAL HAZARDS**
  - 3.4.1 Natural Environmental Hazards
  - 3.4.2 Other Environmental Hazards
  - 3.4.3 Emergency Preparedness
- 3.5 ENVIRONMENTAL REPORTING**

## CHAPTER 4: HEALTHY NEIGHBOURHOODS AND COMMUNITIES

- 4.1 HOUSING**
  - 4.1.1. General Policies
  - 4.1.2 Diversifying the Housing Stock
  - 4.1.3 Affordable and Shared Housing
- 4.2 COMMUNITY INFRASTRUCTURE**
  - 4.2.1 General Policies
  - 4.2.2 Community Infrastructure Strategy
  - 4.2.3 Public Schools
  - 4.2.4 Places of Worship
- 4.3 PARKS AND OPEN SPACE SYSTEM**
  - 4.3.1 General Policies
  - 4.3.2 Parks and Open Space Classification
  - 4.3.3 Rouge Park
  - 4.3.4 Pathways and Trails
  - 4.3.5 Parks and Open Space Acquisition,  
Design and Improvement

- 4.4 ARTS AND CULTURE**
  - 4.4.1 General Policies
- 4.5 CULTURAL HERITAGE RESOURCES**
  - 4.5.1. General Policies
  - 4.5.2 Identification and Recognition
  - 4.5.3 Protection
  - 4.5.4 Management
  - 4.5.5 Enhancement, Commemoration and Advocacy
- 4.6 ARCHAEOLOGICAL RESOURCES**
  - 4.6.1 General Policies
  - 4.6.2 Protection and Conservation
  - 4.6.3 First Nations or Metis

## CHAPTER 5: A STRONG AND DIVERSE ECONOMY

- 5.1 EMPLOYMENT**
  - 5.1.1 General Policies
  - 5.1.2 Protecting Employment Lands
  - 5.1.3 Maintaining a Supply of Diverse Employment Lands
  - 5.1.4 Offices
  - 5.1.5 Industry
  - 5.1.6 Institutions
  - 5.1.7 Retail
  - 5.1.8 Tourism
- 5.2 AGRICULTURE**
  - 5.2.1 Countryside Agriculture
  - 5.2.2 Urban Agriculture

## CHAPTER 6: URBAN DESIGN AND SUSTAINABLE DEVELOPMENT

- 6.1 URBAN DESIGN**
  - 6.1.1 General Policies
  - 6.1.2 The Public Realm
  - 6.1.3 Streets and Blocks
  - 6.1.4 Streetscapes
  - 6.1.5 Landmarks and Views
  - 6.1.6 Parks and Open Space
  - 6.1.7 Public Art
  - 6.1.8 Built Form and Site Development

<b>6.2</b>	<b>SUSTAINABLE DEVELOPMENT</b>
	6.2.1 General Policies
	6.2.2 Sustainable Communities
	6.2.3 Sustainable Buildings and Site Design
<b>6.3</b>	<b>DESIGNING SUSTAINABLE NEW COMMUNITIES</b>
	<b>CHAPTER 7:</b>
	<b>TRANSPORTATION, SERVICES</b>
	<b>AND UTILITIES</b>
<b>7.1</b>	<b>TRANSPORTATION SYSTEM</b>
	7.1.1 General Policies
	7.1.2 Transit Network
	7.1.3 Road Network
	7.1.4 Transportation Demand Management and Active Transportation
	7.1.5 Vehicle Parking
	7.1.6 Goods Movement
	7.1.7 Rail Network
	7.1.8 Airports
<b>7.2</b>	<b>SERVICES AND UTILITIES</b>
	7.2.1 Municipal Water and Wastewater
	7.2.2 Solid Waste Management
	7.2.3 Utilities and Communication
	<b>CHAPTER 8:</b>
	<b>LAND USE</b>
<b>8.1</b>	<b>GENERAL LAND USE</b>
	8.1.1 Uses provided for in all Land Use Designations
	8.1.2 Uses prohibited in Hazardous Lands, Hazardous Sites and Special Policy Areas
	8.1.3 Uses subject to Specific Use policies
	8.1.4 Building Types in all Land Use Designations
	8.1.5 Height and Density for all Land Use Designations
	8.1.6 Lands adjacent to Greenways, Hamlets and Countryside
<b>8.2</b>	<b>RESIDENTIAL</b>
	8.2.1 General Policies
	8.2.2 Residential Estate
	8.2.3 Residential Low Rise
	8.2.4 Residential Mid Rise
	8.2.5 Residential High Rise

<b>8.3</b>	<b>MIXED USE</b>
8.3.1	General Policies
8.3.2	Mixed Use Low Rise
8.3.3	Mixed Use Mid Rise
8.3.4	Mixed Use High Rise
8.3.5	Mixed Use Office Priority
8.3.6	Mixed Use Health Care Campus
8.3.7	Mixed Use Heritage Main Street
<b>8.4</b>	<b>COMMERCIAL</b>
8.4.1	General Policies
<b>8.5</b>	<b>EMPLOYMENT LANDS</b>
8.5.1	General Policies
8.5.2	Business Park Employment
8.5.3	Business Park Office Priority Employment
8.5.4	Service Employment
8.5.5	General Employment
<b>8.6</b>	<b>GREENWAY</b>
8.6.1	General Policies
<b>8.7</b>	<b>HAMLETS</b>
8.7.1	General Policies
<b>8.8</b>	<b>COUNTRYSIDE</b>
8.8.1	General Policies
<b>8.9</b>	<b>PRIVATE OPEN SPACE</b>
8.9.1	General Policies
<b>8.10</b>	<b>TRANSPORTATION AND UTILITIES</b>
8.10.1	General Policies
<b>8.11</b>	<b>PARKWAY BELT WEST</b>
8.11.1	General Policies
<b>8.12</b>	<b>FUTURE URBAN AREA</b>
8.12.1	General Policies
<b>8.13</b>	<b>SPECIFIC USE POLICIES</b>
8.13.1	Convenience Retail and Personal Service
8.13.2	Day Care Centre
8.13.3	Drive-Through Service Facility
8.13.4	Funeral Home
8.13.5	Motor Vehicle Service Station
8.13.6	Outdoor Display or Outdoor Storage
8.13.7	Place of Worship
8.13.8	Secondary Suite
8.13.9	Shared Housing

## **CHAPTER 9: AREA AND SITE SPECIFIC POLICIES**

- 9.1 ANGUS GLEN/YORK DOWNS**
- 9.2 ARMADALE**
- 9.3 BERCZY VILLAGE/WISMER COMMONS/GREENSBOROUGH/SWAN LAKE**
- 9.4 BUTTONVILLE**
- 9.5 CATHEDRAL**
- 9.6 COMMERCE VALLEY/GALLERIA**
- 9.7 CORNELL**
- 9.8 COUNTRYSIDE/HAMLET/GREENBELT**
- 9.9 FUTURE URBAN AREA**
- 9.10 HIGHWAY 404 NORTH (EMPLOYMENT)**
- 9.11 LANGSTAFF GATEWAY**
- 9.12 MARKHAM CENTRE**
- 9.13 MARKHAM VILLAGE**
- 9.14 MARKVILLE**
- 9.15 MILLIKEN**
- 9.16 ROUGE NORTH/LEGACY/BOX GROVE**
- 9.17 SOUTH DON MILLS (EMPLOYMENT)**
- 9.18 THORNHILL**
- 9.19 UNIONVILLE**
- 9.20 WOODBINE/404**

## **CHAPTER 10: IMPLEMENTATION**

- 10.1 AREA PLANNING**
  - 10.1.1 General Policies
  - 10.1.2 Secondary Plans
  - 10.1.3 Precinct Plans
  - 10.1.4 Comprehensive Block Plans

<b>10.2</b>	<b>ZONING BY-LAWS</b>
	10.2.1 General Policies
	10.2.2 Conditional Zoning
	10.2.3 Holding Provision By-law
	10.2.4 Community Benefits and Height and/or Density Increases
	10.2.5 Interim Control Zoning By-law
	10.2.6 Temporary Use Zoning By-law
	10.2.7 Legal Non-Conforming Use
<b>10.3</b>	<b>DIVISION OF LANDS</b>
	10.3.1 Subdivision and Condominium
	10.3.2 Consents
	10.3.3 Lots of Record
<b>10.4</b>	<b>SITE PLAN CONTROL</b>
<b>10.5</b>	<b>COMMITTEE OF ADJUSTMENT</b>
<b>10.6</b>	<b>SUBMISSION OF DEVELOPMENT APPLICATION</b>
	10.6.1 Pre-Consultation
	10.6.2 Complete Application
<b>10.7</b>	<b>PUBLIC CONSULTATION</b>
<b>10.8</b>	<b>ACQUISITION AND SECURITY</b>
	10.8.1 Land Dedication and Acquisition
	10.8.2 Parkland Dedication
	10.8.3 Agreements
	10.8.4 Cash-in-lieu of parking
<b>10.9</b>	<b>OTHE IMPLEMENTING TOOLS</b>
	10.9.1 Development Permit System
	10.9.2 Community Improvement
	10.9.3 Municipal Service Corporation
	10.9.4 Sign By-law and Property Standards By-law
<b>10.10</b>	<b>ZONING ORDERS AND REGULATIONS</b>
<b>10.11</b>	<b>AMENDMENTS TO THIS PLAN</b>
<b>10.12</b>	<b>MONITORING</b>
<b>10.13</b>	<b>FINANCIAL MANAGEMENT</b>
<b>10.14</b>	<b>TRANSITION POLICIES</b>



## CHAPTER 11: INTERPRETATION

### 11.1 INTERPRETING THIS PLAN

### 11.2 DEFINITIONS

## MAPS

- M1 Markham Structure
- M2 Centres and Corridors and Transit Network
- M3 Land Use
- M4 Greenway System
- M5 Natural Heritage Features and Landforms
- M6 Hydrologic Features
- M7 Provincial and Federal Policy Areas
- M8 Special Policy Areas
- M9 Countryside Agriculture Area
- M10 Road Network
- M11 Minor Collector Road Network
- M12 Urban Area and Built-Up Area
- M13 Heritage Conservation Districts Boundaries
- M14 Public School, Place of Worship and Park Sites
- M15 Area and Site Specific Policies

## APPENDICES

- A Toronto and Region Conservation Authority  
Regulatory Framework
- B Small Streams and Drainage Features
- C Community Facilities
- D Cycling Facilities
- E Transportation, Services and Utilities
- F Secondary Plan Areas
- G Community Improvement Project Areas
- H Funeral Homes Community Areas
- I Former Waste Disposal Sites
- J Toronto and Region Source Protection Area