

City of MARKHAM



Comprehensive
Zoning By-law
Project



**Task 2: City Official Plan
and City Guidelines,
Policies and Plans**

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Draft

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1 Introduction

This paper will review the City's plans and policies in order to identify matters that will require consideration or implementation as part of the new comprehensive zoning by-law. Part 1 will briefly summarize the topics covered in each Chapter of the Official Plan, as approved by the Region in June, 2014, and examine the implications of each relevant section on implementation through the zoning by-law. A detailed table of Official Plan polices that need to be addressed in the zoning by-law is provided as Appendix A. Part 2 of this paper will assess the implications on the new zoning by-law of a number of plans and policy documents that have been adopted or received by Council over the past few years.

The most direct implication of the Official Plan on the new zoning by-law is contained in Chapter 8, Land Use, which identifies policies for land use designations. Some of the land use designations, particularly for stable residential areas, resemble zoning categories in the existing parent by-laws, but a number of designations are new. For these areas the old zoning categories will need to be updated. For this reason there is also a table included in the paper as Appendix B showing how the land use designations in the Official Plan correspond to existing zone categories in the City's parent zoning bylaws.

Documents that were consulted in the preparation of this report are listed after the conclusion. This report will be included as part of public consultation on the comprehensive zoning by-law scheduled for the Spring of 2015.

2 Official Plan

2.1 Planning Markham's Future

This Chapter provides an introduction and policy context for the Official Plan. It describes the provincial regulatory context, including the Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, the Regional Transportation Plan and the Parkway Belt West Plan and Minister's Zoning Orders. It also summarizes the context provided by the York Region Official Plan and Federal Airport Zoning Regulations as well as a number of studies and directions for the Plan adopted by Markham Council including, its Strategic Plan (Building Markham's Future Together), The Community Sustainability Plan (Greenprint) and the Council Endorsed Growth Alternative to 2031.

The three main themes for the Plan contained in these documents are: 1) an emphasis on intensification and directing growth to existing built up areas, particularly Markham Centre, Langstaff and Regional Corridors; 2) protection of natural areas; and 3) an emphasis on sustainable development. These themes are picked up and elaborated on in the rest of the Plan, particularly in Chapter 8, Land Use.

The implications for the new zoning by-law of this Chapter are to reflect the intent behind the policy framework through the implementation of more detailed policies in the remaining Chapters of the Plan. The new zoning by-law will also need to apply appropriate underlying zoning categories to lands with are currently affected by Ministerial zoning orders, to address the eventuality of having these orders lifted.

2.2 A Framework for Sustainable Growth

This Chapter identifies and elaborates on the goals of the Plan: 1) protecting the natural environment and agricultural lands; 2) building complete communities; 3) increasing mobility options; 3) maintaining a vibrant and competitive economy; and 4) implementation. Included are the population and employment growth targets to 2031, a description of Markham's structure with reference to the Structure Map, as well as an elaboration of Markham's intensification strategy, the policy framework for Centres and Corridors and a general policy for neighbourhoods and employment lands in the Future Urban Area.

The implications for the new zoning by-law of this Chapter are the same as Chapter 1: to reflect the intent behind the policy framework through the implementation of more detailed policies in the remaining Chapters of the Plan.

2.3 Environmental Systems

This Chapter contains detailed policies relating to the identification, protection and enhancement of the City's "Greenway System" including natural heritage features, The Rouge Watershed, the Oak Ridges Moraine and the provincial Greenbelt. It also includes policies for protecting and enhancing the urban forest, procedures for watershed planning, particularly in the Future Urban Area, ground and surface water resources, storm water management, and natural hazards, including floodplains and Special Policy Areas.

An important set of policies in this Chapter refer to criteria for controlling land use impacts within buffer zones or "Vegetation Protection Zones" on adjacent natural heritage or hydrologic features (3.1.2.23). The policies also reinforce relevant Provincial Plans and protection policies as these relate to the Rouge Watershed, the Oak Ridges Moraine and the Greenbelt.

The implications for the preparation of the new comprehensive zoning by-law related to this Chapter will be to capture the most restrictive interpretation of permitted activity to protect the City's natural areas, particularly where more than one plan or set of policies applies, as well as zoning for storm water management facilities. The land use designations and related policies for these areas are elaborated in Chapter 8 of the Plan. These will provide the main cues for the formulation of corresponding zones and regulations as well as permitted uses to protect the City's Natural Heritage Network. In addition, the prohibited uses on hazard lands and Special Policy Areas will need to be addressed in the new zoning by-law (3.4.1.2). The Province is also requesting a new policy to prohibit lot creation or additional dwelling unit creation on lands designated low density in Special Policy Areas.

The zoning by-law project should address how to deal with the Vegetation Protection Zones; i.e. whether these will be the subject of a separate, distinct by-law or whether these areas would be best handled as an overlay for the zoning by-law. At this point it appears that precisely identifying the size of these areas on a zoning map may be beyond the scope of the comprehensive zoning by-law project. Similarly a decision will need to be made on how to deal with the Special Policy Areas which are referenced on Map 8 of the Plan; in some municipalities these are simply referred to in the Official Plan, while in others they form an overlay in the zoning by-law itself (3.4.1.9).

Zoning for floodplains, hazard lands and Special Policy Areas will be fully explored as part of Task 15 for this assignment.

Summary of implications of Chapter 3 policies for the new zoning by-law:

- Address the most restrictive interpretation for permitted activities within the City's Greenway (to be further elaborated in Section 8.6);
- Address prohibited uses and policies for floodplains, hazard lands and Special Policy Areas (to be completed as part of Task 15); and
- Determine whether Vegetation Protection Zones will be delineated on a zoning map, which at first glance would appear to be very difficult since detailed information will only be available after extensive field surveys, or whether these will be dealt with as part of a process that is outlined in a separate by-law dealing with protection of natural features.

2.4 Healthy Neighbourhoods and Communities

This Chapter contains policies that are intended to support and promote all of the components that comprise healthy communities, including providing for a diversity of housing types, public schools, places of worship, parks and open spaces, arts and culture facilities as well as policies intended to protect cultural heritage and archeological resources. For the most part, these policies provide a framework for public decision making and investment related to the development process for the provision of these facilities.

The most direct implications for the zoning by-law project in this Chapter relate to providing for shared housing and secondary suites (4.1.2.6) and the parks and open space system and in particular "City parks", and open spaces some of which are shown on Map 14, but are not otherwise mapped in the Official Plan and do not have a corresponding designation in Chapter 8 (4.3.2.2). These parks and open spaces will need to be zoned appropriately and the appropriate uses identified in the new zoning by-law. An additional, related issue is to determine how to zone the lands covered by the Rouge National Park, i.e. should these be zoned as parkland or covered by the other Greenway area zoning categories. All the other policies in this Chapter are intended to provide direction for Council and municipal staff for future planning initiatives or in processing applications. They do not lead to regulations that need to be referenced in the new zoning by-law.

Summary of Implications of Chapter 4 policies for the zoning by-law:

- Develop provisions for shared housing and secondary suites (to be addressed more fully in Task 13);
- Develop zoning categories for parks and open spaces and identify parks and open spaces on zoning maps.
- Determine whether to zone the lands covered by the Rouge National Park as parkland or include with other Greenway area zoning categories.

2.5 A Strong and Diverse Economy

This Chapter contains policies regarding the provision and protection of employment lands, including maintenance of a supply of land for diverse employment activities as well as policies relating to offices, industry, institutions, retail, tourism and agriculture. There are cross references throughout the Chapter to the Employment, Mixed Use and Countryside land use designations in Chapter 8 as shown on Map 3 of the Plan. The policies provide a framework for considering changes to employment lands only through a municipal comprehensive review in line with Provincial policy and the Regional Plan and to identify strategies for achieving the employment growth forecasts broken down by categories for major office, employment lands and population related employment.

The implications for the new zoning by-law of this Chapter are to reflect the intent behind the policy framework through the implementation of more detailed policies in Chapter 8 of the Plan..

2.6 Urban Design and Sustainable Development

The main thrust of this Chapter is to provide a policy framework to achieve good urban design and sustainable development in the City. In particular are policies intended to achieve a safe, accessible and comfortable public realm, a pattern of well-defined and appropriately scaled streets and blocks, attractive treatments along streetscapes, protection of landmarks and views, an integrated system of parks and open spaces, provision of public art and contextual built form initiatives that relate to site characteristics.

For the most part, the policies are either high level and aspirational, best addressed at the secondary plan stage, through public investment decisions or as guidelines that will be implemented at the site plan approval stage. There are indirect implications for the zoning by-law project in the sections dealing with built form, such as protecting views (6.1.5.4), creating an attractive skyline (6.1.5.5), siting of buildings (6.1.8.2), organization of density on a site (6.1.8.3 and 6.1.8.4 a) location of parking areas and site access (6.1.8.7), but these are addressed in more detail in Chapter 8.

In terms of the policies relating to sustainable development, there is a statement that sustainable design and development will be achieved, in part through zoning by-law regulations (6.2.1.3 and 6.2.3.1), although once again, the majority of the initiatives identified in this part of the Chapter will be achieved either through the site plan approval process or in the evaluation of subdivision design or site layout.

The implications for the zoning by-law relate most directly to energy and water conservation measures (6.2.3.1 b), through requirements for green or light coloured roof and ground surfaces as well as permeable surfaces on parking lots and driveways (6.2.3.1. c), possibly the conservation of potable water (6.2.3.1 e) and promotion of urban food production (6.2.3.1 f).

Summary of implications of Chapter 6 policies for the new zoning by-law:

- The zoning by-law may address the protection of view corridors (which still need to be identified), siting of buildings to define a street frontage (further elaborated in Chapter 8), organization of density on a site (probably best achieved through site plan approval process), location of parking and site access (further elaborated for various land use designations in Chapter 8);
- Address requirements for green or light coloured roof and ground surfaces;
- Determine requirements for permeable surfaces on surface parking lots and driveways;
- Provide permission for urban food production.

2.7 Transportation, Services and Utilities

Chapter 7 deals with transit, roads, active transportation, transportation demand management, parking, goods movement, rail and airports. It also addresses policies relating to municipal water and wastewater, solid waste and utilities. On the transportation side the intent is to promote Markham's interest with respect to transit and road services provided by other levels of government and to commit to a shift towards active transportation and complete streets.

Most of the policies will be implemented through the City's public works and transportation initiatives or through the site plan approval process.

The direct implications for the zoning by-law included in Chapter 7 are to:

- Provide bicycle parking standards (7.1.4.2 h)—to be addressed further as part of Task 9.
- Prepare minimum parking standards that may vary by area; including a maximum standard in intensification areas, promote shared parking, provide for reduced parking in mixed use developments, limit commercial parking permissions and provide for accessible parking spaces (7.1.5.2)—to be addressed further as part of Task 9.
- Protect rail corridors from encroachment of incompatible uses (7.1.7.2).
- Address applicable Federal and Provincial Zoning Regulations re Airports until airport operations cease (7.1.8.3).

2.8 Land Use

Chapter 8 contains detailed policies for all Official Plan land use designations in Markham. This Chapter has the most direct impact on the creation of the new comprehensive zoning by-law.

A summary of existing zoning categories located within the each designation is provided in a table format in Appendix B. This table shows that there are a great number of existing zones within each designation. These will need to be consolidated into significantly fewer zone categories as part of the creation of a new comprehensive zoning by-law.

A review of the zoning categories as they relate to land use designations leads to a number of observations that can guide future work on the creation of new zoning categories. One observation is

that there are still, what appear to be, outdated underlying industrial zoning categories in some of the Residential and Mixed Use designations where the underlying zoning does not reflect the land use designation, nor the site specific changes that have been made subsequent to the parent zoning being applied.

Another observation is that new zones may need to be created for the Mixed Use designations, although some of the existing zones for former community amenity areas and the mixed use zones for Markham Centre may provide a template for new zoning categories.

New zoning categories within the Employment Area designations will need to align with the detailed use lists and conditions for accessory and ancillary uses provided for within these designations.

Some of the policies for specific land use designations contain a list of prohibited or “not permitted” uses. While these may be appropriate for the Official Plan, they should not be referenced in the zoning by-law except as a guide to creating permitted use lists, by ensuring that these prohibited or “not permitted” uses are not included. The list of permitted uses for each zone in the zoning by-law, in and of itself, defines a finite set of uses; no other uses can be permitted without a change to the zoning by-law. It would be very difficult, challenging and unrealistic to create an exhaustive list of prohibited uses for various zoning categories.

It is important to emphasize that the creation of new zones need not include all of the uses provided for with each designation. For example, in some Mixed Use areas it may be appropriate to zone existing retail centres for exclusively commercial uses and to introduce residential uses only by way of rezoning applications, based on specific proposals in order to address phasing, compatibility and transition issues. In addition, maximum height and densities may be more restrictive in the zoning by-law than the maximum heights and overall densities referenced in the Official Plan.

The following paragraphs will summarize the implications for the new zoning by-law in each Section in Chapter 8 of the Official Plan. It should be noted that only the Official Plan policies that affect the new zoning by-law are referenced in this part of the report, other policies are not addressed.

Section 8.1 General Land Use

This section sets out the framework for each of the subsequent sections dealing with land use designations. The framework includes:

- general policies
- uses
- building types, heights and densities
- development criteria.

Section 8.1.1 describes a list of uses that are to be permitted in all land use designations—these will need to be incorporated into the zoning by-law. Section 8.1.2 refers back to section 3.4.1.2 which provides a list of uses to be prohibited in hazard lands and special policy areas—these will also have to be addressed either in the zoning by-law or in an overlay to the by-law and will be further examined as part of Task 15. Section 8.1.5 states, in effect, that the zoning need not reflect the maximum heights and densities in subsequent sections, but can be lower depending on local circumstance.

Summary of implications of Section 8.1 policies for the new zoning by-law:

- Include uses to be permitted in all zones (8.1.1).

Section 8.2 Residential

Section 8.2.1 General Policies

Section 8.2.1.2 provides a list of uses that will can be accommodated in all Residential designations including convenience stores, day care centres, home occupations, places of worship, public schools and secondary suites in accordance with the requirements provided in the Planning Act. Decisions will need to be made for each residential zone, to be created as part of the new zoning by-law, about which of these uses are to be permitted in that zone. These decisions will need to rely on the local context and circumstances.

Summary of implications for the new zoning by-law in all Residential designations:

- Ensure that uses in all residential zones include a subset of uses identified in Sections 8.1.1 and 8.2.1.2.

Section 8.2.2 Residential Estate

Section 8.2.2.2 prohibits convenience retail and personal uses in the Residential Estate designation. The zone(s) in the Residential Estate areas cannot include this use. Section 8.2.2.3 limits heights to 3 stores on lots at least 0.4 hectares in size. Section 8.2.2.4 identifies relevant development criteria that will need to be addressed in the new zoning by-law including lot size, frontage, area, depth, massing, landscaped areas and setbacks. Many of these criteria are already reflected in existing zoning by-laws and will need to be consolidated, updated and made consistent with the general format of the new by-law.

Summary of implications for the new zoning by-law in areas designated Residential Estate:

- Ensure that uses all residential zones include a subset of uses identified in Sections 8.1.1 and 8.2.1.2 except for convenience retail and personal uses.
- Ensure that detached dwelling unit is the only building type permitted.
- Height limits cannot be more than 3 storeys.
- Lots must be at least 0.4 hectares.
- The following development standards are included:
 - Existing lot frontages, areas and depths are replicated.
 - Landscaped areas are protected.

Section 8.2.3 Residential Low Rise

The Residential Low Rise designation covers most of the established residential areas in Markham. The zoning for these areas will rely to a large extent on consolidating the existing zones in the parent by-laws into a few key zones which are updated to address the uses that have been included in this designation.

Section 8.2.3.2 adds small scale shared housing to the list of uses identified for all residential designations. Section 8.2.3.3 identifies a number of low rise building types that could be located with this designation including low rise multiplex buildings with direct frontage on a public street and coach

houses. Section 8.2.3.4 limits the height of buildings to 3 storeys. As with uses, decisions will need to be made on what the appropriate height up to the 3 storey limit for each zone might be within this designation. Section 8.2.3.5 outlines fairly detailed criteria for evaluating infill development. Some of the criteria such as lot frontages, lot areas, setbacks, width of driveways could be addressed in the new zoning by-law, while others will be best addressed through the site plan approval process. This section also cross references site specific areas where existing infill development by-law requirements will need to be carried forward in the zoning by-law as detailed in sections 9.3.3, 9.13.2, 9.14.2, 9.18.5 and 9.19.2.

Section 8.2.3.6 provides guidance for new development in Residential Low Rise areas. These criteria provide guidance for the preparation of plans of subdivision and site plan approval.

Summary of implications for the new zoning by-law in areas designated Residential Low Rise:

- Ensure that uses in all residential zones include a subset of uses identified in Sections 8.1.1 and 8.2.1.2
- Address how small scale shared housing uses will be incorporated—to be further addressed as part of Task 13.
- Ensure permitted building types are a subset of detached dwelling, semi detached dwelling, townhouse, but not back to back townhouse, multiplex up to six units with direct frontage on a local street and coach house above a garage or on a laneway as well as buildings associated with day care centres, places of worship and public schools.
- Heights cannot be more than three storeys.
- Infill criteria are included to address lot frontages and areas that are consistent with existing lot sizes in the area, heights, massing and scale that are consistent with permitted zoning, front and rear yard setbacks that are consistent with setbacks on the same side of the street, limit the width of garages and driveways and angular planes for new development adjacent to low rise residential buildings—Infill criteria to be further addressed as part of Task 12.
- Include specific infill criteria relating to Heritage Corners Lane (OP Section 9.3.3), Markham Village Main Street (OP Section 9.13.2), the Markville District along Highway 7 (OP Section 9.14.2), Thornhill (OP Section 9.18.5) and lands in Unionville south of Highway 7 (OP Section 9.19.2).

Section 8.2.4 Residential Mid Rise

The intent of this designation is to provide for intensification in a mid rise building form along transit routes. The implications for the new zoning by-law are to incorporate regulations that would allow for this type of intensification while achieving desirable built form outcomes.

Section 8.2.4.2 provides for all forms of shared housing within this designation, in addition to the uses permitted in all residential designations. Section 8.2.4.3 provides for a range of mid rise residential buildings including apartment buildings. Section 8.2.4.4 provides a range of heights between 3 and 6 storeys up to a maximum of 2 times floor space index (FSI) except where a secondary plan or site specific by-law deviates from this. The new zoning by-law will need to specify the most appropriate heights and densities for zones depending on context and local circumstances. Section 8.2.4.5 includes a number of development criteria, some of which, such as consistent setbacks, transition height zones and angular planes adjacent to low rise areas, can be incorporated into the new zoning by-law, while others will be best addressed through site plan approval.

Summary of implications for the new zoning by-law in areas designated Residential Mid Rise:

- Ensure that uses in all residential zones include a subset of uses in Sections 8.1.1 and 8.2.1.2.
- Address how shared housing will be incorporated--to be further addressed as part of Task 13.
- Ensure permitted building types are a subset of: all types of townhouses including stacked townhouses, multiplex buildings with up to six units, apartment buildings and buildings associated with day care centres, places of worship and public schools.
- Heights must be within 3 to 6 storeys.
- Maximum overall densities must be 2 times FSI or less.
- The following development standards are included:
 - Consistent setbacks;
 - Angular planes to ensure appropriate transition to buildings in adjacent low rise designations.

Section 8.2.5 Residential High Rise

The Residential High Rise designation is intended to recognize existing concentrations of high rise buildings and to provide guidance for intensification through infill or new development in these areas. The new zoning by-law will need to address uses, densities, heights and appropriate development criteria in these areas.

Section 8.2.5.2 adds all forms of shared housing to the use list for this designation. Section 8.2.5.3 provides for a number of building types including apartment buildings in these areas. Section 8.2.5.4 provides a range of heights between 3 and 15 storeys and an overall maximum density on each site of 2.5 FSI, unless otherwise specified.

Section 8.2.5.5 outlines a number of development criteria, some of which, such as consistent setbacks, privacy, separation from adjacent buildings, height transition zones to adjacent low rise designations and angular planes to low rise development, podium heights, maximum size of floor plates for tower portions of buildings may be addressed in the new zoning by-law. A decision will need to be made when drafting the new zoning by-law whether it is preferable to include some or all of these criteria in the zoning by-law or to address these through the site plan approval process.

Summary of implications for the new zoning by-law in areas designated Residential High Rise:

- Ensure that uses include a subset of uses in Sections 8.1.1 and 8.2.1.2.
- Address how shared housing will be incorporated--to be further addressed as part of Task 13.
- Ensure permitted building types are a subset of: all types of townhouses including stacked townhouses, but not back to back townhouses, apartment buildings and buildings associated with day care centres, places of worship and public schools.
- Heights must be within 3 to 15 storeys.
- Maximum overall densities must be 2.5 times FSI or less.
- The following development standards are included:
 - consistent setbacks along a public street;
 - provide for privacy for residential units by incorporating distancing provisions for facing walls with habitable rooms.
 - angular planes to ensure appropriate transition to buildings in adjacent low rise designations
 - tall buildings to have podiums (may be better as guidance for site plan approval).
 - small floor plates for tall building portions.
 - distancing provisions between tall buildings.

Section 8.3 Mixed Use

The Mixed Use designations in the Official Plan represent a departure from the previous emphasis on single use districts in earlier plans and zoning by-laws. The emphasis is not so much on separation of uses but more on achieving appropriate built form and massing. The new zoning by-law will need to reflect this new emphasis to create zones that reflect a variety of use options, where appropriate, and to provide for heights, densities and development criteria that reflect the local context. Although the mixed use designations provide for a range of uses, Markham may decide, in formulating its new by-law, that the magnitude of the change anticipated in some of the mixed use areas is so significant that it makes more sense to have the zoning reflect existing conditions and to use the rezoning process to evaluate large scale change, particularly when residential uses are being introduced into large existing shopping centres.

Section 8.3.1 General Policies

The intent of this section is to provide a foundation that applies to all Mixed Use designations. Section 8.3.1.2 provides a list of uses that are to apply in all Mixed Use areas including a range of retail, restaurant, office and residential uses. Section 8.3.1.3 exempts minor additions to existing developments from minimum height, mixed use and gross floor area restrictions. This policy will need to be assessed for particular sites, or else used to provide guidance for minor variance applications. Section 8.3.1.4 outlines development criteria that are to apply in all the Mixed Use designations.

Summary of implications for the new zoning by-law in areas designated Mixed Use

Determine to what extent the zoning by-law should address:

- consistent setbacks from the street line;
- height and density transitions zones adjacent to low rise designations;
- angular planes to ensure appropriate transition to buildings in adjacent low rise designations;
- location of parking at the side or rear of buildings or below grade;
- landscape buffers adjacent to residential zones.

Section 8.3.2 Mixed Use Low Rise

This land use designation is intended to provide for small mixed use developments with retail services within, or close to, neighbourhoods. It is primarily intended to replace the ‘neighbourhood commercial centre’ designation in the old Plan, but with a requirement for mixed use buildings as set out in section 8.3.2.1 b). Section 8.3.2.2 adds small scale shared housing to the list of uses within this designation. Section 8.3.2.3 specifies that only multi storey mixed use buildings will be allowed. Section 8.3.2.4 provides for heights of between 2 and 3 storeys, unless otherwise specified. Section 8.3.2.5 generally limits the floor areas of non-residential premises to 500 square metres, unless the premises are on an arterial road where the limit is 1000 square metres. These provisions and restrictions will need to be reflected in the zones for the Mixed Use Low Rise areas.

Summary of implications for the new zoning by-law in areas designated Mixed Use Low Rise:

- Ensure that uses include a subset of uses in Sections 8.1.1 and 8.3.1.2.
- Address how small scale shared housing will be incorporated--to be further addressed as part of Task 13.
- Ensure permitted building types are a subset of multi-storey mixed-use buildings.
- Heights must be within 2 to 3 storeys.
- The following development standards are included:
 - floor areas of individual non-residential premises are limited to 500 square metres, unless the premises are on an arterial road where the limit is 1000 square metres;
 - consistent setbacks from the street line;
 - angular planes to ensure appropriate transition to buildings in adjacent low rise designations;
 - location of parking at the side or rear of buildings or below grade;
 - landscape buffers adjacent to residential zones.

Section 8.3.3 Mixed Use Mid Rise

The Mixed Use Mid Rise designation applies to areas where there are existing shopping centres, mostly located along arterial and some collector roads. The intent is that these areas undergo a transition, over time, to mixed use developments to take advantage of planned transit service improvements.

Section 8.3.3.2 adds a number of uses to this designation including a full range of shared housing, colleges and universities and some automobile related uses. Section 8.3.3.3 provides for a range of building types including apartment buildings, multi storey mixed use buildings and townhouses. Section 8.3.3.4 provides for a range of heights between 3 and 8 storeys with a maximum overall FSI of 2.0, unless otherwise specified. The implications of this are that some parts of the lot could be higher than 2 times coverage while other may be lower as long as the average over the lot does not exceed 2 times FSI.

Section 8.3.3.5 contains a number of development criteria which may be addressed in a new zoning by-law for these areas including: a maximum limit on any individual retail premise of 6,000 square metres, and podium buildings with stepbacks to higher elements where considered appropriate, to be determined on an area by area basis.

Summary of implications for the new zoning by-law in areas designated Mixed Use Mid Rise:

- Ensure that uses include a subset of uses in Sections 8.1.1, 8.3.1.2 and 8.3.3.2.
- Address how shared housing will be incorporated--to be further addressed as part of Task 13.
- Ensure permitted building types are a subset of: apartment buildings, multi-storey non-residential or mixed-use buildings and all forms of townhouses.
- Heights must be within 3 to 8 storeys (except for service stations).
- Maximum overall densities to be no more than 2 times FSI.
- The following development standards are included:
 - Gross floor areas of individual retail premises limited to 6,000 square metres;
 - ground floor retail at transit stops or along new main streets;
 - consistent setbacks from the street line;
 - angular planes to ensure appropriate transition to buildings in adjacent low rise designations;
 - location of parking at the side or rear of buildings or below grade;
 - landscape buffers adjacent to residential zones;
 - street related podiums where appropriate (may be better guidance for site plan approval).

Section 8.3.4 Mixed Use High Rise

The High Rise Mixed Use designation is applied to areas within Markham where the highest intensity of uses are intended including Markham Centre, Langstaff and the Regional Corridors. Most of these lands in these areas are currently used as large shopping centres or are vacant or underutilized. The intent is to promote major intensification in these areas.

Section 8.3.4.2 adds a trade centre and a private club to the list of uses already listed for all Mixed Use areas. Section 8.3.4.3 lists permitted building types as apartments, multi storey buildings, and townhouses. Section 8.3.4.4 provides for building heights of between 3 and 15 storeys (except for service stations) at a maximum overall density of 3 times FSI, unless otherwise specified. The implications of this are that some parts of the lot could be higher than 3 times coverage while other may be lower as long as the average over the lot does not exceed 3 times FSI. The zones for these areas will need to fit within these parameters.

The implications for zoning contained in Section 8.3.4.5 (development criteria) include a maximum ground floor area of any individual retail premise of 6,000 square metres, a street related podium where appropriate, small floor plates for residential towers and separation distances between residential towers.

Summary of implications for the new zoning by-law in areas designated Mixed Use High Rise:

- Ensure that uses include a subset of uses Sections 8.1.1, 8.3.1.2, 8.3.3.2 and 8.3.4.2.
- Address how shared housing will be incorporated--to be further addressed as part of Task 13.
- Ensure permitted building types are a subset of: apartment buildings, multi-storey non-residential or mixed use buildings and all forms of townhouses, except for back to back townhouses.
- Heights must be within 3 to 15 storeys (except for service stations).
- Maximum overall densities to be no more than 3 times FSI.
- The following development standards are included:
 - the gross floor area devoted to residential or retail uses shall not exceed the GFA of office uses;
 - ground floor retail is located at transit stops or along new main streets;
 - consistent setbacks from the street line;
 - provide for light, view and privacy for residential units by incorporating distancing provisions between facing walls with habitable rooms;
 - angular planes to ensure appropriate transition to buildings in adjacent low rise designations;
 - small floor plates for tall building portions above 8 storeys;
 - distancing provisions between tall buildings;
 - parking located at the side or rear of buildings or below grade;
 - landscape buffers are provided adjacent to residential zones;
 - street related podium buildings where appropriate (may be better as guidance for site plan approval).

Section 8.3.5 Mixed Use Office Priority

Mixed Use Office Priority designations are intended for areas where office uses are to represent a majority of the floor space in any development.

Policies 8.3.5.2 adds a number of uses for this mixed use designation including colleges and universities, hotels, some auto related uses and all forms of shared housing. Section 8.3.5.3 provides for apartments and multi storey buildings. Section 8.3.4.4 provides a range of heights between 3 and 15 storeys at a maximum overall density of 3 times FSI, unless otherwise specified. The implications of this are that some parts of the lot could be higher than 3 times coverage while other may be lower as long as the average over the lot does not exceed 3 times FSI. These matters need to be addressed in the zones that apply to this designation.

Section 8.3.5.5 contains the following criteria that may need to be addressed in the new zoning by-law: a maximum floor area for any individual retail premise of 6,000 square metres, a street related podium where appropriate, small floor plates for residential towers and separation distances between residential towers.

Summary of implications for the new zoning by-law in areas designated Mixed Use Office Priority:

- Ensure that uses include a subset of uses in Sections 8.1.1, 8.3.1.2 and 8.3.5.2.
- Address how shared housing will be incorporated--to be further addressed as part of Task 13.
- Ensure permitted building types are a subset of: apartment buildings, multi-storey non-residential or mixed-use buildings.
- Heights must be within 3 to 15 storeys.
- Densities to be no more than 3 times FSI.
- The following development standards are included:
 - the gross floor area devoted to residential or retail uses shall not exceed the GFA of office uses;
 - ground floor retail is located at transit stops or along new main streets;
 - consistent setbacks from the street line;
 - provide for light, view and privacy for residential units by incorporating distancing provisions between facing walls with habitable rooms;
 - angular planes to ensure appropriate transition to buildings in adjacent low rise designations;
 - small floor plates for tall building portions above 8 storeys;
 - distancing provisions between tall buildings;
 - parking located at the side or rear of buildings or below grade;
 - landscape buffers are provided adjacent to residential zones;
 - street related podium buildings where appropriate (may be better as guidance for site plan approval).

Section 8.3.6 Mixed Use Health Care Campus

This designation applies to the Markham Stouffville Hospital lands. It is intended to recognize the existing uses on these lands and to provide opportunities for appropriate intensification. Section 8.3.6.1 b) identifies a hospital use as a primary use with complementary retail, service, office and residential uses. Section 8.3.6.1 c) adds community infrastructure uses including libraries, community centres, recreation centres, fire and emergency services and a district energy plant.

The policies call for the introduction of complementary uses to the hospital as provided for in the Cornell Secondary Plan. Sections 8.3.6.1 b) and c), provide guidance for the creation of a zone that is appropriate for this designation.

Summary of implications for the new zoning by-law in areas designated Mixed Use Health Care Campus:

- Ensure that uses include a subset of uses in Sections 8.1.1, 8.3.1.2 and 8.3.6.1 b) and c) and as provided for in the Cornell Secondary Plan.

Section 8.3.7 Mixed Use Heritage Main Street

This designation is to apply to the existing heritage main streets of Thornhill, Unionville and Markham Village, each of which is subject to heritage district conservation policies. The intent is to reinforce the heritage conservation features of each plan and provide opportunities for redevelopment that is compatible with these heritage features.

Section 8.3.7.2 adds a number of uses, such as bed and breakfast establishment, hotel, place of entertainment and all forms of shared housing, which will need to be reviewed for inclusion in the zones that apply in this designation. Section 8.3.7.3 provides for multi storey building types and Sections 8.3.7.4 and 8.3.7.5 refer to the policies for heritage conservation districts contained in Chapter 9 of the Plan. These policies are likely already reflected in the existing zoning by-law but will need to be reviewed as the new by-law is prepared to ensure consistency.

Summary of implications for the new zoning by-law in areas designated Mixed Use Heritage Main Street:

- Ensure that uses include a subset of uses in Sections 8.1.1, 8.3.1.2 and 8.3.7.2.
- Ensure permitted building types are a subset of: multi-storey commercial and/or office building, multi-storey building with dwelling units above the ground floor, multi-storey residential buildings.
- Heights and densities to be consistent with Heritage Conservation District policies for each of the areas (see Chapter 9).
- The following development standards are included:
 - consistent setbacks from the street line;
 - angular planes to ensure appropriate transition to buildings in adjacent low rise designations;
 - distancing provisions between tall buildings;
 - parking located at the side or rear of buildings or below grade;
 - landscape buffers are provided adjacent to residential zones;
 - other development criteria to be consistent with detailed criteria contained in Heritage Conservation District Plans for each area.

Section 8.4 Commercial

The Commercial designation applies to lands with already built or approved large format retail stores. It is the only designation that provides for single use retail activity. Section 8.4.1.2 states that no additional lands can be designated Commercial. Section 8.4.1.3 provides a list of uses that are intended for these areas including a range of retail, office and other commercial and light manufacturing uses. In formulating zones for the new zoning by-law it will be important to review the use list to ensure that only uses that are included in this designation are permitted in the zoning category. There is also a list of discretionary uses listed in Section 8.4.1.4 which would only be permitted through a rezoning and not referenced in the new zoning by-law. Section 8.4.1.5 does not permit dwelling units and thus this use cannot be included in the zones that apply to this designation. As already stated, it would be inappropriate to otherwise reference “not permitted” uses in the zoning by-law. Section 8.4.1.6 identifies single and multi storey non-residential building types for these areas and otherwise defers to the zoning by-law for heights and densities

Section 8.4.1.7 describes development criteria, some of which, such as consistent setbacks, location of parking, transition to low density areas and landscaped buffers may be included in the zoning by-law.

Summary of implications for the new zoning by-law in areas designated Commercial:

- Ensure that uses include a subset of uses in Sections 8.1.1 and 8.4.1.3.
- Ensure that uses identified in Section 8.4.1.5 are not included in the use list.
- Ensure permitted building types are a subset of single or multi-storey retail, industrial and office buildings;
- The following development standards are included:
 - o consistent setbacks from the street line;
 - o parking located at the side or rear of buildings or below grade;
 - o landscape buffers are provided adjacent to residential zones;
 - o angular planes to ensure appropriate transition to buildings in adjacent low rise designations.

Section 8.5 Employment Lands

There are 4 land use categories within the Employment Lands designation. Each is intended to protect exiting concentrations of employment uses and to provide opportunities for expansions of employment operations or the location of new employment facilities.

Section 8.5.1 General Policies for Employment Lands

The policies in section 8.5.1 apply to all of the Employment Lands designations. A number of these policies, such as sensitive land uses (8.5.1.2) and discretionary land uses (8.5.1.3) are intended to be implemented on a site specific basis in response to a rezoning application and should not be referenced in the new zoning by-law.

Section 8.5.1.6 includes a list of development criteria to guide approvals on Employment Lands. Most of these criteria provide guidance for the site plan approval process and will not be incorporated into the new zoning by-law. There may be some decisions on whether to include provisions for setbacks or built to lines, height transitions, buffering of loading facilities from adjacent residential areas and location of parking areas into the zoning by-law or to leave these to site plan review.

Summary of implications for the new zoning by-law in all areas designated Employment:

- The following development standards are included:
 - provide for light, view and privacy for tower portions of buildings;
 - buildings to be located close to the street edge;
 - angular planes to ensure appropriate transition to buildings in adjacent low rise designations;
 - parking located at the side or rear of buildings or below grade;
 - landscape buffers are provided adjacent to residential uses.

Section 8.5.2 Business Park Employment

This designation applies to areas primarily along the 400 series highways and is intended to recognize existing concentrations of office parks and to provide opportunities for expansion and new development. Section 8.5.2.2 provides a list of office, manufacturing, and related uses. It also includes detailed provisions for accessory and ancillary retail and service uses which will need to be incorporated into the new zoning by-law.

Uses not permitted cannot be included in the use lists for the zoning districts in these areas. A decision will need to be made whether it is necessary to reference the building types identified in Section 8.5.2.5. A maximum building height is to be established in the implementing zoning by-law. It may be appropriate to include some of the development criteria identified in section 8.5.2.6 in the zoning by-law, such as aligning buildings along the street or concentrating the bulk of the density along arterial roads.

Summary of implications for the new zoning by-law in areas designated Business Park Employment:

- Ensure that uses include a subset of uses in Sections 8.1.1 and 8.5.2.2.
- Ensure that uses identified in Section 8.5.2.4 are not included in the use list.
- Ensure that only non-residential building types are permitted.
- The following development standards are included:
 - provide for light, view and privacy for tower portions of buildings;
 - buildings to be located close to the street edge;
 - angular planes to ensure appropriate transition to buildings in adjacent low rise designations;
 - parking is located at the side or rear of buildings or below grade;
 - landscape buffers are provided adjacent to residential uses.

Section 8.5.3 Business Park Office Priority Employment

This designation is intended to promote multi storey office developments in the City's Centres and Corridors. Section 8.5.3.2 restricts uses to offices, commercial parking garages as well as accessory and ancillary uses. Zones that apply in these areas will need to reflect this limited list of uses. Section 8.5.3.4 list "not permitted" uses, which cannot be included in the use lists for the zoning districts in these areas. Section 8.5.3.5 requires that all buildings be a minimum of three storeys in height with the maximum height to be specified in the zoning by-law. It may be appropriate to include some of the development criteria identified in section 8.5.3.6 in the zoning by-law, for example aligning building along the street or concentrating the bulk of the density along arterial roads.

Summary of implications for the new zoning by-law in areas designated Business Park Office Priority Employment:

- Ensure that uses include a subset of uses in Sections 8.1.1 and 8.5.3.2.
- Ensure that uses identified in Section 8.5.3.4 are not included in the use lists.
- Ensure permitted building types are a subset of multi-storey buildings.
- Heights must be three storeys or more.
- The following development standards are included:
 - provide for light, view and privacy for tower portions of buildings;
 - buildings to be located close to the street edge;
 - angular planes to ensure appropriate transition to buildings in adjacent low rise designations;
 - parking located at the side or rear of buildings or below grade;
 - landscape buffers are provided adjacent to residential uses.

Section 8.5.4 Service Employment

This designation is intended to provide for service and retail uses that support employment activity along arterial and collector roads. Section 8.5.4.2 provides a list of uses including service, office, manufacturing, retail (provided a number of quite detailed size restrictions are met), trades schools and hotels. The new zones that apply to these areas will need to ensure that range of uses permitted in each zone does not extend beyond the list referenced in this section. Section 8.5.4.4 lists a private school as a prohibited use, which cannot be included in the new zones. There are no restrictions on densities or heights in the Official Plan for this designation, but maximum heights are to be set in the zoning by-law. The only development criteria contained in Section 8.5.4.6 which may be incorporated into a new zoning by-law are for buildings to adhere to a consistent setback and screening of outdoor storage from adjacent lands.

Summary of implications for the new zoning by-law in areas designated Service Employment:

- Ensure that uses include a subset of uses in Sections 8.1.1 and 8.5.4.2.
- Ensure that uses identified in Section 8.5.4.4 are not included in the use lists.
- Ensure permitted building types are a subset of single or multi-unit buildings.
- The following development standards are included:
 - provide for light, view and privacy for tower portions of buildings;
 - buildings to be located close to the street edge;
 - angular planes to ensure appropriate transition to buildings in adjacent low rise designations;
 - parking located at the side or rear of buildings or below grade;
 - landscape buffers are provided adjacent to residential uses;
 - outdoor storage facilities to be screened and buffered.

Section 8.5.5 General Employment

This designation is intended to accommodate a full range of industrial employment uses. Section 8.5.5.2 provides for a range of manufacturing uses, with outdoor storage located at the rear or side of a building, trade schools, retail uses that are no more than 500 square metres and accessory to the primary use and office uses that are accessory to the primary use. This range of uses provides the limits within which new zoning categories will need to be formulated. Section 8.5.5.4 lists a long list of prohibited uses, which cannot be included in the new zones. Section 8.5.5.6 includes, as criteria, the screening of outdoor storage from adjacent lands which may be addressed in the new zoning by-law.

Summary of implications for the new zoning by-law in areas designated General Employment:

- Ensure that uses include a subset of uses in Sections 8.1.1 and 8.5.5.2.
- Ensure that uses identified in Section 8.5.5.4 are not included in the use lists.
- Ensure permitted building types are a subset of single or multi-unit industrial and warehouse buildings.
- The following development standards are included:
 - buildings to be located close to the street edge;
 - angular planes to ensure appropriate transition to buildings in adjacent low rise designations;
 - parking located at the side or rear of buildings or below grade;
 - landscape buffers are provided adjacent to residential uses;
 - outdoor storage facilities to be screened and buffered from adjacent lands.

Section 8.6 Greenway

The Greenway designation is intended to protect all natural areas within Markham including the Oak Ridges Moraine, the Greenbelt and the Rouge Watershed. The policies relating to this designation provide guidance on uses for three, or possibly four, types of areas:

- Some of the Greenway will be covered by one or more zones that incorporate the uses listed in Section 8.6.1.2 (and 8.8.1.2). These include agricultural uses, natural area management activities, trails, nature based recreational activities, dwelling units and a range of transportation, utilities and telecommunications infrastructure. Some of these uses will be subject to conditions which are either identified in Sections 8.6.1.2 and 8.8.1.2 or, in the case of transportation or utility infrastructure, are identified in Section 3.1.2.10.
- Lands identified as Natural Heritage Features on Map 5 of the Plan and Hydrologic Features on Map 6 of the Plan, all of which are within the Greenway, can either be subject to a distinct zone with a very restricted set of uses (in particular, no agricultural uses as per policy 8.6.1.2 a), or these areas can remain as part of the zone(s) covering the rest of the Greenway, but a number of uses in these areas could be restricted through conditions that would be attached to each particular use. In addition, Section 8.6.1.6 b prohibits all development, redevelopment and site alteration within the Natural Heritage Network on Map 4. This area includes all of the Natural Heritage and Hydrologic Features as well as additional lands. It may be most appropriate, therefore, to create a zone with a very restrictive set of uses that covers all of the Natural Heritage Network.

- Lands within the Greenway, but also within the Oak Ridges Moraine Natural Linkage Area, the Oak Ridges Moraine Countryside and Greenbelt Protected Countryside as shown on Map 7 of the Plan, would be zoned to allow for additional uses to those otherwise permitted in the Greenway, as specified in Section 8.6.1.3. These include non-renewable resource related activities, home businesses, home industry, bed and breakfast and farm vacation home.
- Section 8.6.1.8 outlines a number of conditions that would govern redevelopment within lands covered by the Provincial Greenbelt Plan. It may be appropriate to create a distinct zone for this area, and apply these conditions to lands covered by the Greenbelt Plan, with the exception of the lands covered by the Natural Heritage Features zone which will be more restrictive.

Policy 8.6.1.4 prohibits a number of uses, including major new recreational uses within the Oak Ridges Moraine Conservation Plan Area and the Greenbelt plan Area portions of the Greenway. When drafting the regulations for zones covering the Greenway it will be important to ensure that these uses are not included. Section 8.6.1.5 specifies that only a detached dwelling that is in existence prior to the approval of the Plan and that agricultural buildings and parks and recreation related building are allowed. These will need to be addressed in the new zones for the Greenway. Sections 8.6.1.6 and 8.6.1.7 include a number of development criteria that will mostly provide guidance as part of the site plan approval.

Summary of implications for the zoning by-law in areas designated Greenway:

- Create a zone for the Natural Heritage Network lands which reflects the policy intent of prohibiting all development, redevelopment or site alteration as outlined in Section 8.6.1.6 b);
- Create a zone for the Greenbelt Plan Area and the Oak Ridges Moraine area (not including the Natural Heritage Network areas) which would permit uses identified in sections 8.6.1.2 and 8.6.1.3 (and possibly include some of the criteria in section 8.6.1.8 d, e and f for the Greenbelt lands)
- Create a zone for the remainder of the Greenway with the uses identified in Section 8.6.1.2 as a guide.
- Ensure that uses identified in Section 8.6.1.4 are not included in the use list in the Greenway, zones.
- Ensure permitted building types are a subset of detached dwelling or structure that existed prior to the approval of the Plan, agricultural building or structure including accessory building, park and recreation related building.

Section 8.7 Hamlets

There are four areas designated Hamlets in Markham's Official Plan. The intent is to protect the rural and historic nature of these areas.

Section 8.7.1.3 provides a list of uses for Hamlets, in addition to the uses already identified in Sections 8.1.1 and 8.2.1.2. These include accessory dwellings in association with a principal dwelling, a range of small scale tourist and public uses (only through a site specific zoning approval) and small scale restaurants in Locust Hill and Cedar Grove, again only when approved as part of a site specific zoning application. Section 8.7.1.4 restricts building types to house form buildings and buildings for day care centres, places of worship and public schools. All of the development criteria listed in Section 8.7.1.5 will be addressed through the site plan approval process or through site specific zoning approvals. Based on these policies the as of right permissions in the zoning by-law for Hamlets will be very restricted.

Summary of implications for the new zoning by-law in areas designated Hamlet:

- Determine whether to create two zones for areas designated Hamlet: one for Locust Hill and Cedar Grove and the other for Almira and Dickson Hill.
- Ensure that uses include a subset of uses in Sections 8.1.1, 8.2.1.2 and 8.7.1.3.
- Ensure permitted building types are a subset of house form building and buildings associated with day care centres, places of worship and public schools.

Section 8.8 Countryside

The Countryside designation covers all of the agricultural lands in Markham that are outside of the Greenbelt. Section 8.8.1.2 provides a list of uses for this designation including a dwelling unit, home occupation, secondary suite, farm residence, farm practices, agricultural related uses, some compatible non-agricultural uses and secondary agricultural uses including research farm, farm business, produce stands, canine and feline boarding. Section 8.8.1.3 prohibits all non-agricultural uses not identified in 8.1.1 and 8.8.1.2 f) which cannot be included in the zone(s) within the Countryside. Section 8.8.1.4 provides a list of building types, including a detached dwelling and buildings associated with agricultural uses. All of the development criteria identified in Section 8.8.1.5 provide guidance for the site plan approval process and do not impact the zoning by-law.

Summary of implications for the new zoning by-law in areas designated Countryside:

- Ensure that uses include a subset of uses in Sections 8.1.1 and 8.8.1.2.
- Ensure that the uses identified in Section 8.8.1.3 are not included in the use list.
- Ensure permitted building types are a subset of detached dwelling and building and structure normally accessory to an agricultural use.

Section 8.9 Private Open Space

This designation applies to private golf courses and cemeteries. It would be appropriate for Markham to include two private open space zones in its zoning by-law: one for privately owned golf courses and one for cemeteries. All of the other sections dealing with this designation address either criteria for evaluating new cemeteries, or assessing development approvals within existing cemeteries; matters that should be dealt with during site plan approval or when formulating secondary plans in the new urban area.

Summary of implications for the new zoning by-law in areas designated Private Open Space:

- Create a zone for cemeteries and include uses from section 8.1.1.
- Create a zone for private golf courses and include uses from section 8.1.1.

Section 8.10 Transportation and Utilities

This designation provides for highways, railways, hydroelectric transmission, gas and oil pipelines, telephone and other cable service corridors.

Summary of implications for the new zoning by-law in areas designated Transportation and Utilities:

- Create a zone for transportation and utilities to provide for highways, railways, hydroelectric transmission, gas and oil pipelines telephone and cable service providers and include uses from section 8.1.1.

Section 8.11 Parkway Belt West

This designation simply recognizes the lands that remain within the land use regulations covered by the Parkway Belt West Planning and Development Act and zoning passed by Council and accepted by the Ministry.

Summary of implications for the new zoning by-law in areas designated Parkway Belt West:

- Create a zone for the Parkway Belt West lands and include uses from section 8.1.1.
- Provide a base zoning underneath the Parkway Belt West zoning overlay which will guide future development in the event that the Parkway Belt West zoning is removed.

Section 8.12 Future Urban Area

This section provides guidance for the preparation of sub watershed and secondary plans in the Future Urban Area. Until these studies and plans are completed, the zoning on these lands shall remain agricultural, residential or reflect the appropriate zone with the Greenway area.

Summary of implications for the new zoning by-law in areas designated Future Urban Area:

- Determine which zones should be applied in the Future Urban Area following the completion of detailed Secondary Plans.

Section 8.13 Specific Use Provisions

The provisions included in this section are intended to guide development approvals for particular types of uses. A number of these will be addressed through work on future tasks, including 8.13.3 Drive Through Service Facility, 8.13.5 Motor Vehicle Service Station, 8.13.7 Places of Worship, 8.13.8 Secondary Suite and 8.13.9 Shared Housing.

Section 8.13.1 Convenience Retail and Personal Service, provides guidance for amendments to the zoning by-law, including a number of conditions that may be attached to the use within the zones it is permitted. These include locational criteria relating to arterial roads and at an intersection of a major collector road within an existing building and availability of at-grade parking.

Summary of implications for the new zoning by-law for Convenience Retail and Personal Service uses:

- The Convenience Retail and Personal Service use is located along an arterial road or within an existing building on a collector road or at an intersection, or in Hamlets on an arterial road.

Section 8.13.2.1 Day Care Centre, includes conditions for the location of a day care centre only along an arterial or collector road, unless these are within a public school, place of worship or community centre. Also included are criteria regarding the provision of on-site parking and drop off areas and direct access to an outdoor play area. All of these conditions can be applied to the use within zones where the use is permitted.

Summary of implications for the new zoning by-law for Day Care Centre uses:

- The Day Care Centre use is located on an arterial road or collector road or within an existing public school, place of worship or community centre.
- On site parking, pick up and drop off facilities are provided.
- Direct access is provided between the day care centre building and an outdoor play area.

Section 8.13.4.1 provides criteria associated with the development approvals for funeral homes. Most of these will be addressed through the site plan approval process and will not affect the zoning by-law, although the criteria for locating funeral homes on arterial or major collector road may need to be included as a condition in zoning districts where funeral homes are permitted.

Summary of implications for the new zoning by-law for Funeral Home uses:

- The Funeral Home use has frontage and direct access onto a major collector road or an intersection that provides direct access to an arterial or collector road.

Section 8.13.6 Outdoor Display or Outdoor Storage clarifies that outdoor display or storage, that is accessory to a business, could take place on an occasional or permanent basis, but leaves the details for sorting out the regulations to the zoning by-law without providing any additional guidance.

Summary of implications for the new zoning by-law for Outdoor Display or Outdoor Storage:

- Create standards and restrictions on type, amount and location for Outdoor Display or Outdoor Storage as an accessory use.

2.9 Area and Site Specific Policies

This Chapter of the Plan outlines area and site specific policies that have status based on previous approvals. They will be reviewed in conjunction with the site specific zoning amendments that are being assessed as part of Task 4. Chapter 9 also includes Secondary Plan policies for Buttonville, Markham Village, Thornhill and Unionville Heritage Centres. It will be necessary to carry forward the corresponding existing specific zoning for these areas until the new secondary plans and new updated zoning by-laws for these areas is completed.

2.10 Implementation

The Implementation Chapter of the Plan provides guidance for the application of a number of tools that may be used to implement the policies of the Plan. These include secondary plans, precinct plans comprehensive block plans the division of land, site plan control, committee of adjustment, the submission requirements for development approval applications, public consultation and of course the zoning by-law, including conditional zoning, holding zones, section 37 benefits, interim control and temporary use by-laws.

Section 10.1.2 commits Council to preparing and adopting secondary plans for areas shown in Appendix F of the Plan in accordance with the policies of the 2014 Plan. Until these plans are adopted, along with zoning provisions to implement the plans, it will be necessary to determine how to apply zoning categories and standards for these areas in the interim, and incorporate these into the comprehensive zoning by-law.

The preamble in section 10.2 reiterates that the designations in the Plan are intended to serve as a guide to development and that not every area and development is intended to be zoned to allow all of the uses, or the maximum height and densities reflected in the policies, but should reflect the local context. Section 10.2.1 outlines policies to guide in the preparation of the comprehensive zoning by-law including uses, development standards, illustrations and special use provisions. It also states that there may be more than one zone within any particular Official Plan land use designation and that the zoning provisions may be more restrictive than provided for in the Official Plan policy.

Section 10.2.1.5 places a constraint on reducing densities for medium and high density development.

Summary of the implications for the zoning by-law in this Chapter:

- Determine how to apply zoning categories and standards for the secondary plan areas identified in Appendix F of the Plan as part of the comprehensive zoning by-law for the interim period until the secondary plans are adopted.
- The zoning by-law will need to follow the general format outlined in Section 10.2.
- Regarding implementation of the policies regarding Section 37 of the Planning Act, it may be appropriate in some locations to create a two tier zoning by-law with a lower and a higher set of heights and densities, provided that the higher density and height can only be achieved if a specific list of benefits, which are identified in the by-law, are provided. To do this it will be necessary to identify the areas where this type of zoning regime may make sense and to create a list of benefits that relate to the needs for the area.

2.11 Interpretation

The most relevant section for the new comprehensive zoning by-law in this Chapter deals with definitions, which include some use definitions that will need to be aligned with the new zoning by-law. These will be reviewed as part of Task 5, Review and Assessment Zoning By-law Definitions. In addition, Section 11.1.3 states that all legally existing development and land uses in existence at the time of the approval of the Plan shall be deemed to conform to the Plan. This may have some bearing on how the new zoning by-law deals with conformity issues.

Summary of implications for the new zoning by-law of Chapter 11 of the Plan:

- Ensure definitions for uses in the Official Plan and zoning by-law are congruent (to be addressed as part of Task 5 paper).
- Determine how to deal with legal non-conforming uses (see Trends and Issues in Zoning Controls Paper for options).

Draft

3 Other Plans

3.1 Greenprint

The Markham Greenprint Sustainability Plan was adopted by Council in 2011. It is intended to provide Council with a 50 to 100 year roadmap to “achieve an environmentally, economically, socially and culturally vibrant community containing a vision, priorities, a governance framework and a funding framework”. The Greenprint is intended as “an umbrella document for integrating Markham municipal planning and decision making including documents such as the Official Plan”. The Greenprint contains 241 recommendations covering topics such as individual health, social equity, identity and culture, food security, energy and climate, materials management, economic vitality, access and mobility, shelter, water efficiency, ecosystem integrity, governance and financial considerations.

The document includes a number of recommendations that pertain to planning issues. Most of these, as with much of the rest of the recommendations, are aspirational and high level providing guidance for future work. They do not contain the level of specificity required in a zoning bylaw.

The planning related recommendations have been expanded upon in Markham's new Official Plan. These include polices regarding affordable housing (recommendation 19), urban design and place making (recommendations 51 and 154), community gardens (recommendation 64), agricultural land use policy (recommendation 73), roadside food sales and farmers' markets (recommendation 82), energy and water conservation (recommendation 95), home occupations (recommendation 125), live-work (recommendation 156), higher density redevelopment (recommendation 158), mixed use development (recommendation 164), transit supportive development (recommendation 165), housing tenure diversity (recommendation 168) and protection of natural heritage (recommendation 191 and 215).

Where appropriate, the Official Plan expands on a number of the Greenprint Plan recommendations providing guidance for the new zoning bylaw, particularly regarding the protection of natural heritage, energy conservation through the introduction of green and white roofs and permeable surfaces, promoting mixed use development, affordable housing and transit oriented development in key development nodes and along Regional Corridors. Thus the implications of the Greenprint Plan recommendations for the new comprehensive zoning by-law have been addressed through the new Official Plan.

3.2 Employment Lands

Markham conducted a review of its Employment Lands strategy in 2009. The review was carried out as part of Markham's Growth Management initiative related to the formulation of policies for the new Official Plan. It focused primarily on assessing the need for land to address future requirements for office employment, population related employment and more traditional employment lands, primarily for manufacturing and warehousing uses, referred to as employment lands employment. A further study was conducted in 2011 on the possibilities for intensification of employment lands employment.

The results of these studies contributed to the formulation of Official Plan policies, including the need to protect employment lands and to address opportunities for mixed use development in intensification areas as well as to identify the need for future urban expansion areas.

One of the main conclusions of the Employment Land Employment Intensification Study was that a review of Markham's development standards as set out in the many zoning by-laws that apply in Markham's employment areas be undertaken and that permission for sensitive uses be removed. The first stage of this review has been completed providing a policy framework in Section 8.5 of the Official Plan. These policies contain a very detailed framework and guidance for the preparation of zoning categories for employment lands including detailed use lists and lists of "not permitted" uses. These policies are summarized in section 8.5 of this paper.

3.3 Infill Policies

In the 1990's the Town of Markham passed four separate infilling by-laws to deal with the issue of the proposed introduction of larger residential buildings than existing buildings within established neighbourhoods. The by-laws were passed to ensure that redevelopment was compatible with the character of existing neighbourhoods. These by-laws were reviewed in a report prepared in 2010 which makes recommendations for additional changes to the zoning by-laws that deal with infill development. The report examines similar by-laws and provisions adopted by other GTA municipalities. It reviews provisions regarding height, number of storeys, depth of dwelling, garage projection, garage width, floor area ratios and lot coverage. A number of other elements that were reviewed include design provisions that can best be addressed through the site plan review process including materials, rooflines and floor pitch, roofing materials etc.

The report makes a number of recommendations to be incorporated into infilling by-laws including minimum required front, interior, exterior and rear yard setbacks, maximum heights, maximum dwelling depth and maximum garage projection. The report also recommends that maximum lot coverage and maximum floor area ratios not be applied.

The review formed the basis of new Official Plan policy 8.2.3.5 which was reviewed earlier in this report. The approach to infill policies will be reviewed in more detail as part of Task 12 to determine how best these standards can be incorporated into the new comprehensive zoning by-law.

3.4 Markham Built Form, Height and Massing Study

In March 2010 Markham released a report that provides a set of guidelines for intensification along Markham's Centres and Corridors. The report addresses the public realm, streets and blocks, building location, built form, tall buildings, transition, and parking and loading.

Many of the guidelines have been addressed in the new Official Plan, both in Section 6 Urban Design and Sustainable Development and Section 8 Land Use. Many of the guidelines are intended to provide guidance for the preparation of precinct plans, plans of subdivision and site plan approval. For the most part, they do not contain the kind of specificity that is required of a standard to be included in the zoning by-law. Where there are implications of these policies for the new comprehensive zoning by-law, particularly regarding building location, built form and transition, these have been reviewed earlier in this document for each land use designation, as part of the assessment of the relevance of the Official Plan for the new zoning by-law.

3.5 Affordable Housing and Special Needs Housing Shared and Supportive Housing Review

The Affordable Housing and Special Needs Housing Shared and Supportive Housing Review was completed in 2011. The Review focuses on the practical steps that can be taken together with community partners to increase housing choices for residents and workers. The recommended actions include:

- Ensuring a diverse range of housing choices;
- Increasing the supply of affordable home ownership;
- Increasing the supply of affordable rental housing;
- Increasing housing for specific demographic groups;
- Providing a range of affordable housing for families;
- Examining the need for emergency and supportive housing needs; and
- Increasing the supply of accessible housing.

Many of these recommendations require the City to work with the Region and community organizations to achieve results. The implications for the zoning by-law are primarily to provide for various types of supportive housing and to accommodate secondary suites. These have been addressed as policies in the Official Plan including the formulation of relevant definitions. The implications for the new zoning by-law have been already identified in section 4 under part 1 of this paper. These issues will be further addressed as part of the work on Task 13.

4 CONCLUSION

The Official Plan, particularly Chapter 8, Land Use, contains a number of fairly detailed policies that need to be incorporated into the new zoning by-law. The implications of these policies for the new zoning by-law are summarized under each Official Plan Chapter and land use designation in part 1 of this paper.

A number of other studies have also been reviewed in part 2 of this paper. For the most part, the recommendations contained in these studies have either been incorporated into the Official Plan or are intended to provide guidance during the site plan review process.

REFERENCES

City of Markham.-Official Plan. June 2014.

Town of Markham. Affordable and Special Needs Housing Study (SHS Consulting), November 2010.

-----Draft Infilling Report (Meridian Planning Consultants Inc.), May 2010.

-----Employment Lands Employment Intensification Study (Meridian Planning Consultants Inc.), March, 2011

-----Employment Lands Strategy Phase 1 (Urban Metrics Inc.), May 2009

-----Land Use Planning Report: Hughson/Lunar/Ankara Study Area Brown's Corners (Meridian Planning Consultants Inc.) June, 2010.

-----Markham Built Form Height and Massing Study; Built Form Principles (Sweeney Sterling Finlayson and Co Architects), March 2010 .

-----Markham's Greenprint Sustainability Plan, 2011.

Draft

Appendix

A. Summary of Official Plan Policies Related to Zoning By-law Implementation

B. Official Plan Designations and Existing, In-effect Zoning Categories

A. Summary of Official Plan Policies Related to Zoning By-law Implementation

Official Plan Section	Official Plan Policy Intent	Zoning By-Law Implementation
3.0 Environmental Systems		
3.1.1.1	To identify, protect and enhance Markham's Greenway System	Create zones to protect Greenway System
3.1.1.7	Apply the most restrictive regulations and/or standards for lands within the Greenway System	Identify regulations for different zones within the Greenway system
3.1.2.10	Conditions for utilities and infrastructure in the Natural Heritage Network	Apply conditions in zone that applies to the Natural Heritage Network
3.4.1.2	Prohibits uses on hazard lands and Special Policy Areas; Province is proposing additional restrictions in Residential Low Rise areas covered by the Special Policy Areas	Determine how to address prohibitions (Task 15)
3.4.1.9	Changes in Special Policy Areas do not result in unacceptable risk	Determine how to address SPA (Task 15)
3.4.1.17	Restricts new lot creation or additional dwelling unit creation in Low Rise Residential Areas	Address in appropriate zones
4.0 Healthy Neighbourhoods and Communities		
4.1.2.6	To encourage shared housing and provide for the establishment of secondary suites	Address encouragement and permissions in appropriate zones
4.3.2.2	Implement and administer an open space system	Create and apply a zone for parks and open spaces
6.0 Urban Design and Sustainable development		
6.1.5.4	Development to enhance views and vistas	Use height limits to protect views
6.1.8.2	Design and place buildings on sites to relate to context and meet a number of other conditions	Address as standards on a zone by zone basis
6.1.8.3	Distribute density across a site	Apply on a zone by zone basis as appropriate
6.1.8.4 a	design and place buildings in relation to abutting buildings, streetscape, heritage and parks and open spaces	Apply on a zone by zone basis
6.1.8.7	Organize and locate on site parking	Address in zones as appropriate
6.2.1.3	Implement regulations to achieve sustainable development	Address in new zoning categories as appropriate
6.2.3.1 b, c, e, f	Apply innovative sustainable development practices to promote energy conservation, reduce heat island effect, conserve water, promote community based food production	Apply as standards in new ZBL to the extent possible

Official Plan Section	Official Plan Policy Intent	Zoning By-Law Implementation
7.0 Transportation Services and Utilities		
7.1.4.2 h	Provide bicycle parking standards	Determine appropriate standards (Task 9)
7.1.5.2	Develop minimum and, where appropriate, maximum parking standards, accessible parking and encourage shared parking	Determine appropriate standards (Task 9)
7.1.7.2	Protect rail corridors from encroachment	Address in the appropriate zones
7.1.8.3	Comply with relevant airport regulations	Address in affected zones (consider as an additional standard or exception)
8.1 General Land Use		
8.1.1	Uses to be permitted in all land use designations, except the Greenway	Reflect in zoning use lists
8.1.2	Uses prohibited in hazard lands--see 3.4.1.2 above	See above
8.1.5	Zoning need not reflect maximum heights and densities identified in Chapter 8	Determine appropriate heights and densities on an area by area basis
8.2 Residential		
8.2.1.2	Uses to be permitted in all residential designations	Reflect in zoning use lists
8.2.2 Residential Estate		
8.2.2.2	Prohibits convenience retail and personal uses in Residential Estate Areas	Ensure that zones in these areas do not include convenience retail and personal uses in use lists
8.2.2.3	Heights in Residential Estate Areas limited to 3 storeys and on lots at least 0.4 ha in size	Reflect in ZBL
8.2.2.4	Identifies development criteria for Residential Estate Areas (lot size, frontage, area, depth, massing, landscaped area)	Reflect appropriate criteria in ZBL; leave other criteria for Site Plan Approval
8.2.3 Residential Low Rise		
8.2.3.2	Adds small scale shared housing as a use in Residential Low Rise Areas	Reflect in ZBL
8.2.3.3	Identifies low rise building types for Residential Low Rise Areas	Reflect in ZBL
8.2.3.4	Limits height in Residential Low Rise Areas to 3 storeys	Reflect in ZBL
8.2.3.5	Criteria for infill development (lot frontages, lot areas, setbacks, width of driveways); also references infill policies in Sections 9.3.3, 9.13.2, 9.14.2, 9.18.5, 9.19.2	Reflect appropriate criteria in ZBL; leave other criteria for Site Plan Approval
8.2.3.6	Respect an angular plan from a low rise residential building	Reflect in ZBL

Official Plan Section	Official Plan Policy Intent	Zoning By-Law Implementation
8.2.4 Residential Mid rise		
8.2.4.2	Adds all forms of shared housing to uses permitted in Residential Mid Rise Areas	Reflect in ZBL
8.2.4.3	Identifies types of buildings for Residential Mid Rise Areas	Reflect in ZBL
8.2.4.4	Provides for heights of between 3 and 6 stores and an overall maximum FSI of up to 2 in Residential Mid Rise Areas	Determine appropriate height and density on a site by site basis and apply as maximum in ZBL
8.2.4.5	Identifies development criteria for Residential Mid Rise (consistent setbacks, transition height zones and angular planes)	Reflect appropriate criteria in ZBL; leave other criteria for Site Plan Approval
8.2.5 Residential High Rise		
8.2.5.2	Adds all forms of shared housing to uses permitted in Residential High Rise Areas	Reflect in ZBL
8.2.5.3	Provides for heights of between 3 and 15 stores and an overall maximum FSI of up to 2.5 in Residential; High Rise Areas	Determine appropriate height and density for each zone and apply as maximum in ZBL
8.2.5.5	Identifies development criteria for Residential High Rise (consistent setbacks, transition height zones and angular planes, podium heights, maximum floor plates)	Reflect appropriate criteria in ZBL; leave other criteria for Site Plan Approval
8.3 Mixed Use		
8.3.1	Lists uses to be permitted in all Mixed Use Areas	Apply in ZBL
8.3.1.3	Exempts minor additions to existing buildings from height and density restrictions in Mixed Use Areas	May best be left as guidance for minor variance applications
8.3.1.4	Identifies development criteria to apply to all Mixed Use Areas (consistent setbacks, transition height zones and angular planes, location of parking, landscape buffers)	Reflect appropriate criteria in ZBL; leave other criteria for Site Plan Approval
8.3.2 Mixed Use Low Rise		
8.3.2.1 b)	Requires mixed use buildings	Apply in ZBL
8.3.2.2	Adds small scale shared housing to use list for Mixed Use Low Rise Areas	Apply in ZBL
8.3.2.3	Identifies building types (multi storey mixed use) for Mixed Use Low Rise Areas	Apply in ZBL
8.3.2.4	Provides for heights of between 2 and 3 storeys, unless otherwise specified for Mixed Use Low Rise Areas	Determine appropriate height and density for each zone and apply as maximum in ZBL

Official Plan Section	Official Plan Policy Intent	Zoning By-Law Implementation
8.3.2.5	Limits floor area of non residential premises to 500 sq. m; 1,000 sq. m on an arterial	Apply in ZBL as appropriate, determine which criteria belong in site plan approval process
8.3.3 Mixed Use Mid Rise		
8.3.3.2	Adds to permitted uses in Mixed Use Mid Rise Areas (all shared housing, universities and automobile related uses)	Apply in ZBL
8.3.3.3	Identifies building types (apartment buildings, multi storey mixed use, townhouses) for Mixed Use Mid Rise Areas	Apply in ZBL
8.3.3.4	Provides for heights of between 3 and 8 storeys and an overall maximum FSI of up to 2.0 for Mixed Use Mid Rise Areas, unless otherwise specified	Determine appropriate height and density for each zone and apply as maximum in ZBL
8.3.3.5	Identifies development criteria including maximum of 6,000 sq. m for any individual retail premise, podium buildings for Mixed Use Mid Rise Areas	Reflect appropriate criteria in ZBL; leave other criteria for Site Plan Approval
8.3.4 Mixed Use High Rise		
8.3.4.2	Adds a trade centre and private club to list of uses for Mixed Use High Rise Areas	Apply in ZBL
8.3.4.3	Identifies building types (apartment buildings, multi storey mixed use, townhouses) for Mixed Use High Rise Areas	Apply in ZBL
8.3.4.4	Provides for heights of between 3 and 15 storeys and an overall maximum FSI of up to 3 for Mixed Use High Rise Areas, unless otherwise specified	Determine appropriate height and density for each zone and apply as maximum in ZBL
8.3.4.5	Identifies development criteria including maximum of 6,000 sq. m for the ground floor of any individual retail premise, podium buildings, small floor plates for towers and separation distances between towers for Mixed Use High Rise Areas	Apply in ZBL as appropriate, determine which criteria belong in site plan approval process
8.3.5 Mixed Use Office Priority		
8.3.5.2	Adds colleges and universities, hotels, auto related uses and all forms of shared housing to list of permitted uses in Mixed Use Office Priority Areas	Apply in ZBL
8.3.5.3	Identifies building types including apartments and multi storey buildings in Mixed Use Office Priority Areas	Apply in ZBL
8.3.5.4	Provides for heights of between 3 and 15 storeys and an overall maximum FSI of up to 3 for Mixed Use Office Priority Areas, unless otherwise specified	Determine appropriate height and density for each zone and apply as maximum in ZBL
8.3.5.5	Identifies development criteria including maximum of 6,000 sq. m for any individual retail premise, podium buildings, small floor plates for towers and separation distances between towers for Mixed Use Office Priority Areas	Reflect appropriate criteria in ZBL; leave other criteria for Site Plan Approval

Official Plan Section	Official Plan Policy Intent	Zoning By-Law Implementation
8.3.6 Mixed Use Health Care Campus		
8.3.6.1 b	Identifies hospital uses, and complementary retail, service, office and residential uses related to the hospital function for the Mixed Use Health care Campus Area as provided for in the Cornell Secondary Plan	Apply in ZBL if consistent with Cornell Secondary Plan
8.3.6.1 c	Identifies community infrastructure as permitted in the Mixed Use Health care Campus Area as provided for in the Cornell Secondary Plan	Apply in ZBL if consistent with Cornell Secondary Plan
8.3.7 Mixed Use Heritage Main Street		
8.3.7.2	Adds bed and breakfast, hotel, place of entertainment if allowed in the respective heritage Conservation District Plan for the Mixed Use Heritage Main Street designation	Apply in ZBL if consistent with Secondary Plan and Heritage District Conservation Area Plan
8.3.7.3	Identifies building types including multi storey mixed use buildings for Mixed Use Heritage Main Street	Apply in ZBL if consistent with Secondary Plan and Heritage District Conservation Area Plan
8.3.7.4	Refers to heights and densities specified in the site specific policies in Chapter 9	Refer to relevant policy in Chapter for direction
8.3.7.5	Refers to development criteria contained in relevant section in Chapter 9	Refer to relevant policy in Chapter 9 for direction
8.4 Commercial		
8.4.1.2	States that no additional lands in Markham can be designated Commercial	No new single purpose commercial zones in ZBL
8.4.1.3	Provides a list of uses intended for Commercial Areas	Apply in ZBL
8.4.1.5	Prohibits dwelling units in Commercial Areas	Ensure that use lists for zones in these areas do not include dwelling units
8.4.1.6	Identifies single and multi storey non residential buildings for Commercial Areas; maximum heights to be specified in zoning by-law	Apply in ZBL
8.4.1.7	Identifies development criteria for Commercial Areas (consistent setbacks, location of parking, height transitions areas, landscaped buffers)	Reflect appropriate criteria in ZBL; leave other criteria for Site Plan Approval
8.5 Employment Lands		
8.5.1.6	Identifies development criteria for all employment land designations (setbacks, built to lines, buffering of loading , location of parking)	Reflect appropriate criteria in ZBL; leave other criteria for Site Plan Approval
8.5.2 Business Park Employment		

Official Plan Section	Official Plan Policy Intent	Zoning By-Law Implementation
8.5.2.2	Provides a list of uses intended for Business Park Employment Areas including accessory and ancillary uses	Apply in ZBL
8.5.2.4	Lists prohibited uses for Business Park Employment Areas	Ensure that use lists for zones in these areas do not include prohibited uses
8.5.2.5	Provides for non residential buildings with maximum heights to be specified in zoning by-law	ZBL to reflect heights as determined on an area by area basis
8.5.2.6	Identifies development criteria for Business Park Employment Areas including aligning buildings along the street and concentrating bulk of density along arterial street	Reflect appropriate criteria in ZBL; leave other criteria for Site Plan Approval
8.5.3 Business Park Office Priority Employment		
8.5.3.2	Provides a list of uses intended for Business Park Office Priority Employment Areas including accessory and ancillary uses including uses in 8.5.2.2 a, e, f, g, h	Apply in ZBL
8.5.3.4	Lists prohibited uses in the Business park Office Priority Employment Area	Ensure that use lists for zones in these areas do not include prohibited uses
8.5.3.5	Minimum building height to be 3 storeys and a maximum to be determined based on area context	ZBL to reflect heights as determined on an area by area basis
8.5.3.6	Identifies development criteria for Business Park Office Priority Employment Areas including aligning buildings along the street and concentrating bulk of density along arterial street	Reflect appropriate criteria in ZBL; leave other criteria for Site Plan Approval
8.5.4 Service Employment		
8.5.4.2	Provides a list of uses intended for Service Employment Areas including floor area restrictions on retail uses	Apply in ZBL
8.5.4.4	Prohibits private school	Ensure that use lists for zones in these areas do not include a private school
8.5.4.5	Identifies single and multi storey buildings with; maximum heights to be specified in zoning by-law	Apply in ZBL
8.5.4.6	Identifies development criteria for Service Employment Areas including building to adhere to a consistent setback and screening of outdoor storage	Reflect appropriate criteria in the ZBL
8.5.5 General Employment		
8.5.5.2	Provides a list of intended uses for the General Employment Areas including some accessory uses	Apply in ZBL
8.5.5.4	Lists prohibited uses for General Employment Areas	Ensure that use lists for zones in these areas do not include prohibited uses

Official Plan Section	Official Plan Policy Intent	Zoning By-Law Implementation
8.5.5.5	Provides for single and multi storey industrial and warehouse buildings	Apply in ZBL
8.5.5.6	Identifies development criteria for General Employment Areas including screening of outdoor storage from adjacent areas	Reflect appropriate criteria in the ZBL
8.6 Greenway		
8.6.1.2	Provides a list of permitted uses in the Greenway including uses listed in 8.8.1.2	Apply in ZBL
8.6.1.3	Provides a list of uses to be added to Oak Ridges Moraine and Greenbelt Areas	Apply in ZBL
8.6.1.4	Provides a list of prohibited uses in the Oak Ridges Moraine and the Greenbelt	Ensure that use lists for zones in these areas do not include prohibited uses
8.6.1.5	Provides for existing detached dwellings, agricultural buildings or structures and parks and recreational related buildings and structures	Apply in ZBL, as appropriate
8.6.1.6	Identifies development criteria for the Greenway including severely restricting activity within the Natural Heritage Network in 8.6.1.6 b	Apply in ZBL for Natural Heritage Network lands
8.6.1.8	Identifies criteria for considering applications within the Greenbelt Area	Consider creating a distinct zone for lands in the Greenbelt that are not part of the Natural Heritage Network Area
8.7 Hamlets		
8.7.1.3	Provides a list of additional uses permitted in Hamlets including additional uses for Locust Hill and Cedar Grove	Apply in ZBL
8.7.1.4	Restricts building types in Hamlets to house form buildings and buildings associated with day care centres, places of worship and public schools	Apply in ZBL
8.8 Countryside		
8.8.1.2	Provides a list of permitted uses in the Countryside Area	Apply in ZBL
8.8.1.3	Prohibits all non agricultural uses except for uses in 8.1.1 and 8.8.1.2 f in the Countryside Area	Ensure that use lists for the zone in these areas does not include prohibited uses
8.8.1.4	Restricts building types to detached dwellings and buildings and structures used for agricultural purposes	Apply to ZBL
8.9 Private Open Space		
8.9.1.2	Restricts uses to private golf courses and cemeteries	Apply in ZBL
8.9.1.3	Restricts building types to club house facilities and buildings or structures associated with cemeteries	Apply in ZBL

Official Plan Section	Official Plan Policy Intent	Zoning By-Law Implementation
8.10 Transportation and Utilities		
8.10.1.1	Provides for highways, railways, hydroelectric transmission, gas and oil pipelines, telephone and other cabled services in the Transportation and Utilities Area	Apply in ZBL
8.10.1.2	Provides for secondary uses associated hydroelectric transmission corridors	Apply in ZBL
8.11 Parkway Belt West		
8.11.1.2	Specifies that uses are to be governed by the Parkway Belt Planning and Development Act or zoning by-laws passed by Council and acceptable to the Province	Apply in ZBL
8.13 Specific Use Provisions		
8.13.1.1	Specifies conditions regarding the appropriate locations for Convenience Retail and Personal Service	Apply conditions to all Convenience Retail and Personal Service permissions
8.13.2.1	Specifies conditions regarding the location of a Day Care Centre	Apply conditions to all Day Care Centres
8.13.3.2	Specifies criteria for Drive Through Service Facilities	Apply conditions for all Drive Through Service Facilities (Task 8)
8.13.4.1	Specifies conditions for locating a Funeral Home	Apply conditions to all Funeral Homes
8.13.5.1	Specifies criteria for site size, accessory uses, access, orientation of Motor Vehicle Service Stations	Apply conditions to all Motor Vehicle Service Stations (Task 7)
8.13.6.1	Provides for outdoor display and storage as accessory to another use with conditions	Determine appropriate conditions for outdoor display or storage and apply in the ZBL
8.13.7.1	For Places of Worship specifies maximum site area, maximum premise size, location, and other development criteria	Apply conditions in ZBL for Places of Worship as appropriate, leave others for Site Plan Approval (Task 14)
8.13.8.1	Identifies criteria that may be considered for Secondary Suites including identifying building type, percentage of floor area, number of units, size, parking standards and external appearance (must also comply with Section 35.1 of the Planning Act)	Determine appropriate criteria to be included in the ZBL for Secondary Suites on an area by area basis

Official Plan Section	Official Plan Policy Intent	Zoning By-Law Implementation
8.13.8.9.1	Identifies conditions that need to be satisfied for the provision of different types of Shared Housing	Determine appropriate criteria to be included in the ZBL for Shared Housing on an area by area basis and whether to create additional sub categories of shared housing in the zoning by-law
9 Area and Site Policies		
9.1-9.20	Identifies detailed area and site specific policies; in particular Sections 9.4.6, 9.13.4, 9.18.13 and 9.19.6 refer to specific policies for heritage conservations districts	Need to be reflected in site specific zoning by-laws. (To be reviewed as part of Task 4)
10 Implementation		
10.2.1	Provides general guidance for the preparation of the comprehensive ZBL: to include uses, development standards, illustrations and special use provisions; states that there can be more than one zone for each land sue designation and that densities and heights can be less in the ZBL than specified maximums in each designation	No implications for ZBL
11 Interpretation		
11.1.3	States that legally existing development and land uses et time Plan is approved shall be deemed to conform to the Plan	Nature of conformity with ZBL to be determined
11.2	Provides a list of definitions, some of which include uses and will need to aligned with the definitions in the ZBL	Align appropriate OP definitions with ZBL definitions (Task 5)

B. Official Plan Designations and Existing, In-effect Zoning Categories

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
RESIDENTIAL ESTATE -Permitted uses: 8.1.1, 8.2.1.2 Prohibited uses: 8.2.2.2	RRE	Residential	Rural Residential Estate Zone	304-87
	RR1	Residential	Single Family Rural Residential; Single Family Rural	122□72; 83-73 ;84-73; 127□76; 91□79; 194□82; 196□82;304□87; 242□90
	RR2	Residential	Rural Residential Two Zone	304□87
	O3	Open Space	Open Space (Environmental Buffer)	19□94
RESIDENTIAL LOW RISE - Permitted uses: 8.1.1, 8.2.1.2, 8.2.3.2	R1	Residential	Residential 1st Density; Single Family Residential 1st Density; Residential Zone; Residential One Zone	1229; 1767; 2551; 2571; 177-96
	R2	Residential	Residential 2nd Density; Single Family Residential 2nd Density; Residential Two Zone	1229; 1767; 2237; 2571; 2612; 177-96
	R3	Residential	Residential 3rd Density; Single Family Residential 3rd Density; Residential Three Zone	1229; 1767; 2237; 2571; 2612; 11-72; 122-72; 145-78; 162-78; 163-78; 134-79; 153-80; 72-81; 221-81; 177-96
	R4	Residential	Residential 4th Density; 4th Density Single Family Residential; Single Family Residential- Fourth Density; Residential Four Zone	1229; 1442; 1767; 1914; 2571; 2612; 11-72; 162-78; 163-78; 118-79; 134-79; 153-80; 72-81; 177-96
	R5	Residential	Fifth Density □ Single Family Residential; Single Family Residential □ Fifth Density	134□79; 153□80
	R6	Residential	Single Family Residential □ Sixth Density; Sixth Density □ Single Family Residential; Single Family Residential 6th Density	118-79; 134-79; 153□80; 72□81; 151□75; 145□78; 162□78; 163□78
	R7	Residential	Seventh Density □ Single Family Residential; Single Family Residential □ Seventh Density	134-79; 153□80; 72□81; 162□78; 163□78; 90□81; 72□79
	R8	Residential	Eight Density □ Single Family Residential; Single Family Residential □ Eighth Density; Single Family Residential 8th Density	134-79; 153□80; 72□81; 151□75; 145□78; 163□78; 90□81; 72□79; 250□77
	R9	Residential	Ninth Density □ Single Family Residential; Single Family Residential □ Ninth Density	134-79; 72□81; 145□78; 162□78; 163□78; 250□77
	R10	Residential	Tenth Density □ Single Family Residential	134-79
	R11	Residential	Eleventh Density □ Single Family Residential	134-79
	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
RESIDENTIAL LOW RISE - Permitted uses: 8.1.1.1, 8.2.1.2, 8.2.3.2	C4	Commercial	Office/Residential	1229 (57-95) (114-95)
	CA1	Commercial	Community Amenity Area One; Community Amenity One Zone	1767 (2003-255); 177-96
	CA2	Commercial	Community Amenity Area Two; Community Amenity Two Zone	1767 (2003-255); 177-96
	CA3	Commercial	Community Amenity Three Zone	177-96
	CA4	Commercial	Community Amenity Four Zone	177-96
	GR	Residential	Greenbelt Residential	1767
	I	Institutional	Institutional	1229
	INST	Institutional	Institutional Zone	2551; 304-87
	MJC	Commercial	Major Commercial Zone	177-96
	NC1	Open Space	Retail Mixed Use	177-96
	NC3	Commercial	Neighbourhood Commercial Three Zone	177-96
	O1	Open Space	Open Space	153-80; 72-81; 151-75; 145-78; 162-78; 250-77; 2489; 2612
	O2	Institutional	Institutional & Open Space; Open Space (Special Use); Institutional and Open Space; Institutional and Open Spaces; Special Uses	153-80; 72-81; 151-75; 145-78; 162-78; 163-78; 90-81; 72-79; 250-77; 2612
	O3	Open Space	Open Space (Environmental Buffer)	19-94
	OS1	Open Space	Open Space One Zone	177-96
	OS2	Open Space	Open Space Two Zone	177-96
	RD	Residential	Residential Development	90-81
	R1-F10.7	Residential	Single Detached Dwelling	177-97
	R1-F45	Residential	Single Detached Dwelling	177-98
	RHD1	Residential	High Density Residential - First Density; 1st Density - High Density Residential	153-80; 184-78
RM1	Residential	1st Density Multiple Family Residential; Multiple Family Residential 1st Density; Multiple family residential	1442; 2150; 2237; 2489; 2612	
	RM2S	Residential	Multiple Family Residential 2nd Density	Verify

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
RESIDENTIAL LOW RISE - Permitted uses: 8.1.1, 8.2.1.2, 8.2.3.2	RM3	Residential	Multiple Family Residential 3rd Density	2150; 2237; 2612; 11□72
	RMD1	Residential	Residential Medium Density 1	19□94
	RMD2	Residential	Residential Medium Density 2	19□94
	RR1	Residential Rural	Single Family Rural Residential; Single Family Rural	122□72; 83□73; 127□76; 91□79; 194□82; 196□82; 304□87; 242□90
	RR2	Residential Rural	Rural Residential Two Zone	304□87
	RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	122□72; 83□73; 127□76; 91□79; 304□87; 242□90
	RRE	Residential Rural	Rural Residential Estate Zone	304□87
	RRH	Residential Rural	Single Family Rural Residential; Single Family Rural	122□72; 83□73; 127□76; 91□79; 194□82; 196□82; 242□90
	RSD1	Residential	Semi-Detached Residential 1st Density	2571; 2612
	RSD2	Residential	Semi-Detached Residential 2nd Density	2571; 2612
	RSD3	Residential	Semi-Detached Residential □ Third Density; Semi-Detached Residential 3rd Density; Third Density Semi-detached Residential	153□80; 72-81; 151□75; 145□78; 162□78; 163□78; 90□81; 72□79; 250□77
	RSD4	Residential	Semi-Detached Residential □ Fourth Density; Semi-Detached Residential □ 4th Density; Fourth Density Semi-detached Residential	153□80; 72-81; 145□78; 162□78; 163□78; 90□81; 72□79; 250□77
	RSD5	Residential	Semi-Detached	90-81
	RST1	Residential	Street Townhouse Residential 1st Density; Street Townhouses Residential □ First Density; First Density □ Street Townhouse Residential	1229 (232-77); 1767 (282-77) (61-80); 151-75; 250-77; 184-78; 72-79; 90-81
	RST2	Residential	Second Density - Street Townhouse Residential	1767 (54-96)
	SR1	Residential	Special Residential 1st Density	1767
	SR2	Residential	Special Residential 2nd Density	1767
	SR3	Residential	Special Residential 3rd Density	1767
SUR1	Residential	Suburban Residential First Density	193-81	

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
RESIDENTIAL LOW RISE - Permitted uses: 8.1.1, 8.2.1.2, 8.2.3.2	SUR2	Residential	Suburban Residential Second Density	193-81
	SUR3	Residential	Suburban Residential Third Density	193-81
RESIDENTIAL MID RISE - Permitted uses: 8.1.1, 8.2.1.2, 8.2.4.2	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87
	C2	Commercial	Central Area Commercial	1229
	C3	Commercial	Service Commercial; Highway Commercial	1229; 122-72; 8373; 127-76; 91-79
	CA	Commercial	Community Amenity	122-72
	CA1	Commercial	Community Amenity Area One; Community Amenity One Zone	1767 (2003-255); 177-96
	CA2	Commercial	Community Amenity Area Two; Community Amenity Two Zone	1767 (2003-255); 177-96
	INST	Institutional	Institutional Zone	2551; 304-87
	NC2	Commercial	Neighbourhood Commercial Two Zone	177-96
	O1	Open Space	Open Space	153□80; 72-81; 151□75; 145-78; 162□78; 250□77; 2489; 2612
	O2	Institutional	Institutional & Open Space; Open Space (Special Use); Institutional and Open Space; Institutional and Open Spaces; Special Uses	153□80; 72-81; 151□75; 145-78; 162□78; 163□78; 90□81; 72□79; 250□77; 2612
	OS1	Open Space	Open Space One Zone	177□96
	NC	Commercial	Neighbourhood Commercial; Neighbourhood Commercial One Zone	2150; 2237; 2489; 2551; 11-72; 177-96
	R2	Residential	Residential 2nd Density; Single Family Residential 2nd Density; Residential Two Zone	1229; 1767; 2237; 2571; 2612; 177-96
	R3	Residential	Residential 3rd Density; Single Family Residential 3rd Density; Residential Three Zone	1229; 1767; 2237; 2571; 2612; 11-72; 122-72; 145-78; 162-78; 163-78; 134-79; 153-80; 72-81; 221-81; 177-96
	R4	Residential	Residential 4th Density; 4th Density Single Family Residential; Single Family Residential- Fourth Density; Residential Four Zone	1229; 1442; 1767; 1914; 2571; 2612; 11-72; 162-78; 163-78; 118-79; 134-79; 153-80; 72-81; 177-96
	R4S	Residential	Single Family Residential (Special)	2237
RHD2	Residential	Second Density- High Density Residential	1767 (433-86) (2001-266)	
RHD2S	Residential	High Density Residential	153-80	

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
RESIDENTIAL MID RISE - Permitted uses: 8.1.1, 8.2.1.2, 8.2.4.2	RM1	Residential	1st Density Multiple Family Residential; Multiple Family Residential 1st Density; Multiple family residential	1442; 2150; 2237; 2489; 2612
	RM3	Residential	Multiple Family Residential 3rd Density	2150; 2237; 2612; 11□72
	RMD2	Residential	Residential Medium Density 2	19□94
	RR1	Residential Rural	Single Family Rural Residential; Single Family Rural	122□72; 83□73; 127□76; 91□79; 194□82; 196□82; 304□87; 242□90
	RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	122□72; 83□73; 127□76; 91□79; 304□87; 242□90
	RST1	Residential	Street Townhouse Residential 1st Density; Street Townhouses Residential □ First Density; First Density □ Street Townhouse Residential	1229 (232-77); 1767 (282-77) (61-80); 151-75; 250-77; 184-78; 72-79; 90-81
	SUR1	Residential	Suburban Residential First Density	193-81
RESIDENTIAL HIGH RISE - Permitted uses: 8.1.1, 8.2.1.2, 8.2.5.2	BP	Employment/Industrial	Business Park	177-96
	C3	Commercial	Service Commercial; Highway Commercial	1229; 122-72; 8373; 127-76; 91-79
	CA1	Commercial	Community Amenity Area One; Community Amenity One Zone	1767 (2003-255); 177-96
	CA2	Commercial	Community Amenity Area Two; Community Amenity Two Zone	1767 (2003-255); 177-96
	LC	Commercial	Local Commercial	1767 (433-86); 250-77; 72-79; 134-79; 153-80; 72-81; 90-81; 193-81
	M	Employment/Industrial	Industrial; Select Industrial	1229; 2053; 2237; 77□73; 108□81
	M.C.	Commercial	Select Industrial and Limited Commercial	119□73; 165□80; 108□81
	O2	Institutional	Institutional & Open Space; Open Space (Special Use); Institutional and Open Space; Institutional and Open Spaces; Special Uses	153□80; 72-81; 151□75; 145-78; 162□78; 163□78; 90□81; 72□79; 250□77; 2612
	OS1	Open Space	Open Space One Zone	177□96
	R4	Residential	Residential 4th Density; 4th Density Single Family Residential; Single Family Residential- Fourth Density; Residential Four Zone	1229; 1442; 1767; 1914; 2571; 2612; 11-72; 162-78; 163-78; 118-79; 134-79; 153-80; 72-81; 177-96
R IND	Employment/Industrial	Rural Industrial	2551; 83-73; 127-76; 91-79	

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
RESIDENTIAL HIGH RISE - Permitted uses: 8.1.1, 8.2.1.2, 8.2.5.2	RHD2	Residential	Second Density- High Density Residential	1767 (433-86) (2001-266)
	RHD2S	Residential	High Density Residential	153-80
	RI	Residential	Residential	2551
	RM3	Residential	Multiple Family Residential 3rd Density	2150; 2237; 2612; 11□72
	RW	Commercial	Retail Warehouse	165-80
	SCI	Commercial	Special Commercial	90-81
MIXED USE LOW RISE - Permitted uses: 8.1.1, 8.3.1.2, 8.3.2.2	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87
	AC1	Commercial	Automotive Commercial One	177-96
	C.A.	Commercial	Community Amenity	122-72
	CA1	Commercial	Community Amenity Area One; Community Amenity One Zone	1767 (2003-255); 177-96
	CA2	Commercial	Community Amenity Area Two; Community Amenity Two Zone	1767 (2003-255); 177-96
	CA3	Commercial	Community Amenity Three Zone	177-96
	C1	Commercial	General Commercial; Commercial One Zone	1229; 122-72; 8373; 127-76; 91-79; 304-87
	C2	Commercial	Central Area Commercial	1229
	C3	Commercial	Service Commercial; Highway Commercial	1229; 122-72; 8373; 127-76; 91-79
	CCA	Commercial	Commercial Corridor Area	1229 (266-1999)
	HC2	Commercial	Highway Commercial (Automobile); Highway Commercial Two Zone; Highway Commercial Zone	1767 (138-74); 2150; 2237; 2551; 304-87
	LC	Commercial	Local Commercial	1767 (433-86); 250-77; 72-79; 134-79; 153-80; 72-81; 90-81; 193-81
	M	Special Commercial	Special Policy Area	122-72
	NC	Commercial	Neighbourhood Commercial; Neighbourhood Commercial One Zone	2150; 2237; 2489; 2551; 11-72; 177-96
	NC1	Open Space	Retail Mixed Use	177□96
NC3	Commercial	Neighbourhood Commercial Three Zone	177□96	
O3	Open Space	Open Space (Environmental Buffer)	19□94	

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
MIXED USE LOW RISE - Permitted uses: 8.1.1, 8.3.1.2, 8.3.2.2	SC3	Commercial	Special Commercial 3	47-85
	SC5	Commercial	Special Commercial	90-81
	SCI	Commercial	Special Commercial	90-81
MIXED USE MID RISE - Permitted uses: 8.1.1, 8.3.1.2, 8.3.3.2	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87
	AC1	Commercial	Automotive Commercial One	177-96
	BC	Employment/Industrial	Business Corridor	1229 (216-1999); 77-73; 119-73; 177-96
	C1	Commercial	General Commercial; Commercial One Zone	1229; 122-72; 8373; 127-76; 91-79; 304-87
	C3	Commercial	Service Commercial; Highway Commercial	1229; 122-72; 8373; 127-76; 91-79
	CA	Commercial	Community Amenity	122-72
	CA1	Commercial	Community Amenity Area One; Community Amenity One Zone	1767 (2003-255); 177-96
	CA2	Commercial	Community Amenity Area Two; Community Amenity Two Zone	1767 (2003-255); 177-96
	CA4	Commercial	Community Amenity Four Zone	177-96
	CC	Commercial	Community Commercial	1767 (73-88); 2150; 2237; 2612; 163-78
	DC	Commercial	District Commercial	184-78
	DSBL	Residential	Residential	1507
	I:RHD2	Institutional	Institutional	2237
	HC1	Commercial	Highway Commercial (General)	2150; 2237; 2551
	HC2	Commercial	Highway Commercial (Automobile); Highway Commercial Two Zone; Highway Commercial Zone	1767 (138-74); 2150; 2237; 2551; 304-87
	LCC	Residential	Local Commercial	2571
	M	Employment/Industrial	Industrial; Select Industrial	1229; 2053; 2237; 77-73; 108-81
	M4	Employment/Industrial	Industrial Fourth Category	2284-68
	M.C.(40%) SC1	Commercial	[M.C. (40%)] Select Industrial and Limited Commercial Zone (40% FSI) & SC1: Special Commercial; Special Commercial 1	165-80; & 1229 (326-82); 184-78; 47-85

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
MIXED USE MID RISE - Permitted uses: 8.1.1, 8.3.1.2, 8.3.3.2	M.C.(60%) SC1	Commercial	[M.C. (60%)] Select Industrial and Limited Commercial Zone (60% FSI) & SC1: Special Commercial; Special Commercial 1	165□80; & 1229 (326-82); 184-78; 47-85
	M.C.(90%) SC2	Commercial	[SC2] Special Commercial 2	47□85
	MC-D2	Mixed Use	Markham Centre Downtown Two Zone	2004-196
	MC-PS1	Mixed Use	Markham Centre Public Space One Zone	2004-196
	M.I.	Employment/Industrial	Select Industrial and Warehousing	119-73
	MJC	Commercial	Major Commercial Zone	1229 (2003-84); 177-96
	NC	Commercial	Neighbourhood Commercial; Neighbourhood Commercial One Zone	2150; 2237; 2489; 2551; 11-72; 177-96
	O1	Open Space	Open Space	153□80; 72-81; 151□75; 145-78; 162□78; 250□77; 2489; 2612
	O2	Institutional	Institutional & Open Space; Open Space (Special Use); Institutional and Open Space; Institutional and Open Spaces; Special Uses	153□80; 72-81; 151□75; 145-78; 162□78; 163□78; 90□81; 72□79; 250□77; 2612
	OS1	Open Space	Open Space One Zone	177□96
	R2	Residential	Residential 2nd Density; Single Family Residential 2nd Density; Residential Two Zone	1229; 1767; 2237; 2571; 2612; 177-96
	R2-LA	Residential	Residential Two□ Lane Access Zone	177□96
	R2-S	Residential	Residential Two□ Special Zone	177□96
	R3	Residential	Residential 3rd Density: Single Family Residential 3rd Density; Residential Three Zone	1229; 1767; 2237; 2571; 2612; 11-72; 122-72; 145-78; 162-78; 163-78; 134-79; 153-80; 72-81; 221-81; 177-96
	R4	Residential	Residential 4th Density; 4th Density Single Family Residential; Single Family Residential- Fourth Density; Residential Four Zone	1229; 1442; 1767; 1914; 2571; 2612; 11-72; 162-78; 163-78; 118-79; 134-79; 153-80; 72-81; 177-96
	RHD1S	Residential	High Density Residential (Special)	1767 (125-86)
RHDIS	Residential	High Density - Apartments	1767	
RHD2	Residential	Second Density- High Density Residential	1767 (433-86) (2001-266)	
RRH	Residential	Rural Residential	122-72	

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
MIXED USE MID RISE - Permitted uses: 8.1.1, 8.3.1.2, 8.3.3.2	RR1	Residential Rural	Single Family Rural Residential; Single Family Rural	122□72; 83□73; 127□76; 91□79; 194□82; 196□82; 304□87; 242□90
	RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	122□72; 83□73; 127□76; 91□79; 304□87; 242□90
	RW	Commercial	Retail Warehouse	165-80
	SC1	Commercial	Special Commercial; Special Commercial 1	1229 (326-82); 184-78; 47-85
	SC2	Commercial	Special Commercial 2	47□85
	SC2-S	Commercial	Special Commercial	47□85
	SC5	Commercial	Special Commercial	90-81
	SCI	Commercial	Special Commercial	90-81
MIXED USE HIGH RISE - Permitted uses: 8.1.1, 8.3.1.2, 8.3.4.2	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87
	BP	Employment/Industrial	Business Park	177-96
	C3	Commercial	Service Commercial; Highway Commercial	1229; 122-72; 8373; 127-76; 91-79
	CA	Commercial	Community Amenity	122-72
	CA1	Commercial	Community Amenity Area One; Community Amenity One Zone	1767 (2003-255); 177-96
	CC	Commercial	Community Commercial	1767 (73-88); 2150; 2237; 2612; 163-78
	HC1	Commercial	Highway Commercial (General)	2150; 2237; 2551
	HC2	Commercial	Highway Commercial (Automobile); Highway Commercial Two Zone; Highway Commercial Zone	1767 (138-74); 2150; 2237; 2551; 304-87
	M	Employment/Industrial	Industrial; Select Industrial	1229; 2053; 2237; 77□73; 108□81
	M CS	Employment/Industrial	[M(CS)] Select Industrial with Controlled Storage	108-81
	MC-D1	Mixed Use	Markham Centre Downtown One Zone	2004-196
	MC-D2	Mixed Use	Markham Centre Downtown Two Zone	2004-196
	MC-D3	Mixed Use	Markham Centre Downtown Three Zone	2004-196
	MC-D4	Mixed Use	Markham Centre Downtown Four Zone	2004-196
	MC-D5	Mixed Use	Markham Centre Downtown Five Zone	2004-196

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
MIXED USE HIGH RISE - Permitted uses: 8.1.1, 8.3.1.2, 8.3.4.2	MC-PS1	Open Space	Markham Centre Public Space One Zone	2004-196
	MC-PS2	Open Space	Markham Centre Public Space Two Zone	2004-196
	MHC	Commercial	[M.HC] Highway Commercial	119-73; 88-76
	MIC	Employment/Industrial	[M.IC] Select Industrial with Limited Commercial	119-73
	MJC	Commercial	Major Commercial Zone	1229 (2003-84); 177-96
	NC	Commercial	Neighbourhood Commercial; Neighbourhood Commercial One Zone	2150; 2237; 2489; 2551; 11-72; 177-96
	O1	Open Space	Open Space	153□80; 72-81; 151□75; 145-78; 162□78; 250□77; 2489; 2612
	O2	Institutional	Institutional & Open Space; Open Space (Special Use); Institutional and Open Space; Institutional and Open Spaces; Special Uses	153□80; 72-81; 151□75; 145-78; 162□78; 163□78; 90□81; 72□79; 250□77; 2612
	OS1	Open Space	Open Space One Zone	177□96
	RI	Residential	Residential	2551
	R IND	Employment/Industrial	Rural Industrial	2551; 83-73; 127-76; 91-79
	R2	Residential	Residential 2nd Density; Single Family Residential 2nd Density; Residential Two Zone	1229; 1767; 2237; 2571; 2612; 177-96
	R2-LA	Residential	Residential Two □ Lane Access Zone	177□96
	R4	Residential	Residential 4th Density; 4th Density Single Family Residential; Single Family Residential- Fourth Density; Residential Four Zone	1229; 1442; 1767; 1914; 2571; 2612; 11-72; 162-78; 163-78; 118-79; 134-79; 153-80; 72-81; 177-96
	R4S	Residential	Single Family Residential (Special)	2237
	RM3	Residential	Multiple Family Residential 3rd Density	2150; 2237; 2612; 11□72
	RR1	Residential Rural	Single Family Rural Residential; Single Family Rural	122□72; 83□73; 127□76; 91□79; 194□82; 196□82; 304□87; 242□90
	RR2	Residential Rural	Rural Residential Two Zone	304□87
	RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	122□72; 83□73; 127□76; 91□79; 304□87; 242□90
	SC5	Commercial	Special Commercial	90-81

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
MIXED USE OFFICE PRIORITY - Permitted uses: 8.1.1, 8.3.1.2, 8.3.5.2	BP	Employment/Industrial	Business Park	177-96
	CA2	Commercial	Community Amenity Area Two; Community Amenity Two Zone	1767 (2003-255); 177-96
	M.C.(60%)	Commercial	Select Industrial and Limited Commercial Zone (60% □ FSI)	165-80
	MC-D1	Mixed Use	Markham Centre Downtown One Zone	2004-196
	MC-D2	Mixed Use	Markham Centre Downtown Two Zone	2004-196
	OS2	Open Space	Open Space Two Zone	177□96
	R IND	Employment/Industrial	Rural Industrial	2551; 83-73; 127-76; 91-79
	RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	122□72; 83□73; 127□76; 91□79; 304□87; 242□90
MIXED USE HEALTH CARE CAMPUS - Permitted uses: 8.1.1, 8.3.1.2, 8.3.6.1 b, 8.3.6.1 c	I	Institutional	Institutional	1229
	I(S)	Institutional	Institutional (Special)	1229 (230-88)
MIXED USE HERITAGE MAIN STREET - Permitted uses: 8.1.1, 8.3.1.2, 8.3.7.2	C1	Commercial	General Commercial; Commercial One Zone	1229; 122-72; 8373; 127-76; 91-79; 304-87
	C2	Commercial	Central Area Commercial	1229
	CA1	Commercial	Community Amenity Area One; Community Amenity One Zone	1767 (2003-255); 177-96
	CC	Commercial	Community Commercial	1767 (73-88); 2150; 2237; 2612; 163-78
	HMS	Special Policy Area	Heritage Main Street	122-72
	I	Institutional	Institutional	1229
	R1	Residential	Residential 1st Density; Single Family Residential 1st Density; Residential Zone; Residential One Zone	1229; 1767; 2551; 2571; 177-96
	R3	Residential	Residential 3rd Density; Single Family Residential 3rd Density; Residential Three Zone	1229; 1767; 2237; 2571; 2612; 11-72; 122-72; 145-78; 162-78; 163-78; 134-79; 153-80; 72-81; 221-81; 177-96
T	Commercial	Transportation Zone	304-87	

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
COMMERCIAL - Permitted uses: 8.1.1, 8. 8.4.1.3 Prohibited uses: 8.4.1.5	BC	Employment/ Industrial	Business Corridor	1229 (216-1999); 77-73; 119-73; 177-96
	C3	Commercial	Service Commercial; Highway Commercial	1229; 122-72; 8373; 127-76; 91-79
	M.AC	Employment/ Industrial	Select Industrial and Automotive Commercial	119-73; 108-81
	M.C.(100%)	Commercial	Select Industrial and Limited Commercial Zone (100% □ FSI)	165-80
	M.C.(170%)	Commercial	Select Industrial and Limited Commercial Zone (170% □ FSI)	165-80
	M.C.(60%)	Commercial	Select Industrial and Limited Commercial Zone (60% □ FSI)	165-80
	M4	Employment/ Industrial	Industrial Fourth Category	2284-68
	MJC	Commercial	Major Commercial Zone	1229 (2003-84); 177-96
	OS1	Open Space	Open Space One Zone	177□96
	RW	Commercial	Retail Warehouse	165-80
	SC1	Commercial	Special Commercial; Special Commercial 1	1229 (326-82); 184-78; 47-85
	SCI	Commercial	Special Commercial	90-81
BUSINESS PARK EMPLOYMENT - Permitted uses: 8.1.1, 8.5.2.2 Prohibited uses: 8.5.2.4	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87
	B.C.	Employment/ Industrial	Business Corridor	1229 (216-1999); 77-73; 119-73; 177-96
	B.P.	Employment/ Industrial	Business Park	177-96
	CR	Commercial/ Open Space	Commercial Recreation Zone	304-87
	M	Employment/ Industrial	Industrial; Select Industrial	1229; 2053; 2237; 77□73; 108□81
	M.AC	Employment/ Industrial	Select Industrial and Automotive Commercial	119-73; 108-81
	M.C.(100%)	Commercial	Select Industrial and Limited Commercial Zone (100% □ FSI)	165-80
	M.C.(105%)	Commercial	Select Industrial and Limited Commercial Zone (105% □ FSI)	165-80
	M.C.(110%)	Commercial	Select Industrial and Limited Commercial Zone (110% □ FSI)	165-80
	M.C.(150%)	Commercial	Select Industrial and Limited Commercial Zone (150% □ FSI)	165-80
	M.C.(40%)	Commercial	Select Industrial and Limited Commercial Zone (40% □ FSI)	165-80
	M.C.(45%)	Commercial	Select Industrial and Limited Commercial Zone (45% □ FSI)	165-80

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
BUSINESS PARK EMPLOYMENT - Permitted uses: 8.1.1, 8.5.2.2 Prohibited uses: 8.5.2.4	M.C.(50%)	Commercial	Select Industrial and Limited Commercial Zone (50% FSI)	165-80
	M.C.(60%)	Commercial	Select Industrial and Limited Commercial Zone (60% FSI)	165-80
	M.C.(70%)	Commercial	Select Industrial and Limited Commercial Zone (70% FSI)	165-80
	M.C.(75%)	Commercial	Select Industrial and Limited Commercial Zone (75% FSI)	165-80
	M.C.(80%)	Commercial	Select Industrial and Limited Commercial Zone (80% FSI)	165-80
	M.C.(85%)	Commercial	Select Industrial and Limited Commercial Zone (85% FSI)	165-80
	M.C.(90%)	Commercial	Select Industrial and Limited Commercial Zone (90% FSI)	165-80
	MC-D1	Mixed Use	Markham Centre Downtown One Zone	2004-196
	MC-D2	Mixed Use	Markham Centre Downtown One Zone	2004-196
	M.SC	Commercial	Select Industrial and Limited Commercial	2004-197
	M4	Employment/Industrial	Industrial Fourth Category	2284-68
	M5	Employment/Industrial	Industrial Fifth Category	2284-68
	RR1	Residential Rural	Single Family Rural Residential; Single Family Rural	122□72; 83□73; 127□76; 91□79; 194□82; 196□82; 304□87; 242□90
	RR2	Residential Rural	Rural Residential Two Zone	304□87
RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	122□72; 83□73; 127□76; 91□79; 304□87; 242□90	
T	Commercial	Transportation Zone	304-87	
BUSINESS PARK OFFICE PRIORITY EMPLOYMENT - Permitted uses: 8.1.1, 8.5.2.2 a, e, f, g, h, 8.5.3.2 Prohibited uses: 8.5.3.4	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87
	BC	Employment/Industrial	Business Corridor	1229 (216-1999); 77-73; 119-73; 177-96
	BP	Employment/Industrial	Business Park	177-96
	CA2	Commercial	Community Amenity Area Two; Community Amenity Two Zone	1767 (2003-255); 177-96
	HC2	Commercial	Highway Commercial (Automobile); Highway Commercial Two Zone; Highway Commercial Zone	1767 (138-74); 2150; 2237; 2551; 304-87
	HCI	Commercial	Highway Commercial	2551
	INST	Institutional	Institutional Zone	2551; 304-87

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
BUSINESS PARK OFFICE PRIORITY EMPLOYMENT - Permitted uses: 8.1.1, 8.5.2.2 a, e, f, g, h, 8.5.3.2 Prohibited uses: 8.5.3.4	M.AC	Employment/Industrial	Select Industrial and Automotive Commercial	119-73; 108-81
	M.C.(100%)	Industrial	Select Industrial and Limited Commercial Zone (100% FSI)	165-80
	M.C.(40%)	Industrial	Select Industrial and Limited Commercial Zone (40% FSI)	165-80
	M.C.(70%)	Industrial	Select Industrial and Limited Commercial Zone (70% FSI)	165-80
	M.C.(72%)	Industrial	Select Industrial and Limited Commercial Zone (72% FSI)	165-80
	M.C.(75%)	Industrial	Select Industrial and Limited Commercial Zone (75% FSI)	165-80
	M.C.(78%)	Industrial	Select Industrial and Limited Commercial Zone (78% FSI)	165-80
	MC-D1	Mixed Use	Markham Centre Downtown One Zone	2004-196
	R IND	Employment/Industrial	Rural Industrial	2551; 83-73; 127-76; 91-79
	RR1	Residential Rural	Single Family Rural Residential; Single Family Rural	122□72; 83□73; 127□76; 91□79; 194□82; 196□82; 304□87; 242□90
	RR2	Residential Rural	Rural Residential Two Zone	304□87
	RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	122□72; 83□73; 127□76; 91□79; 304□87; 242□90
	SCI	Commercial	Special Commercial	90-81
	SERVICE EMPLOYMENT - Permitted uses: 8.1.1, 8.5.4.2 Prohibited uses: 8.5.4.4	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone
AC1		Commercial	Automotive Commercial One	177-96
BC		Employment/Industrial	Business Corridor	1229 (216-1999); 77-73; 119-73; 177-96
BP		Employment/Industrial	Business Park	177-96
CA1		Commercial	Community Amenity Area One; Community Amenity One Zone	1767 (2003-255); 177-96
CCA		Commercial	Commercial Corridor Area	1229 (266-1999)
LC		Commercial	Local Commercial	1767 (433-86); 250-77; 72-79; 134-79; 153-80; 72-81; 90-81; 193-81
M		Employment/Industrial	Industrial; Select Industrial	1229; 2053; 2237; 77□73; 108□81
M(CS)		Employment/Industrial	Select Industrial with Controlled Storage	108-81
M.AC	Employment/Industrial	Select Industrial and Automotive Commercial	119-73; 108-81	

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
SERVICE EMPLOYMENT - Permitted uses: 8.1.1, 8.5.4.2 Prohibited uses: 8.5.4.4	M.C.(100%)	Industrial	Select Industrial and Limited Commercial Zone (100% FSI)	165-80
	M.C.(150%)	Industrial	Select Industrial and Limited Commercial Zone (150% FSI)	108-81
	M.C.(40%)	Industrial	Select Industrial and Limited Commercial Zone (40% FSI)	165-80
	M.C.(60%)	Industrial	Select Industrial and Limited Commercial Zone (60% FSI)	165-80
	M.C.(70%)	Industrial	Select Industrial and Limited Commercial Zone (70% FSI)	108-81
	M.C.(79%)	Industrial	Select Industrial and Limited Commercial Zone (79% FSI)	108-81
	M4	Employment/Industrial	Industrial Fourth Category	2284-68
	OS1	Open Space	Open Space One Zone	177-96
	RD	Residential	Residential Development	90-81
	RR1	Residential Rural	Single Family Rural Residential; Single Family Rural	122-72; 83-73; 127-76; 91-79; 194-82; 196-82; 304-87; 242-90
	RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	122-72; 83-73; 127-76; 91-79; 304-87; 242-90
	RW	Commercial	Retail Warehouse	165-80
GENERAL EMPLOYMENT -Permitted uses: 8.1.1, 8.5.5.2 Prohibited uses: 8.5.5.4	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87
	BC	Employment/Industrial	Business Corridor	1229 (216-1999); 77-73; 119-73; 177-96
	BP	Employment/Industrial	Business Park	177-96
	CR	Commercial/Open Space	Commercial Recreation Zone	304-87
	GI	Employment/Industrial	General Industrial	177-96
	M	Employment/Industrial	Industrial; Select Industrial	1229; 2053; 2237; 77-73; 108-81
	M(CS)	Employment/Industrial	Select Industrial with Controlled Storage	108-81
	M(WR)	Employment/Industrial	Select Industrial with Warehouse Retail	108-81
	M.C.(100%)	Industrial	Select Industrial and Limited Commercial Zone (100% FSI)	165-80
	M.C.(110%)	Industrial	Select Industrial and Limited Commercial Zone (110% FSI)	108-81
	M.C.(34%)	Commercial	Select Industrial and Limited Commercial Zone (34% FSI)	108-81

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
GENERAL EMPLOYMENT -Permitted uses: 8.1.1, 8.5.5.2 Prohibited uses: 8.5.5.4	M.C.(40%)	Industrial	Select Industrial and Limited Commercial Zone (40% FSI)	165-80
	M.C.(42%)	Industrial	Select Industrial and Limited Commercial Zone (42% FSI)	108-81
	M.C.(45%)	Industrial	Select Industrial and Limited Commercial Zone (45% FSI)	108-81
	M.C.(50%)	Industrial	Select Industrial and Limited Commercial Zone (50% FSI)	108-81
	M.C.(60%)	Industrial	Select Industrial and Limited Commercial Zone (60% FSI)	165-80
	M.C.(70%)	Industrial	Select Industrial and Limited Commercial Zone (70% FSI)	108-81
	M.C.(77%)	Industrial	Select Industrial and Limited Commercial Zone (88% FSI)	108-81
	MCS3	Employment/Industrial	Select Industrial with Control Storage	28-82
	M3	Employment/Industrial	Select Industrial (0.3 ha)	209-81
	M4	Employment/Industrial	Industrial Fourth Category	2284-68
	O1-ORM(E1)	Oak Ridges Moraine	Open Space	304-87
	MCS4	Employment/Industrial	Select Industrial with Control Storage	28-82
	RD	Residential	Residential Development	90-81
	RR1	Residential Rural	Single Family Rural Residential; Single Family Rural	12272; 8373; 12776; 9179; 19482; 19682; 30487; 24290
RR2	Residential Rural	Rural Residential Two Zone	30487	
RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	12272; 8373; 12776; 9179; 30487; 24290	
GREENWAY - Permitted uses: 8.6.1.2, 8.8.1.2, 8.6.1.3 (Oak Ridges Moraine and Greenbelt), 8.6.1.6 c (Natural Heritage Network and Rouge Watershed Protection Area) Prohibited uses 8.6.1.4 (Oak Ridges Moraine and Greenbelt)	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87
	A1-ORM	Oak Ridges Moraine	Agricultural	304-87
	C3	Commercial	Service Commercial; Highway Commercial	1229; 122-72; 8373; 127-76; 91-79
	CR	Commercial/Open Space	Commercial Recreation Zone	304-87
	GR	Residential	Greenbelt Residential	1767
	INST	Institutional	Institutional Zone	2551; 304-87
	I:RHD2	Institutional	Institutional	2237

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
GREENWAY - Permitted uses: 8.6.1.2, 8.8.1.2, 8.6.1.3 (Oak Ridges Moraine and Greenbelt), 8.6.1.6 c (Natural Heritage Network and Rouge Watershed Protection Area) Prohibited uses 8.6.1.4 (Oak Ridges Moraine and Greenbelt)	M.C.(40%)	Industrial	Select Industrial and Limited Commercial Zone (40% FSI)	165-80
	M.C.(60%)	Industrial	Select Industrial and Limited Commercial Zone (60% FSI)	165-80
	M.C.(100%)	Industrial	Select Industrial and Limited Commercial Zone (100% FSI)	165-80
	M	Employment/ Industrial	Industrial; Select Industrial	1229; 2053; 2237; 7773; 10881
	M4	Employment/ Industrial	Industrial Fourth Category	2284-68
	MC-PS1	Open Space	Markham Centre Public Space One Zone	2004-196
	MC-PS2	Open Space	Markham Centre Public Space Two Zone	2004-197
	O	Open Space	Open Space	1229
	O1	Open Space	Open Space	15380; 72-81; 15175; 145-78; 16278; 25077; 2489; 2612
	O1-ORM(E1)	Oak Ridges Moraine	Open Space	304-87
	O1S	Open Space	Open Space One Zone	17796
	O2	Institutional	Institutional & Open Space; Open Space (Special Use); Institutional and Open Space; Institutional and Open Spaces; Special Uses	15380; 72-81; 15175; 145-78; 16278; 16378; 9081; 7279; 25077; 2612
	O3	Open Space	Open Space (Environmental Buffer)	1994
	OS1	Open Space	Open Space One Zone	17796
	OS2	Open Space	Open Space Two Zone	17796
	R2-LA	Residential	Residential Two Lane Access Zone	17796
	R3	Residential	Residential 3rd Density: Single Family Residential 3rd Density; Residential Three Zone	1229; 1767; 2237; 2571; 2612; 11-72; 122-72; 145-78; 162-78; 163-78; 134-79; 153-80; 72-81; 221-81; 177-96
R8	Residential	Eight Density Single Family Residential; Single Family Residential Eighth Density; Single Family Residential 8th Density	134-79; 15380; 7281; 15175; 14578; 16378; 9081; 7279; 25077	
RI	Residential	Residential	2551	
R IND	Employment/ Industrial	Rural Industrial	2551; 83-73; 127-76; 91-79	

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
GREENWAY - Permitted uses: 8.6.1.2, 8.8.1.2, 8.6.1.3 (Oak Ridges Moraine and Greenbelt), 8.6.1.6 c (Natural Heritage Network and Rouge Watershed Protection Area) Prohibited uses 8.6.1.4 (Oak Ridges Moraine and Greenbelt)	RR1	Residential Rural	Single Family Rural Residential; Single Family Rural	122□72; 83□73; 127□76; 91□79; 194□82; 196□82; 304□87; 242□90
	RR2	Residential Rural	Rural Residential Two Zone	304□87
	RR2-ORM	Oak Ridges Moraine	Rural Residential	304□88
	RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	122□72; 83□73; 127□76; 91□79; 304□87; 242□90
	RR4- ORM(CS)	Oak Ridges Moraine	Rural Residential	304□88
	RW	Commercial	Retail Warehouse	165-80
	SR3	Residential	Special Residential 3rd Density	1767
	T	Commercial	Transportation Zone	304-87
HAMLET - Permitted uses: 8.1.1, 8.2.1.2, 8.7.1.3	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87
	C3	Commercial	Service Commercial; Highway Commercial	1229; 122-72; 8373; 127-76; 91-79
	CH	Commercial	Hamlet Commercial	194-82; 196-82
	HC2	Commercial	Highway Commercial (Automobile); Highway Commercial Two Zone; Highway Commercial Zone	1767 (138-74); 2150; 2237; 2551; 304-87
	RR1	Residential Rural	Single Family Rural Residential; Single Family Rural	122□72; 83□73; 127□76; 91□79; 194□82; 196□82; 304□87; 242□90
	RR2	Residential Rural	Rural Residential Two Zone	304□87
	RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	122□72; 83□73; 127□76; 91□79; 304□87; 242□90
	RRH	Residential Rural	Single Family Rural Residential; Single Family Rural	122□72; 83□73; 127□76; 91□79; 194□82; 196□82; 242□90
	O1S	Open Space	Open Space One Zone	177□96
	O2	Institutional	Institutional & Open Space; Open Space (Special Use); Institutional and Open Space; Institutional and Open Spaces; Special Uses	153□80; 72-81; 151□75; 145- 78; 162□78; 163□78; 90□81; 72□79; 250□77; 2612
	O3	Open Space	Open Space (Environmental Buffer)	19□94

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
COUNTRYSIDE - Permitted uses: 8.1.1, 8.8.1.2 Prohibited uses: 8.8.1.3	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87
	HC2	Commercial	Highway Commercial (Automobile); Highway Commercial Two Zone; Highway Commercial Zone	1767 (138-74); 2150; 2237; 2551; 304-87
	INST	Institutional	Institutional Zone	2551; 304-87
	RR1	Residential Rural	Single Family Rural Residential; Single Family Rural	122□72; 83□73; 127□76; 91□79; 194□82; 196□82; 304□87; 242□90
	RR2	Residential Rural	Rural Residential Two Zone	304□87
	RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	122□72; 83□73; 127□76; 91□79; 304□87; 242□90
PRIVATE OPEN SPACE - Permitted uses: 8.1.1, 8.9.1.2	O2	Institutional	Institutional & Open Space; Open Space (Special Use); Institutional and Open Space; Institutional and Open Spaces; Special Uses	153□80; 72-81; 151□75; 145-78; 162□78; 163□78; 90□81; 72□79; 250□77; 2612
	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87
	CR	Commercial/ Open Space	Commercial Recreation Zone	304-87
	I	Institutional	Institutional	1229
TRANSPORTATION AND UTILITY - Permitted uses: 8.1.1, 8.10.1.1, 8.10.1.2	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87
	BC	Employment/ Industrial	Business Corridor	1229 (216-1999); 77-73; 119-73; 177-96
	CC	Commercial	Community Commercial	1767 (73-88); 2150; 2237; 2612; 163-78
	CR	Commercial/ Open Space	Commercial Recreation Zone	304-87
	HC1	Commercial	Highway Commercial (General)	2150; 2237; 2551
	M	Employment/ Industrial	Industrial; Select Industrial	1229; 2053; 2237; 77□73; 108□81
	M.C.(100%)	Commercial	Select Industrial and Limited Commercial Zone (100% □ FSI)	165-80
	M.C.(60%)	Commercial	Select Industrial and Limited Commercial Zone (60% □ FSI)	165-80
	M4	Employment/ Industrial	Industrial Fourth Category	2284-68
	M5	Employment/ Industrial	Industrial Fifth Category	2284-68
	O1	Open Space	Open Space	153□80; 72-81; 151□75; 145-78; 162□78; 250□77; 2489; 2612

OP Designation & Color Code	Zone Label	Zone Category	Zone Description	Parent By-laws
TRANSPORTATION AND UTILITY - Permitted uses: 8.1.1, 8.10.1.1, 8.10.1.2	O1S	Open Space	Open Space One Zone	177□96
	O2	Institutional	Institutional & Open Space; Open Space (Special Use); Institutional and Open Space; Institutional and Open Spaces; Special Uses	153□80; 72-81; 151□75; 145-78; 162□78; 163□78; 90□81; 72□79; 250□77; 2612
	R IND	Employment/Industrial	Rural Industrial	2551; 83-73; 127-76; 91-79
	RR1	Residential Rural	Single Family Rural Residential; Single Family Rural	122□72; 83□73; 127□76; 91□79; 194□82; 196□82; 304□87; 242□90
	RR2	Residential Rural	Rural Residential Two Zone	304□87
	RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	122□72; 83□73; 127□76; 91□79; 304□87; 242□90
	R9	Residential	Ninth Density □ Single Family Residential; Single Family Residential □ Ninth Density	134-79; 72□81; 145□78; 162□78; 163□78; 250□77
FUTURE EMPLOYMENT AREA	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87
	HC2	Commercial	Highway Commercial (Automobile); Highway Commercial Two Zone; Highway Commercial Zone	1767 (138-74); 2150; 2237; 2551; 304-87
	RR1	Residential Rural	Single Family Rural Residential; Single Family Rural	122□72; 83□73; 127□76; 91□79; 194□82; 196□82; 304□87; 242□90
	RR2	Residential Rural	Rural Residential Two Zone	304□87
	RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	122□72; 83□73; 127□76; 91□79; 304□87; 242□90
FUTURE NEIGHBOURHOOD AREA	A1	Agricultural	Agricultural; Agricultural Zone, Agricultural One Zone	2402; 2284-68; 304-87
	CR	Commercial/ Open Space	Commercial Recreation Zone	304-87
	RR1	Residential Rural	Single Family Rural Residential; Single Family Rural	122□72; 83□73; 127□76; 91□79; 194□82; 196□82; 304□87; 242□90
	RR2	Residential Rural	Rural Residential Two Zone	304□87
	RR4	Residential Rural	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone	122□72; 83□73; 127□76; 91□79; 304□87; 242□90