



# Zoning Preliminary Review

For use by City of Markham			
Application Number:		Date received:	
Building number, street name		Unit number	Postal Code

It is the responsibility of the applicant to demonstrate compliance with the Building Code, Zoning By-law, and all other applicable laws to obtain a building permit. The Zoning Section, through the Zoning Search process, will provide extracts of the applicable zoning provisions for a property to residents and applicants to ensure their designs comply with the By-law requirements. The Zoning Search online form can be found online at [www.markham.ca](http://www.markham.ca).

The Zoning Preliminary Review (ZPR) gives designers of complicated developments an opportunity to have their project reviewed by the Zoning Section prior to the finalization of their plans, and submission of an application under a Provincial Act.

**Review by the Zoning Section does not guarantee that all items will be identified, nor does it guarantee a permit can be issued.**

Below is a guideline of the requirements for documents submitted for review by the Zoning Section. Zoning review will be based on the zoning by-law in force at the time of submission. Alternatively and upon request, review can be conducted based on a zoning by-law passed by Council, but still within the appeal period, or under review by the Ontario Municipal Board.

	YES	NO
<b>A. General</b> (applicable to all submissions)		
<b>Site Plan</b>		
Lot frontage	<input type="checkbox"/>	<input type="checkbox"/>
Lot dimensions and area	<input type="checkbox"/>	<input type="checkbox"/>
Front yard setback (to the building, porch, and garage)	<input type="checkbox"/>	<input type="checkbox"/>
Side yard setback (main building and any accessory buildings, to the first storey and storey above the first storey, and to any stair in the side yard)	<input type="checkbox"/>	<input type="checkbox"/>
Rear yard setback (to the building, deck, porch, and any accessory building)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Elevation</b>		
Dimensioned elevations of all sides of the building	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. Low Rise Residential</b>		
<b>Site plan</b>		
Lot coverage	<input type="checkbox"/>	<input type="checkbox"/>
Encroachments (stairs, canopies, chimney breasts, landings)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Elevation</b>		
Height measured from average grade to midpoint between the lowest part of the eaves and the peak of the roof	<input type="checkbox"/>	<input type="checkbox"/>
Eave encroachment	<input type="checkbox"/>	<input type="checkbox"/>
<b>C. Low Rise Residential</b> (in By-laws 177-96, 2004-196)		
<b>Site plan</b>		
Porch depth	<input type="checkbox"/>	<input type="checkbox"/>
Setback between dwelling and detached garage	<input type="checkbox"/>	<input type="checkbox"/>
<b>Elevation</b>		
Height measured from average grade to midpoint between the lowest part of the eaves and the peak of the roof	<input type="checkbox"/>	<input type="checkbox"/>
Eave encroachment	<input type="checkbox"/>	<input type="checkbox"/>

YES

NO

**D. Low Rise Residential** (in Bylaws 1767, 2237, 1229, 122-72)

	YES	NO
<b>Site plan</b>		
Building depth	<input type="checkbox"/>	<input type="checkbox"/>
Lot coverage for all buildings and structures on the lot	<input type="checkbox"/>	<input type="checkbox"/>
Finished floor elevation of the building, garage floor, and elevation of the driveway at the street	<input type="checkbox"/>	<input type="checkbox"/>
Net lot area	<input type="checkbox"/>	<input type="checkbox"/>
Gross floor area	<input type="checkbox"/>	<input type="checkbox"/>
Elevation points along the front of the dwelling, as well as crown of road elevation	<input type="checkbox"/>	<input type="checkbox"/>
<b>Floor plans</b>		
Dimensioned floor plans with sufficient measurements to calculate GFA	<input type="checkbox"/>	<input type="checkbox"/>
Elevations	<input type="checkbox"/>	<input type="checkbox"/>
Height measured from average grade to midpoint between the lowest part of the eaves and the peak of the roof	<input type="checkbox"/>	<input type="checkbox"/>
Eave encroachment	<input type="checkbox"/>	<input type="checkbox"/>

**E. Deck**

	YES	NO
<b>Site plan</b>		
Lot coverage	<input type="checkbox"/>	<input type="checkbox"/>
Setbacks to rear and side property lines	<input type="checkbox"/>	<input type="checkbox"/>
Projection from the main building	<input type="checkbox"/>	<input type="checkbox"/>
Elevation above grade	<input type="checkbox"/>	<input type="checkbox"/>

**F. Non-Residential / Multi-Residential**

	YES	NO
<b>Site plan</b>		
GFA/NFA by use	<input type="checkbox"/>	<input type="checkbox"/>
Parking calculations	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping (total area and buffer widths)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Elevation</b>		
Height	<input type="checkbox"/>	<input type="checkbox"/>
Projection of mechanical penthouse	<input type="checkbox"/>	<input type="checkbox"/>

**G. Declaration**

I \_\_\_\_\_ declare that:  
 (print name)

1. The information provided is true to the best of my knowledge.
2. I have authority to act on behalf of the owner, corporation, or partnership with respect to this application (if applicable).
3. I understand that any approval or authorization granted through this process does not constitute approval of an application under the Planning Act, Building Code, or any other Municipal Law.

\_\_\_\_\_ Date \_\_\_\_\_ Signature of Applicant