

SECTION 4 - PLANNING DISTRICTS

4.1 Introduction

4.1.1 Certain geographic units are identified and established as Planning Districts within the Town of Markham as shown on Schedule ‘B’ - PLANNING DISTRICTS of this Plan. These Districts correspond to either the existing “Communities” in the Town, to Secondary Plan areas or have a community of interest and common character. The purpose of such delineation is to recognize the distinctive character or common policies of these districts in the overall structure of the Town and to lay down general planning guidelines and/or specific policies with respect to each district.

4.1.2 In accordance with Section 4.1.1, the following Planning Districts are hereby identified and established:

- No. 1 Markham and Unionville Planning District
- No. 2 Risebrough Planning District
- No. 3 Thornhill Planning District
- No. 11 South Don Mills Industrial Planning District
- No. 12 Devil’s Elbow Planning District
- No. 13 Brown’s Corners Planning District
- No. 14 Victoria Square (Hamlet) Planning District
- No. 15 Buttonville Planning District
- No. 16 Almira (Hamlet) Planning District
- No. 17 Dicksons Hill (Hamlet) Planning District
- No. 18 Box Grove Planning District
- No. 19 Locust Hill (Hamlet) Planning District
- No. 20 Cedar Grove (Hamlet) Planning District
- No. 21 Parkway Belt West Planning District
- No. 22 Agriculture Planning District
- No. 23 North Don Mills Industrial Planning District
- No. 24 Armadale Planning District
- No. 26 Woodbine North Planning District
- No. 27 Buttonville North Planning District
- No. 28 Rouge North Planning District
- No. 29 Cornell Planning District
- No. 30 Swan Lake Planning District
- No. 31 Angus Glen Planning District
- No. 32 Rouge Northeast Planning District
- No. 33 Central Area Planning District
- No. 34 South Unionville Planning District
- No. 36 Wismer Commons Planning District
- No. 37 Berczy Village Planning District
- No. 38 Leitchcroft Planning District
- No. 39 Cathedral Community Planning District
- No. 40 Greensborough Planning District

No. 41 Rodick Road Planning District*

No. 42 Highway 404 North Planning District

No. 43 Oak Ridges Moraine Planning District

* 103-112

4.2 General Policies

- 4.2.1** It is intended that Secondary Plans will be adopted for certain Planning Districts.
- 4.2.2** Secondary Plans are not presently envisaged for a number of Planning Districts. Secondary Plans may not be required for the Almira, Dicksons Hill, Locust Hill, Cedar Grove, Agriculture, Parkway Belt West or Devil’s Elbow Planning Districts. This does not preclude the possibility of the Town initiating detailed studies either for the purpose of establishing Secondary Plans or for establishing more detailed policies and planning guidelines to be adopted as amendments to this Plan.
- 4.2.3** Some of the Planning Districts are also designated as Hamlets. The designated hamlet planning districts shall also be subject to the provisions of Section 3.8 of this Plan.
- 4.2.4** The existing Zoning By-laws which apply to any of these Planning Districts shall remain in force until amended to bring them into conformity with this Plan.
- 4.2.5** Council may amend the existing Zoning By-laws to permit or restrict development without the adoption of a Secondary Plan and without any further amendment to this Plan, if, in the opinion of Council, such amendment conforms to the general intent of this Plan and its policies.
In considering any application for such an amendment to the Zoning By-law, Council will evaluate the proposal in the context of existing development in the surrounding area and the overall goals and objectives of this Plan.
- 4.2.6** The guiding concept for neighbourhood design shall be that the Town of Markham should consist of a “Community of Communities” and this shall be interpreted to mean that communities comprising a number of neighbourhoods shall be designed to have characteristics which give them an identity.
- 4.2.7** Desirable characteristics of existing built-up areas in the Town shall be preserved or enhanced.
- 4.2.8** The site specific policies of Section 4.3 shall be deleted from Section 4 - PLANNING DISTRICTS and shall be incorporated into Secondary Plans in the process of reformulating Secondary Plans as Official Plan Amendments in accordance with 9.1.2a) and in adopting new statutory Secondary Plans.
- 4.2.9** Secondary Plan policies shall be consistent with the policies of Section 2.2.2 of this Plan regardless of the specific designations for natural features used in Secondary Plans (e.g. OPEN SPACE - ENVIRONMENTALLY SIGNIFICANT AREA), and this Plan but may elaborate or provide further detail to implement the policies of this Plan.

4.3 Planning District Policies

4.3.1 Markham and Unionville Planning District (Planning District No. 1)

4.3.1.1 General Policies

- a) It is noted that this Planning District encompasses a large area with a variety of planning issues. Some of the decisions on planning and transportation matters have required the participation of other levels of government and public agencies. Due to these complexities, Secondary Plans have been prepared for parts of the Planning District on a progressive basis (PD 1-1, PD 1-2, PD 1-3, PD 1-4, PD 1-5, PD 1-6, PD 1-7, PD 1-8, PD 1-9, PD 1-10, PD 1-11, PD 1-12, PD 1-13, PD 1-14 and PD 1-15). New development has proceeded in accordance with these Secondary Plans. It is intended that non-statutory Secondary Plans (PD 1-1 to PD 1-9 inclusive) be adopted as Official Plan Amendments in accordance with Sections 1.1.3b) and 9.1.1a). Secondary Plans for other portions of this Planning District (PD 1-10, PD 1-12, PD 1-13, PD 1-14 and PD 1-15) were adopted as amendments to the Town of Markham Official Plan, 1976 and this Plan (former Official Plan Amendment Nos. 31 and 108 and Official Plan Amendment Nos. 15, 38 and 107 to this Plan).
The Town shall consider the need to review these Secondary Plans and revise them, as required.
- b) The historic core areas of Markham and Unionville are designated Heritage Conservation Districts and Heritage Conservation District Plans have been adopted.

4.3.1.2 Specific Site and Area Policies

In addition to all other relevant policies and guidelines of this Plan, specific sites and areas shall be subject to the following policies:

- a) Part of Lots 16, 17, 18 and 19, Concession 8
(Official Plan Amendment No. 26)
Notwithstanding any other provision of this Plan to the contrary, where certain lands described as Part of lots 16, 17, 18, and 19, Concession 8 and identified in Figure 1.1, and have been designated COMMERCIAL (Major Commercial Area), one adult entertainment parlour shall be permitted and shall be subject to the implementing Zoning By-law.
- b) Part Lot 13, Concession 6
(former Official Plan Amendment No. 74, as modified)
Lands designated URBAN RESIDENTIAL at the northeast corner of Carlton Road and Kennedy Road with an area of 0.94 hectare and shown on Figure 1.2 may be developed for a Neighbourhood Commercial Centre provided that the maximum site area devoted to such use is not greater than 0.94 hectare.



FIGURE No. 1.1
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED


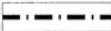
 Boundary of area subject to the policies in Section 4.3.1.2 a)
 Land use designation: COMMERCIAL(Major Commercial Area)



FIGURE No. 1.2
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.1.2 b)
 Land use designation: URBAN RESIDENTIAL

- c) Part Lot 14, Concession 6
(former Official Plan Amendment No. 91)
Lands designated URBAN RESIDENTIAL at the south west corner of McCowan Road and Manhattan Drive with an area of approximately 0.52 hectare and shown on Figure 1.3 may be used for a Neighbourhood Commercial Centre not exceeding 0.52 hectare in area.
- d) 7, 9, 11 Deviation Road and Block 127, R.P. 65M-2520
(Official Plan Amendment No. 68)
Notwithstanding any other provisions of this Plan to the contrary, certain lands described as 7, 9, 11 Deviation Road and Block 127, R.P. 65M-2520, identified in Figure 1.4 as designated URBAN RESIDENTIAL, shall be subject to the following policies:
- (i) The URBAN RESIDENTIAL designation provides the development of a seniors residence only, with associated uses.
 - (ii) The height of the building on the lands shall not exceed three storeys.
- e) 4038 Highway 7
(Official Plan Amendment No. 15)
Notwithstanding the provisions of Section 3.3 - Urban Residential of this Plan, the following uses shall be permitted on the lands shown on Figure 1.5:
- nursery and garden centres
 - professional and business offices
- f) Part of Lot 11, Concession 5
(Official Plan Amendment No. 7)
Lands designated URBAN RESIDENTIAL located at the northwest corner of Highway 7 and Sciberras Road as shown on Figure 1.6, may be developed with a maximum of 22 street townhouse units not exceeding three storeys in height and at a maximum net site density of 29 units per hectare.
Prior to the issuance of building permits for any units on the lands shown on Figure 1.6, a noise study shall be conducted by an acoustical engineer, to the satisfaction of the Town, in consultation with the Ministry of the Environment, and the recommendations of such study shall be reflected in the site and building design.
- g) East side of McCowan Road immediately north of the GO Transit Uxbridge Subdivision Line
(Referral No. 10)
Lands designated URBAN RESIDENTIAL on the east side of McCowan Road, immediately north of the GO Transit Uxbridge Subdivision line with an area of approximately 4.35 hectares as shown on Figure 1.7, may be developed with a maximum of 130 townhouse units. The development shall satisfy the provisions of Section 2.13.1j) of this Plan. Prior to the issuance of building permits for any units on the lands shown on Figure 1.7, a noise study addressing the impact of McCowan Road, the GO Transit line and the industrial uses to the south shall be conducted by an acoustical engineer, to the satisfaction of the Town, in consultation with the Ministry of the Environment, and the recommendations of such study shall be reflected in the site and building design.

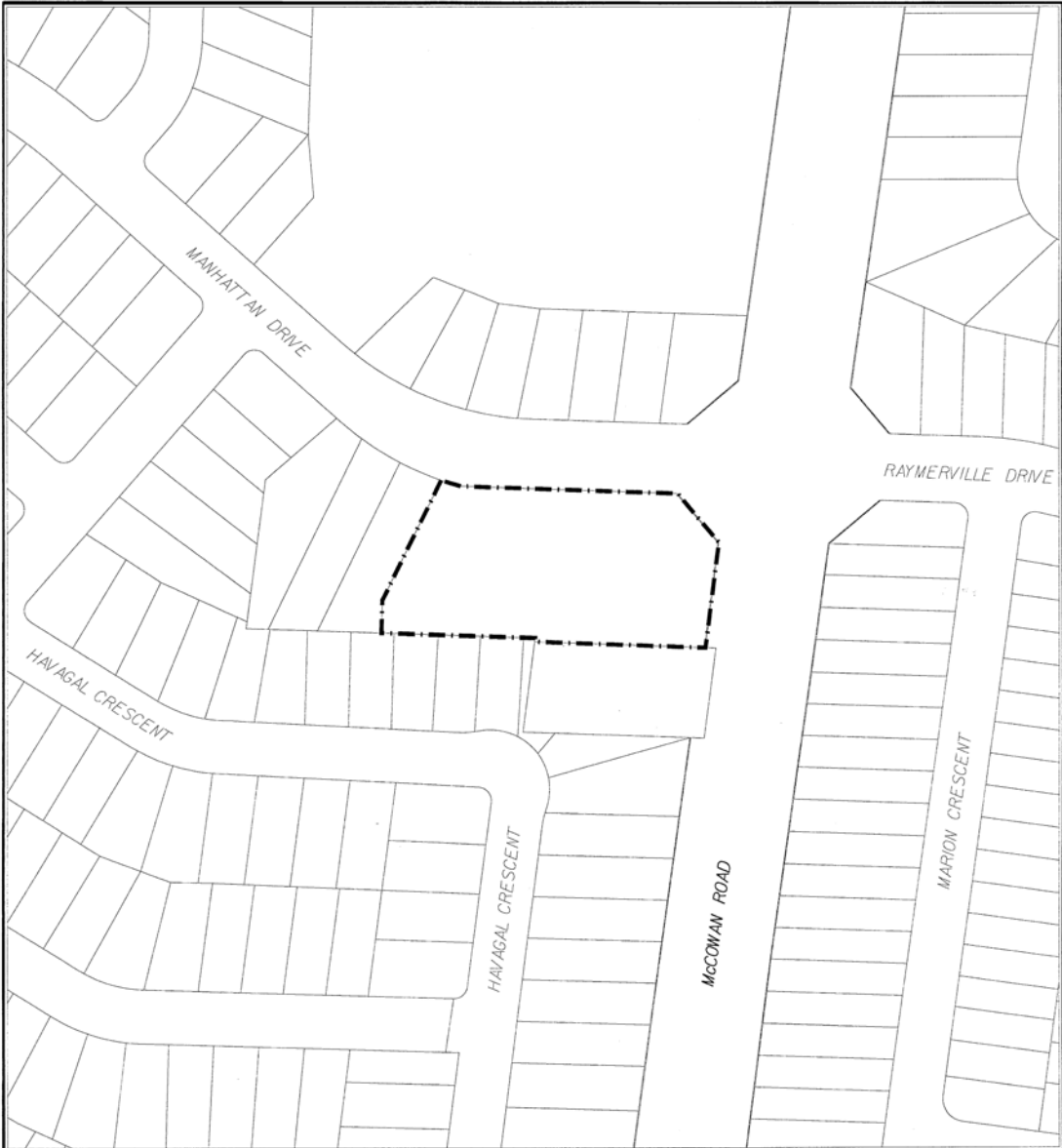


FIGURE No. 1.3
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED



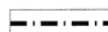
 Boundary of area subject to the policies in Section 4.3.1.2 c)
 Land use designation: URBAN RESIDENTIAL



FIGURE No. 1.4
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED


 Boundary of area subject to the policies in Section 4.3.1.2 d)
 Land use designation: URBAN RESIDENTIAL



FIGURE No. 1.5
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED



 Boundary of area subject to the policies in Section 4.3.1.2 e)
 Land use designation: URBAN RESIDENTIAL



FIGURE No. 1.6
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.1.2 f)
 Land use designation: URBAN RESIDENTIAL

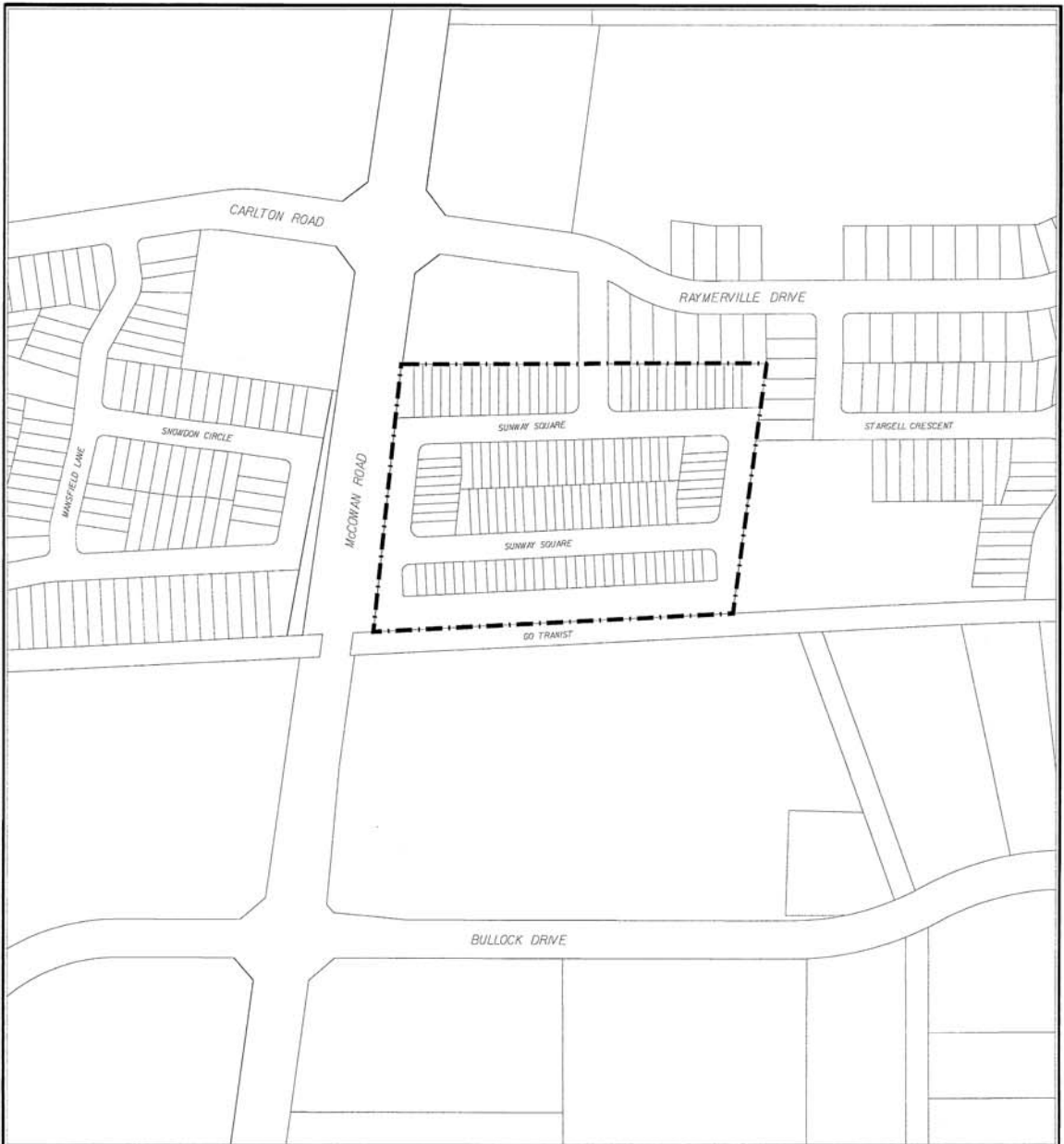



FIGURE No. 1.7
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED



 Boundary of area subject to the policies in Section 4.3.1.2 g)
 Land use designation: URBAN RESIDENTIAL

h) 38 Eureka Street

(Official Plan Amendment No. 6)

Notwithstanding any other provisions of Section 3.3 the lands designated URBAN RESIDENTIAL on the west side of Eureka Street, north of Anna Russell Way, municipally known as 38 Eureka Street and shown on Figure 1.8, shall be subject to the following policies:

- i) The administrative offices of a senior citizens home care organization may be permitted on the subject lands provided such use is located only within the existing dwelling on the property.
- ii) Additions or modifications to the existing dwelling which are designed or intended to accommodate a non-residential use, shall not be permitted.

i) Part of Lot 11, Concession 5

(Official Plan Amendment No. 28)

Notwithstanding any other provisions of Section 3.3, the lands designated URBAN RESIDENTIAL, located at the northeast corner of Village Parkway and Highway 7, as shown on Figure 1.9, shall be subject to the following policies:

- i) Lands shown as “Block 1” on Figure 1.9 may be used for apartment dwelling units at a maximum net density not exceeding 124 units per hectare to be distributed in a maximum of three apartment buildings with each building not exceeding six storeys in height.
- ii) Lands shown as “Block 2” on Figure 1.9 may be used for townhouse and semi-detached units not exceeding three storeys in height at a maximum density not exceeding 35 units per hectare including the public local road on which the townhouses front.
- iii) It is intended that a 20 metre road right-of-way will be established in an east west direction bisecting “Block 2” on Figure 1.9. This public road is intended in the long term to connect to Ferrah Street.
- iv) Prior to the issuance of a building permit for an apartment building, a noise study shall be conducted by an acoustical engineer, to the satisfaction of the Town, in consultation with the Ministry of the Environment, and the recommendations of such study shall be reflected in the design of such building.
- v) Recognizing the value of the fisheries resources of the Rouge River, the lands will be developed in a manner that incorporates appropriate stormwater management practices and erosion and sedimentation controls, during and after development of the lands, to the satisfaction of the Town in consultation with the authorized agencies.

j) Part of Lot 11, Concession 5

(Official Plan Amendment No. 29)


Notwithstanding the provisions of Section 3.3, the lands designated URBAN RESIDENTIAL, located at the northwest corner of Village Parkway and Highway 7, as shown on Figure 1.10, shall be subject to the following policies:

- i) Lands shown as “Block 1” on Figure 1.10 may be used for apartment dwelling units at a maximum net density not exceeding 124 apartment dwelling units per hectare to be distributed in a maximum of three apartment buildings with each building not exceeding six storeys in height.
- ii) Lands shown as “Block 2” on Figure 1.10 may be used for townhouse units not exceeding three storeys in height at a maximum net density not exceeding 35 units per hectare.

- iii) It is intended that a 20 metre road right-of-way will be established between the blocks shown as “Block 1” and “Block 2” on Figure 1.10.
 - iv) Prior to the issuance of a building permit for an apartment building, a noise study shall be conducted by an acoustical engineer, to the satisfaction of the Town, in consultation with the Ministry of the Environment, and the recommendations of such study shall be reflected in the design of such building.
 - v) Recognizing the value of the fisheries resources of the Rouge River, the lands will be developed in a manner that incorporates appropriate stormwater management practices and erosion and sedimentation controls, during and after development of the lands, to the satisfaction of the Town in consultation with the authorized agencies.
- k) Part of Lots 11 and 12, Concession 7
(Official Plan Amendment No. 31)
- Notwithstanding any other provision of this Plan to the contrary, where certain lands have been designated COMMERCIAL (Major Commercial Area) located along Heritage Road and Laidlaw Boulevard, east of McCowan Road and north of Highway 7, and municipally known as 8, 10, 12, 14, 16, 18, 20, 22, and 26 Laidlaw Boulevard, 3, 4, 6, 7, 8, 9, 11, 12, 15, 20, 21 and 25 Heritage Road and 185 and 189 Bullock Drive, as shown on Figure 1.11, the following additional uses shall be permitted:
- outdoor vehicle storage associated with other permitted automotive uses which existed on September 26, 1995.
- It is the intent of this Plan that existing outdoor storage uses within the area shown on Figure 1.11 shall be encouraged to relocate, and thus enable the future redevelopment of the area for other uses permitted in the COMMERCIAL (Major Commercial Area) designation. It is accordingly the policy of this Plan that existing outdoor storage uses shall be permitted to continue, only within the confines of the lands occupied by such uses on September 26, 1995. Further expansion of existing uses, or establishment of new uses on lands not so used on September 26, 1995 shall not be permitted. Appropriate provisions to implement this area specific policy shall be incorporated into Zoning By-law 1229.
- l) Block B, Plan M-1441 (former Carlton school site)
(Official Plan Amendment No. 57)
- Notwithstanding the provisions of Section 3.3, only the following uses shall be permitted on the lands designated URBAN RESIDENTIAL on the south side of Carlton Road, west of Village Parkway, being Block B, Plan M-1441 and shown on Figure 1.12:
- schools
 - recreation and related facilities
 - community and related facilities.



FIGURE No. 1.8
SPECIFIC SITE AND AREA POLICIES
 TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.1.2 h)
 Land use designation: URBAN RESIDENTIAL

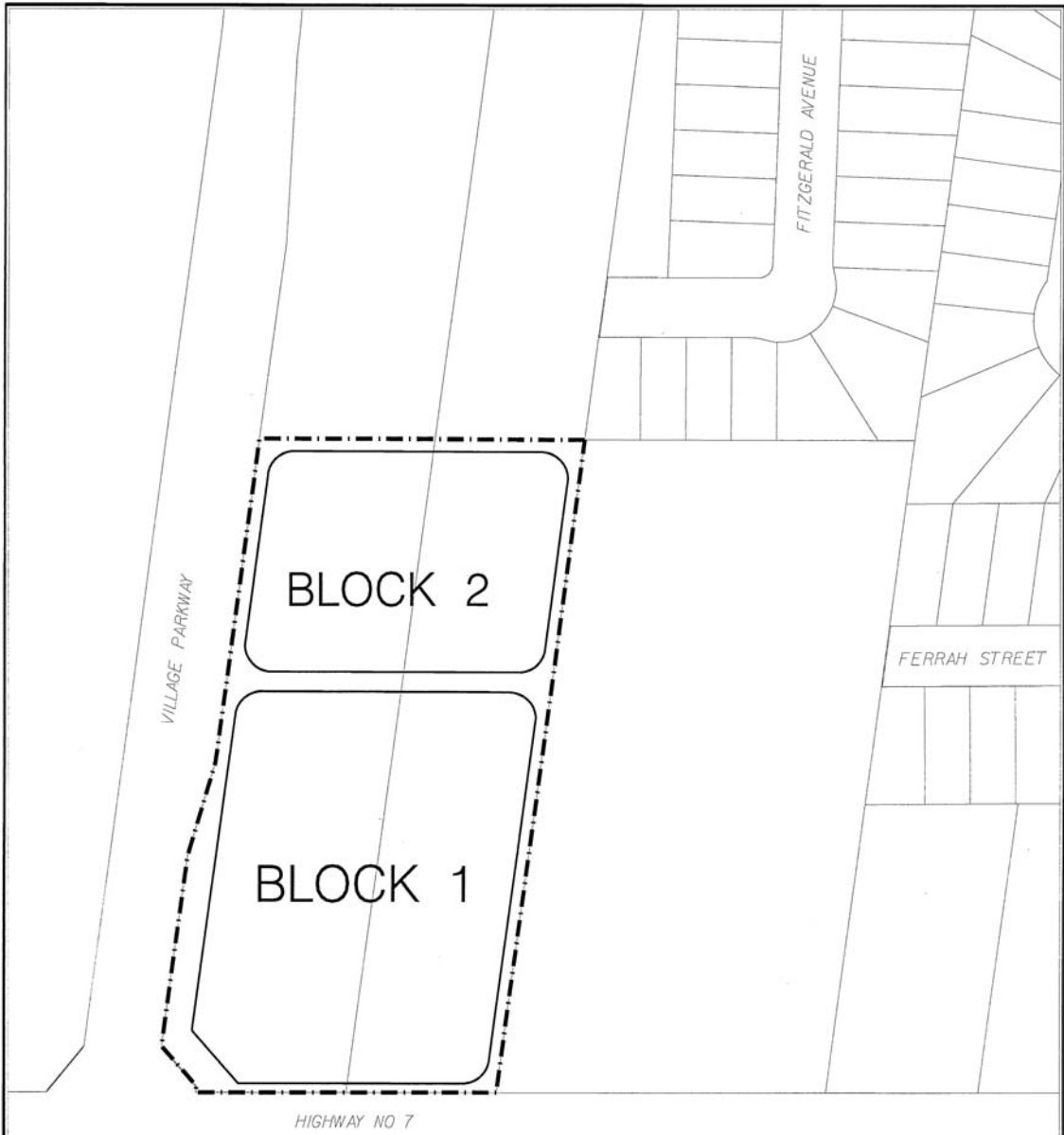
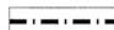
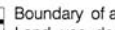


FIGURE No. 1.9
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED



 Boundary of area subject to the policies in Section 4.3.1.2 i)
 Land use designation: URBAN RESIDENTIAL

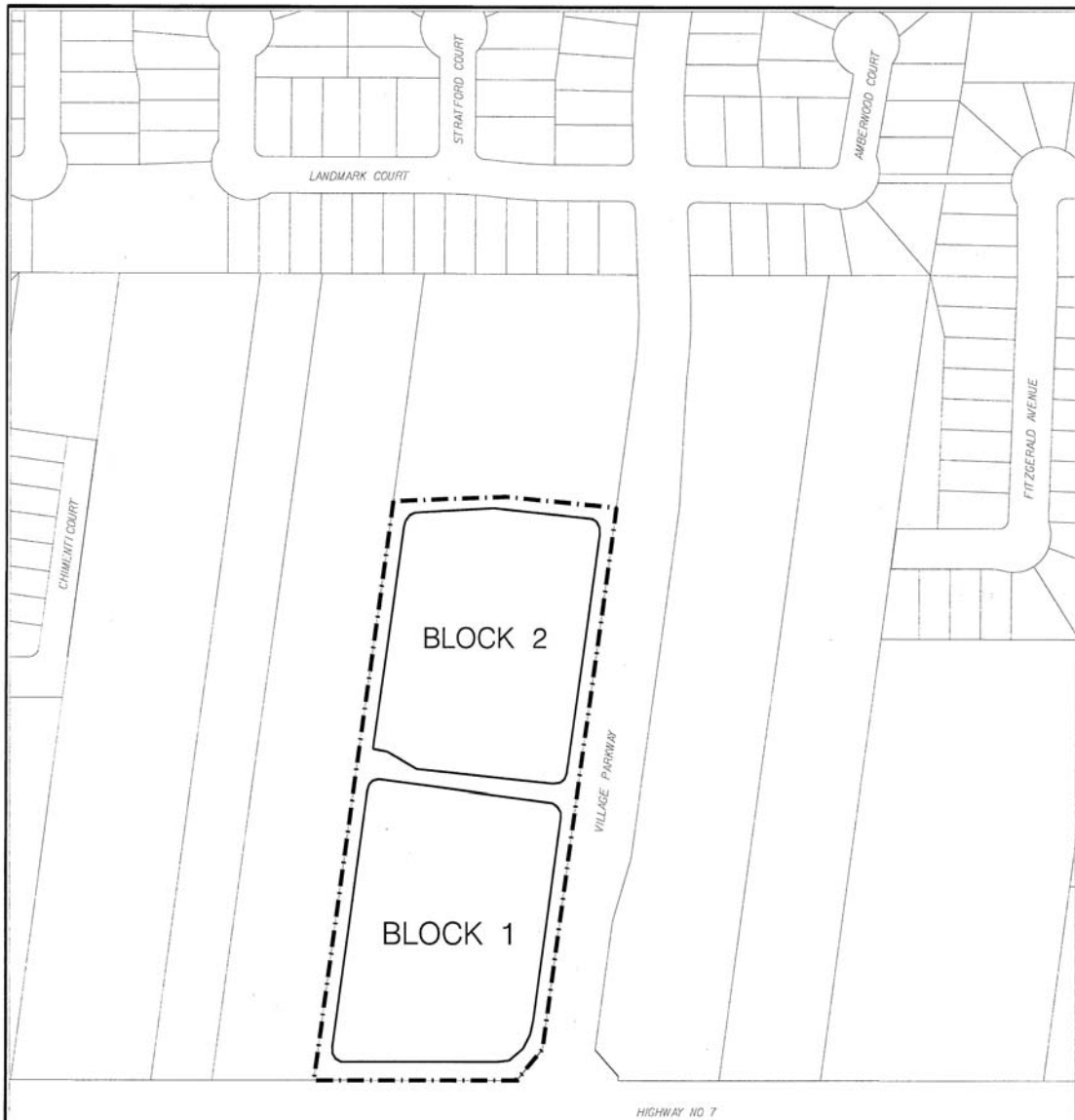


FIGURE No. 1.10
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

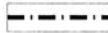

 Boundary of area subject to the policies in Section 4.3.1.2 j)
 Land use designation: URBAN RESIDENTIAL



FIGURE No. 1.11
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.1.2 k
 Land use designation: COMMERCIAL(Major Commercial Area)

- m) Block 82, Plan 65M-2056 (former Austin school site)
(Official Plan Amendment No. 57)
Notwithstanding the provisions of Section 3.3, only the following uses shall be permitted on the lands designated URBAN RESIDENTIAL on the north side of Austin Drive, west of Karma Road, being Block 82, Plan 65M-2056 and shown on Figure 1.13:
- schools
 - recreation and related facilities
 - community and related facilities.
- n) Block D, Plan M-9143 (former Reesor school site)
(Official Plan Amendment No. 57)
Notwithstanding the provisions of Section 3.3, only the following uses shall be permitted on the lands designated URBAN RESIDENTIAL on the south side of Ramona Boulevard, east of Wooten Way North, being Block D, Plan M-9143 and shown on Figure 1.14:
- schools
 - recreation and related facilities
 - community and related facilities.
- o) Part of Lot 17, Concession 5
(Official Plan Amendment No. 64)
An Environmental Impact Study prepared by a qualified consultant will be required for the proposed development of the lands outlined on Figure 1.15, to the satisfaction of the Town and the Toronto and Region Conservation Authority. Any mitigation measures required for the protection of the Berczy Creek Valley shall be incorporated into a site plan agreement with the owner of the lands.
A cultural heritage resource assessment prepared by a qualified consultant will be required for the lands outlined in Figure 1.16 prior to site plan approval for the proposed development of the lands, to the satisfaction of the Town and the Heritage Operations Unit of the Ministry of Culture. Through avoidance or excavation/documentation, the owner of the lands shall mitigate development impacts on significant heritage resources found to the satisfaction of the Ministry. No grading or other disturbance shall take place on the subject lands prior to the issuance of a letter of clearance by the Ministry of Culture.
Lands designated OPEN SPACE on Figure 1.15 are to be used solely for environmental buffer purposes, to help prevent river bank erosion, ensure slope stability, protect natural features and control stormwater run off. The minimum width of the buffers shall be 10 metres from the stable top of bank as established by the Toronto and Region Conservation Authority. Uses permitted shall be limited to conservation, forestry and wildlife management, environmental education and low impact recreational activities such as hiking trails. Existing vegetation shall be protected, conserved, and enhanced where appropriate. Notwithstanding the above, the existing driveways and tennis court which encroach into the environmental buffer shall be permitted.
- p) Part of Lot 11, Concession 8
(Official Plan Amendment No. 67)
Notwithstanding the provisions of Section 3.3.1, for the portion of the lands designated URBAN RESIDENTIAL on the north side of Highway No. 7, east of Albert Street known municipally as 6100 Highway No. 7 and shown on Figure 1.16, the following additional uses

may be permitted, subject to appropriate provisions and restrictions in the Zoning By-law and site plan approval:

- business and professional offices; and
- a veterinary clinic

For the portion of the lands designated HAZARD LANDS, the lands below the stable top of bank shall be dedicated to a public agency as a condition of site plan approval. An environmental buffer generally 10 metres above the stable top of bank shall be maintained with appropriate stewardship measures.

q) Part of Lot 11, Concession 8

(Official Plan Amendment No. 84)

- i) Notwithstanding the provisions of Section 3.3.1, for the portion of the lands designated URBAN RESIDENTIAL on the north side of Highway No. 7 east of Albert Street known municipally as 6090 Highway No. 7 and shown on Figure 1.17, the following additional uses may be permitted, subject to appropriate provisions and restrictions in the Zoning By-law and site plan approval:
 - Business and Professional Offices
- ii) For the portion of the lands designated HAZARD LANDS, the lands below the stable top of bank shall be dedicated to a public agency as a condition of site plan approval. An environmental buffer of 10 metres above the stable top of bank shall be maintained with appropriate stewardship measures.

r) 19 and 23 Deviation Road

(Official Plan Amendment No. 99)

Lands identified in Figure 1.18, described as 19 and 23 Deviation Road and including the abutting portion of the Deviation Road right-of-way, and identified as Special Policy Area, shall be subject to the following policies:

- i) A maximum of 24 semi-detached residential dwelling units at a density not to exceed 31 units per gross residential hectare shall be permitted.
- ii) Redevelopment of these properties shall be in accordance with the provisions of Subsections 3.10.2 and 3.10.3 of this Plan.
- iii) A noise study shall be required for the development of these lands but noise attenuation measures shall not include a continuous noise attenuation fence or berm between proposed lots and Highway 7.
- iv) Architectural control guidelines shall be required and shall, among other things, require that dwellings adjacent to Highway 7 provide front facades to Highway 7.
- v) The development of the lands shall incorporate appropriate stormwater management practices and erosion and sedimentation controls to the satisfaction of the Town in consultation with the Toronto and Region Conservation Authority.
- vi) The provisions of section 4.3.1.2r) as they relate to 19 and 23 Deviation Road shall supercede the provisions of the non-statutory Secondary Plan (PD 1-8) as they relate to these lands.
- vii) If required, the provisions in section 4.3.1.2r) will be incorporated into a Secondary Plan at such time as a statutory Secondary Plan incorporating the subject lands is prepared.

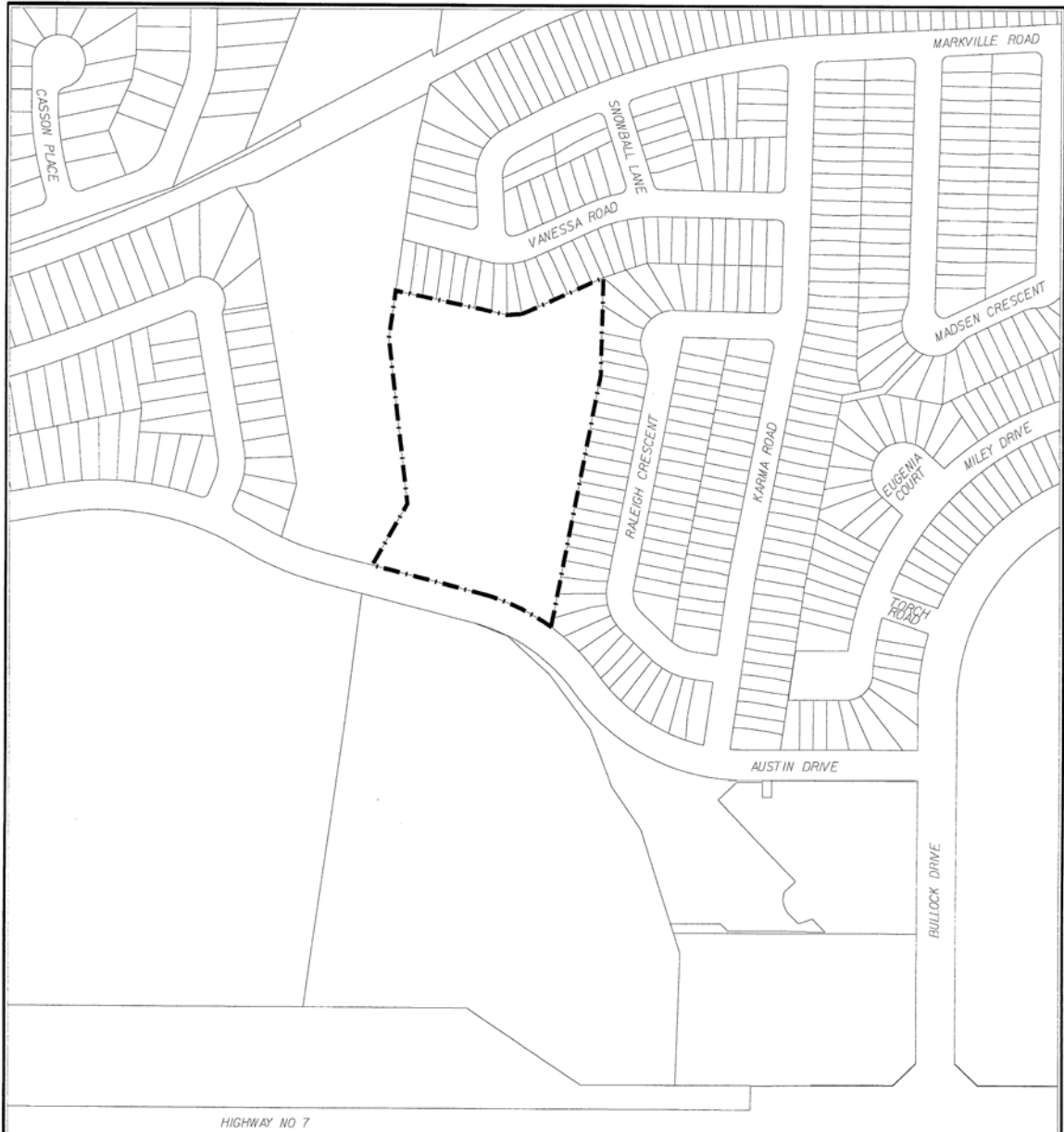
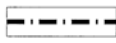


FIGURE No. 1.13
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.1.2 m)
 Land use designation: URBAN RESIDENTIAL

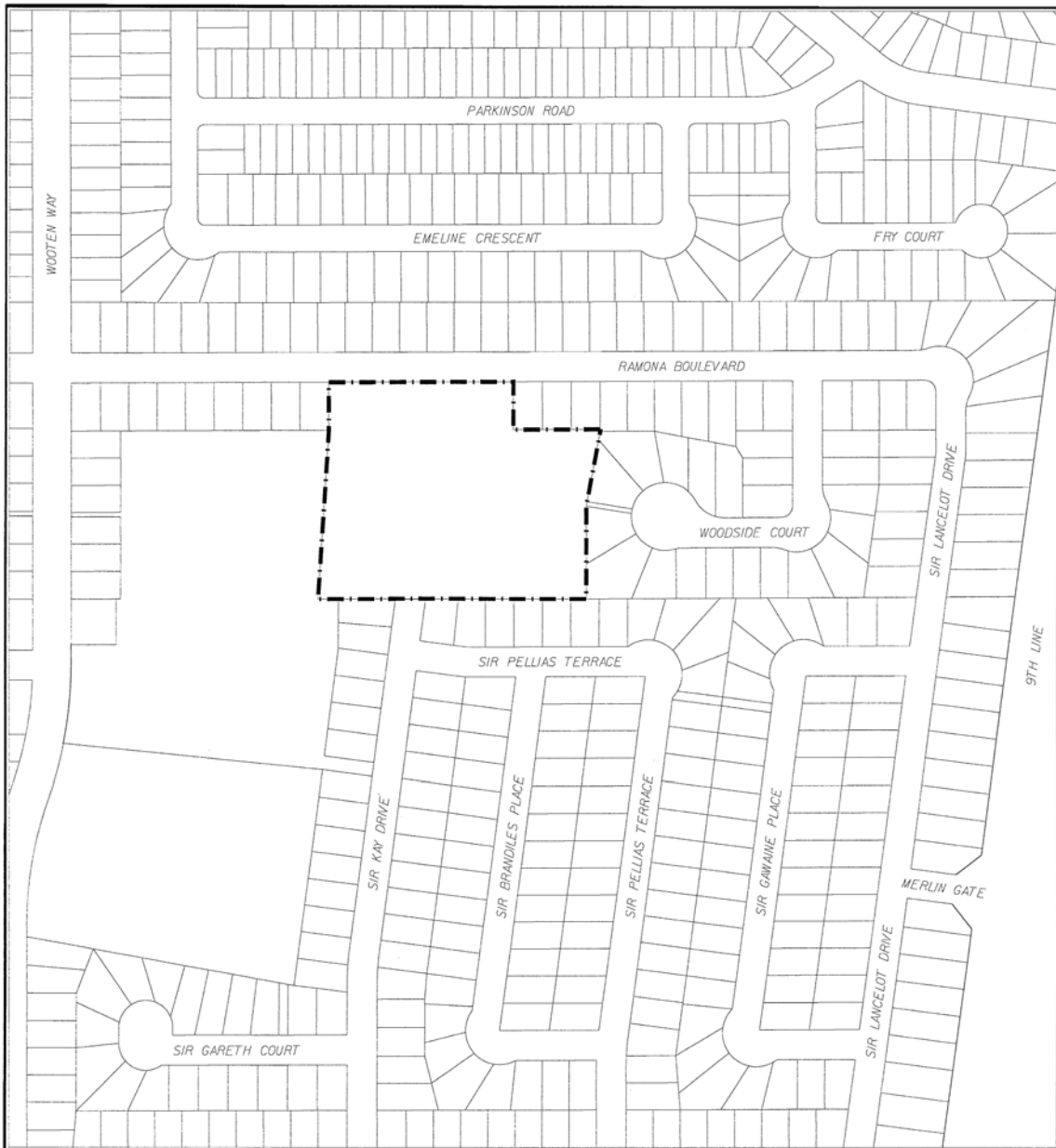


FIGURE No. 1.14
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

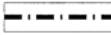

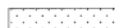


 Boundary of area subject to the policies in Section 4.3.1.2 n)
 Land use designation: URBAN RESIDENTIAL



FIGURE No. 1.15

SPECIFIC SITE AND AREA POLICIES

TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED


-  Boundary of area subject to the policies in Section 4.3.1.2 o)
Land use designation: (refer below)
-  Boundary of area subject to the policies in Section
Land use designation: URBAN RESIDENTIAL
-  Boundary of area subject to the policies in Section
Land use designation: OPEN SPACE
-  Boundary of area subject to the policies in Section
Land use designation: HAZARD LANDS

OFFICIAL PLAN AMENDMENT No. 64

PLANNING DISTRICT No.1



FIGURE No. 1.16
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.1.2 p)
 Land use designation: URBAN RESIDENTIAL & HAZARD LANDS

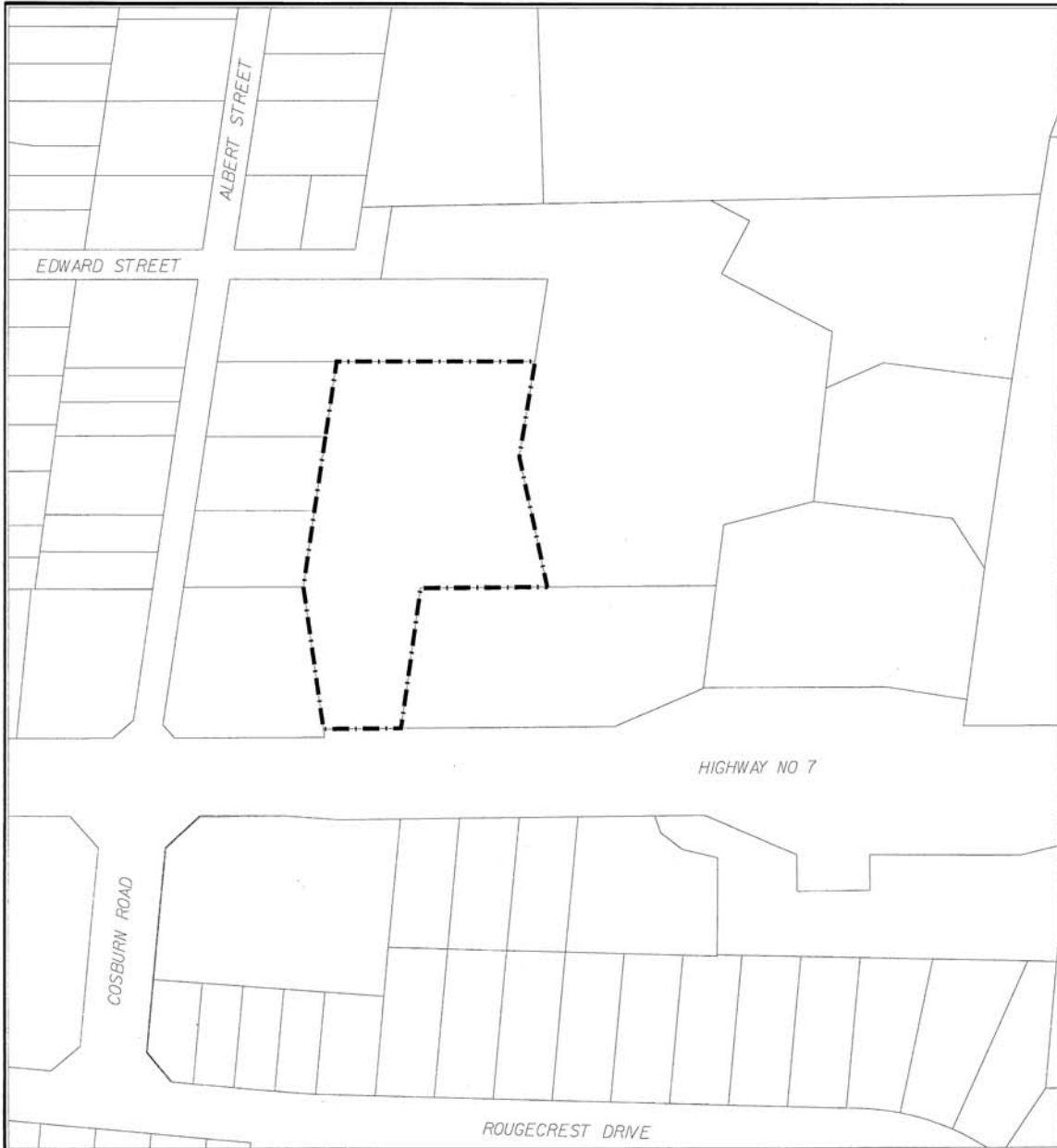



FIGURE No. 1.17
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.1.2 q)
 Land use designation: URBAN RESIDENTIAL & HAZARD LANDS

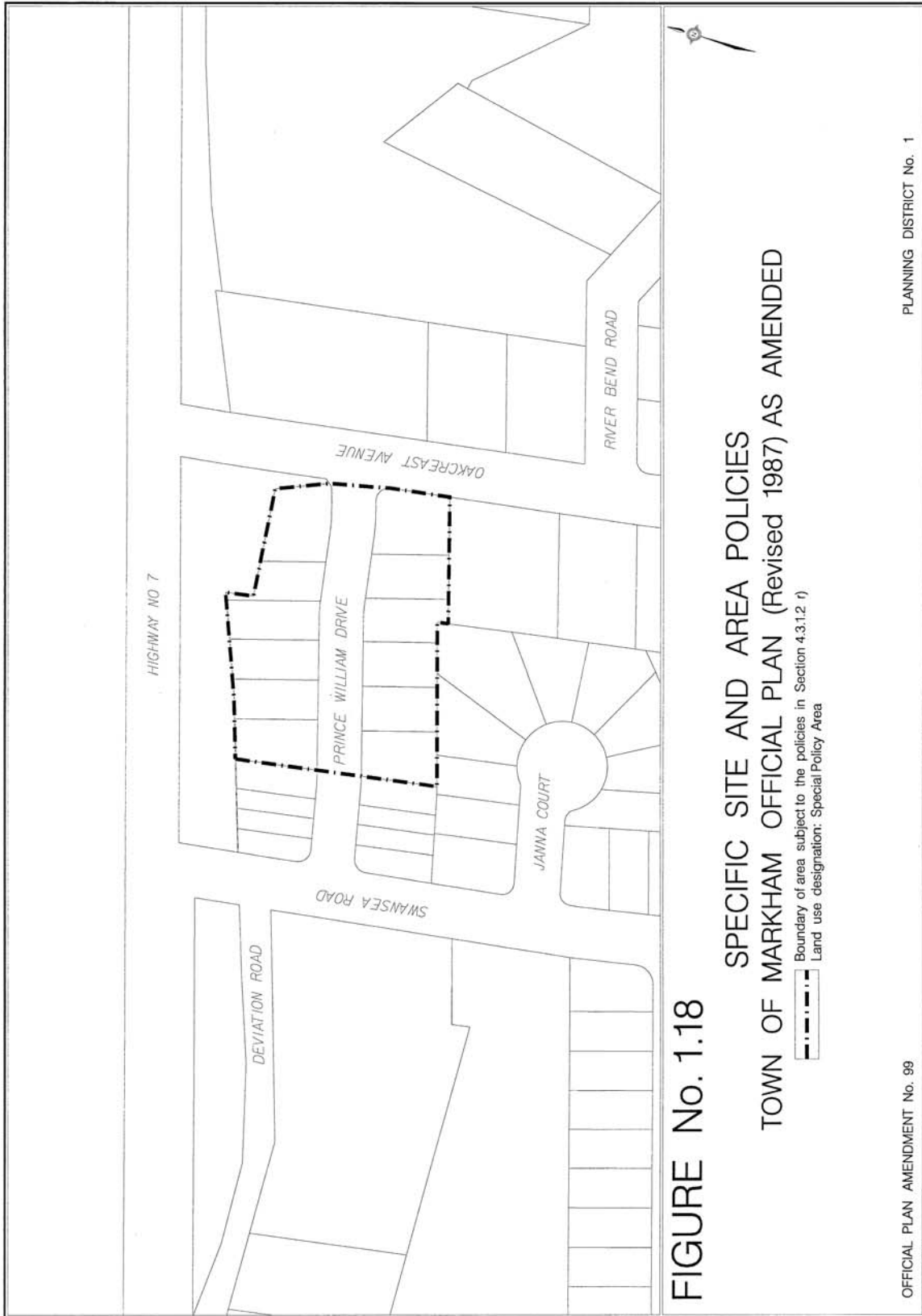


FIGURE No. 1.18

**SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED**

Boundary of area subject to the policies in Section 4.3.1.2 r
Land use designation: Special Policy Area

- s) 5928 and 5958 16th Avenue
(Official Plan Amendment No. 100)
Notwithstanding the provisions of Section 3.7 of this Plan, a retirement home and associated accessory uses only shall be permitted on the lands designated INSTITUTIONAL as shown on Figure 1.19.
- t) 5906 16th Avenue
(Official Plan Amendment No. 102)
Notwithstanding the provisions of Section 3.3 of this Plan, only a day care and private elementary school shall be permitted on the lands designated URBAN RESIDENTIAL as shown on Figure 1.20.
- u) Block 128, 65M-2520
(Official Plan Amendment No. 118)
Lands identified in Figure 1.21, described as Block 128, 65M-2520 and including the abutting portion of the former Deviation Road right-of-way, and identified as Special Policy Area, shall be subject to the following policies:
- i) A maximum of 8 semi-detached dwelling units at a density not to exceed 31 units per gross residential hectare shall be permitted.
 - ii) Redevelopment of these properties shall be in accordance with the provisions of Subsections 3.10.2 and 3.10.3 of this Plan.
 - iii) A noise study shall be required for the development of these lands but noise attenuation measures shall not include a continuous noise fence or berm between proposed lots and Highway 7.
 - iv) Architectural control guidelines shall be required and shall, among other things, require that dwellings adjacent to Highway 7 provide front facades to Highway 7.
 - v) The development of the lands shall incorporate appropriate stormwater management practices and erosion and sedimentation controls to the satisfaction of the Town in consultation with the Toronto and Region Conservation Authority.
 - vi) The provisions of this amendment as they relate to Block 128, 65M-2520 and the abutting portion of the former Deviation Road right-of-way, shall supercede the provisions of the non-statutory Secondary Plan (PD 1-8) as they relate to these lands.
 - vii) If required, the provisions in this amendment will be incorporated into a Secondary Plan at such time as a statutory Secondary Plan incorporating the subject lands is prepared.
- v) Part of Lot 11, Concession 8 (55 Albert St.)
(Official Plan Amendment No. 121)
Notwithstanding the provisions of Section 3.3.1, for the lands designated URBAN RESIDENTIAL at the southeast corner of Albert and Joseph Streets, municipally known as 55 Albert Street and shown on Figure 1.22, the following additional uses may be permitted:
- business and professional offices, excepting medical, dental, chiropractor, complementary health services, paramedical, veterinarian, real estate offices and animal hospital.
- w) Blocks 4 & 5, Registered Plan 65M-2505 (175 Anderson Avenue)
(Official Plan Amendment No. 126)

Notwithstanding the provisions of Section 2.17.1c) of this Plan, a place of worship is permitted on lands designated COMMERCIAL (Major Commercial Area), as shown on Figure 1.23.

x) Part of Lot 7, Plan 3252, being Part 1, Plan 65R-19272
(Official Plan Amendment No. 141)

Notwithstanding the provisions of Section 3.12.1 of this Plan, the lands designated URBAN RESIDENTIAL on the east side of Ovida Boulevard, south of Highway 7, and shown on Figure 1.24 as Part 2, may be used for the purpose of providing off-street parking for any business/professional office located on Part 1 as shown on Figure 1.24, provided the following requirements are met:

- i) no non residential buildings shall be constructed on Part 2;
- ii) no building located on Part 1 shall exceed a gross floor area of 325m². *

* 103-141 APPEALED TO THE OMB

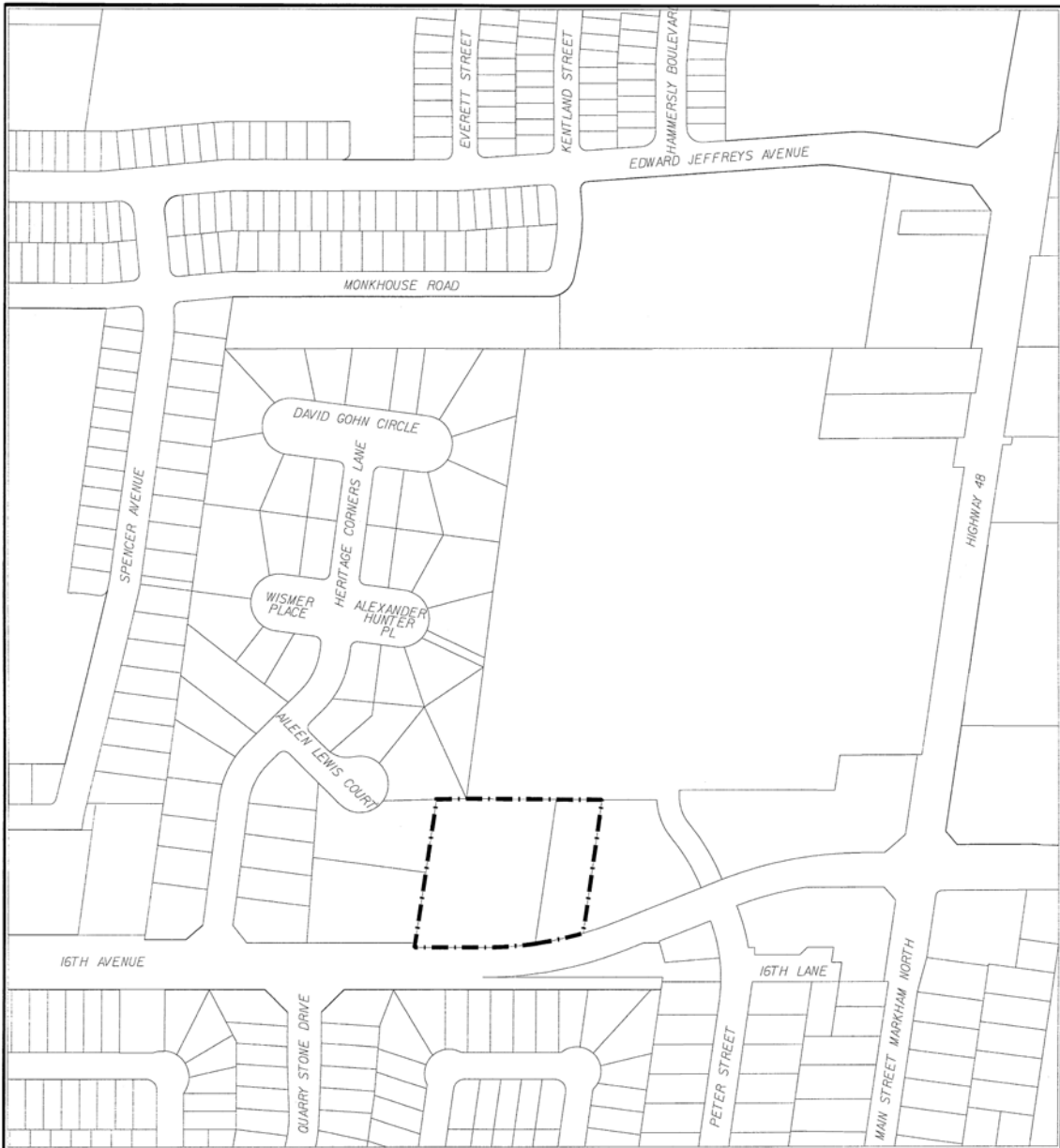



FIGURE No. 1.19
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.1.2 s)
 Land use designation: INSTITUTIONAL

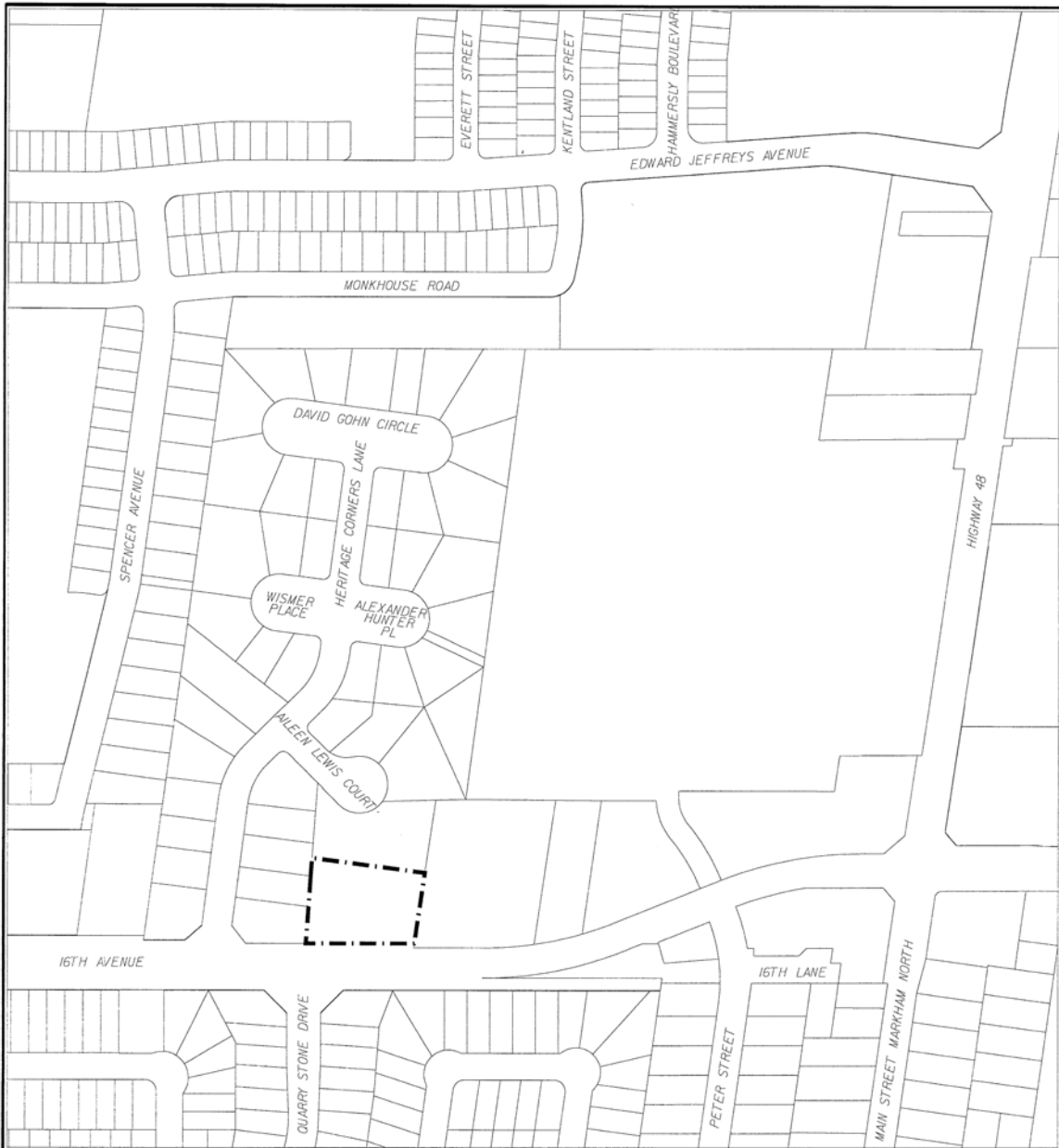


FIGURE No. 1.20
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED



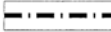

 Boundary of area subject to the policies in Section 4.3.1.2 t)
 Land use designation: URBAN RESIDENTIAL



FIGURE No. 1.21
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.1.2 u)
 Land use designation: Special Policy Area

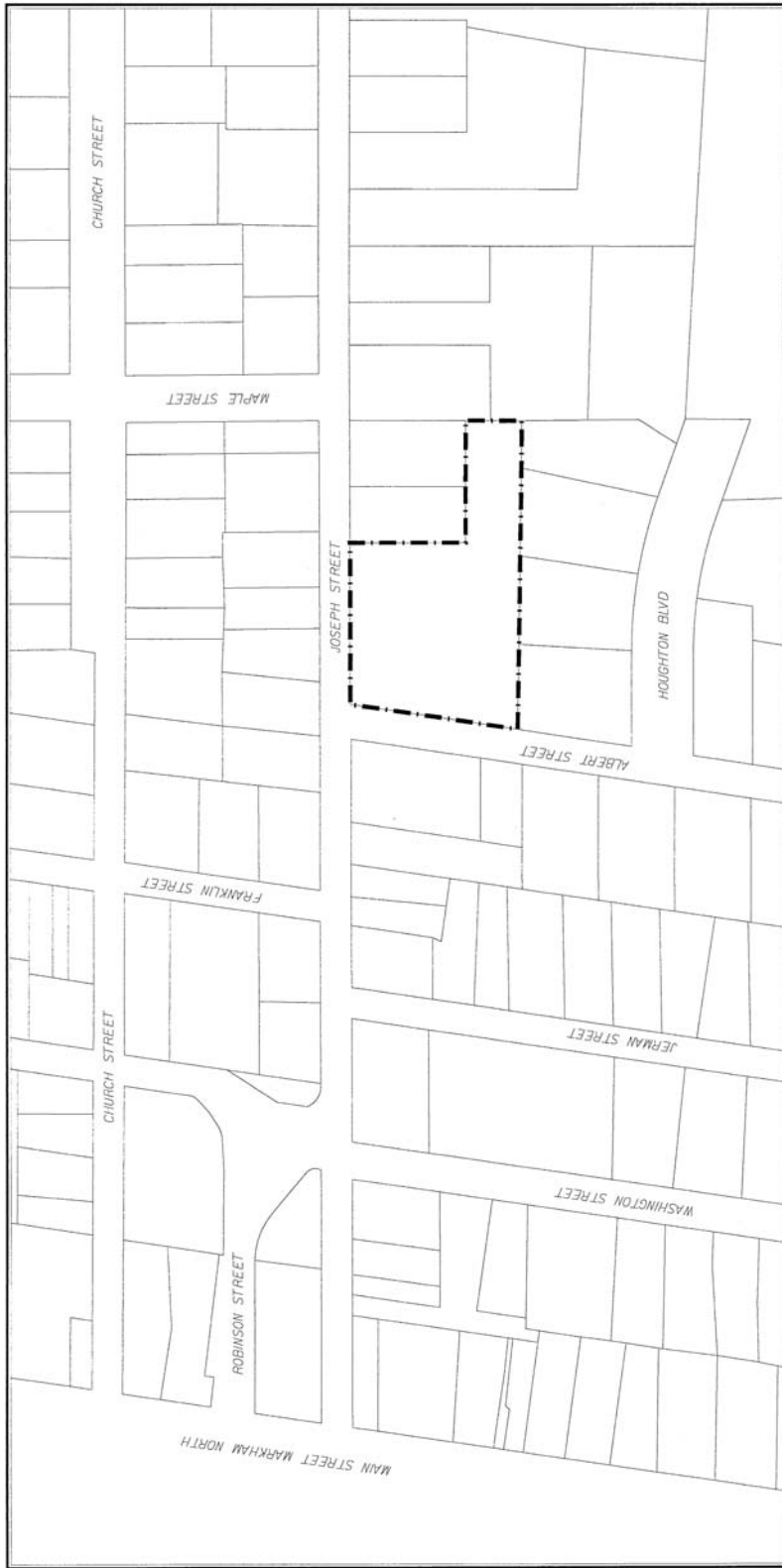


FIGURE No. 1.22

**SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED**

Boundary of area subject to the policies in Section 4.3.1.2 v
Land use designation: URBAN RESIDENTIAL



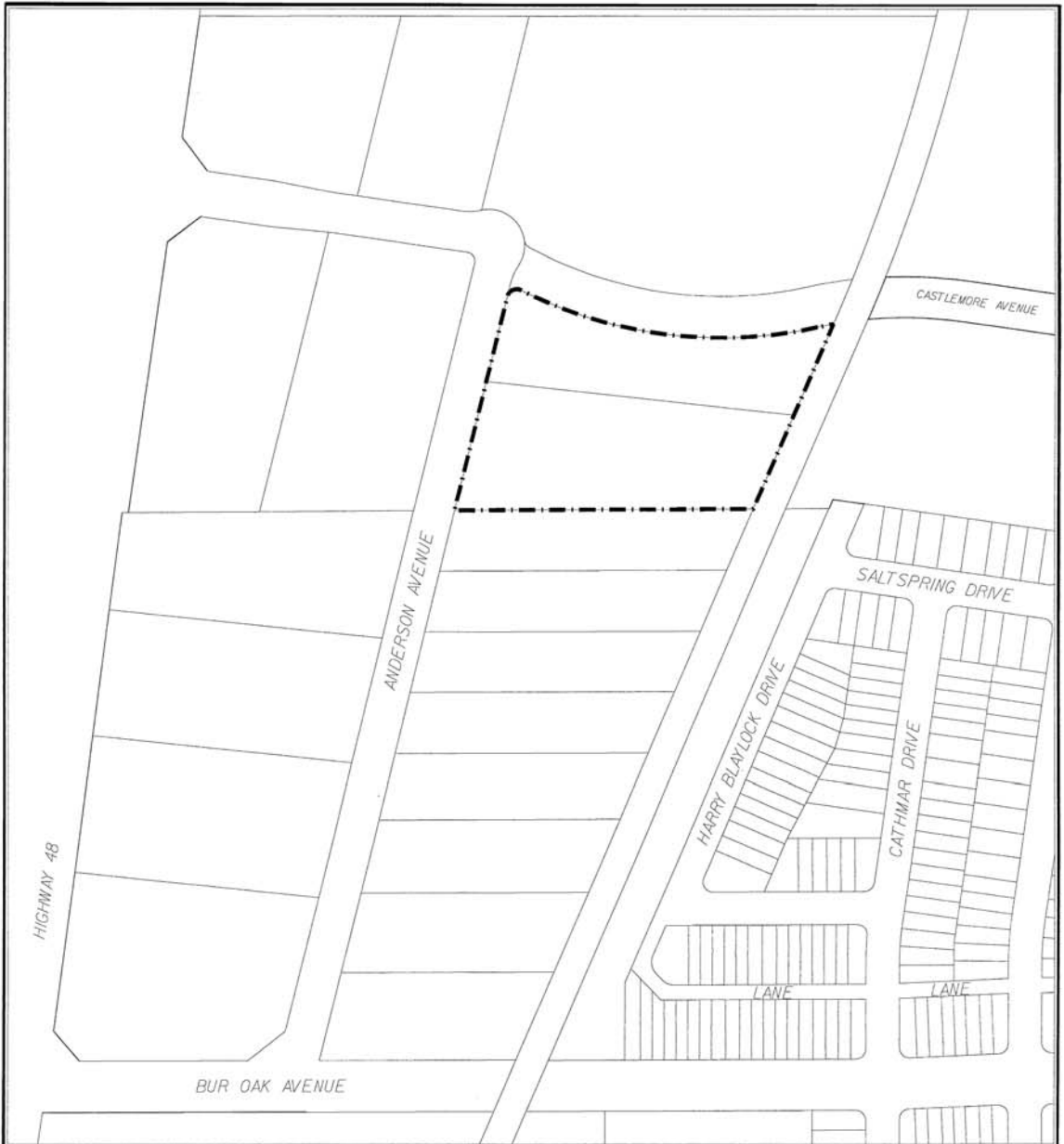


FIGURE No. 1.23
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED



 Boundary of area subject to the policies in Section 4.3.1.2 w)
 Land use designation: COMMERCIAL(Major Commercial Area)



FIGURE No. 1.24
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.1.2 x)
 Land use designation: PART 1-COMMERCIAL(Commercial Corridor Area)
 PART 2-URBAN RESIDENTIAL

4.3.2 *Risebrough Planning District* (Planning District No. 2)

4.3.2.1 *General Policies*

a) The Risebrough Planning District is subject to four Secondary Plans - the West Risebrough Secondary Plan (PD 2-1), the East Risebrough Secondary Plan (PD 2-2), the Risebrough Centre Secondary Plan (PD 2-3) and the Milliken Main Street Secondary Plan (PD 2-4), and development is proceeding in accordance with these plans. Lands within the Milliken Main Street Secondary Plan Area formerly comprised parts of two of the three non-statutory Secondary Plans within the Risebrough Planning District, namely the East Risebrough Secondary Plan (PD 2-2), as amended, and the Risebrough Centre Secondary Plan (PD 2-3), as amended.

It is intended that the East Risebrough Secondary Plan (PD 2-2), and the Risebrough Centre Secondary Plan (PD 2-3) be amended to exclude the lands which now form part of the Milliken Main Street Secondary Plan (PD 2-4), and that the remainder of all three non-statutory Secondary Plans be replaced with statutory Secondary Plans to be adopted by amendment to this Plan in accordance with Sections 1.1.3b) and 9.1.1a).

The former hamlet of Hagerman Corners is recognized as a distinct neighbourhood within the Risebrough residential community and new development in and adjacent to the former hamlet shall be compatible in density and form with existing development. *

4.3.2.2 *Specific Site and Area Policies*

In addition to all other relevant policies and guidelines in this Plan, the following policies shall apply:

a) Part of Lot 3, Concession 5

(Official Plan Amendment No. 26)

Notwithstanding any other provision of this Plan to the contrary, where certain lands have been designated INDUSTRIAL (Business Park Area), and are described as Part of Lot 3, Concession 5, and shown on Figure 2.1, these lands shall be developed and used for no purpose other than one or more of the following uses:

- Data Processing Centres and associated uses
- Business and Professional Offices at a Floor Area Ratio not exceeding 40%
- Banks and Financial Institutions
- Day Care Centres in accordance with Section 2.11 of this Plan
- Other similar low intensity compatible uses conducted within wholly enclosed buildings and which do not involve heavy truck traffic or frequent loading and unloading.

* 103-144 APPEALED TO THE OMB

In addition to the uses noted above, light industrial uses shall be permitted on Blocks 1 to 5, Registered Plan M-1915 which are already developed with buildings containing industrial uses.

b) Part of Lot 5, Concession 5

(Official Plan Amendment No. 26)

Notwithstanding any other provision of this Plan to the contrary, where certain lands have been designated INDUSTRIAL (Business Park Area), and described as Part of Lot 5, Concession 5, and shown on Figure 2.2, permitted uses shall include a restaurant use.

c) Part Lots 4 and 5, Concession 5

(former Official Plan Amendment No. 75)

Lands designated OPEN SPACE on the west side of Kennedy Road south of 14th Avenue and shown on Figure 2.3 shall be subject to the following policy:

Notwithstanding the provisions of Section 3.9 - Open Space, of this Plan, the subject site may also be used for a fast food restaurant as part of a Community Centre building complex.

d) Part Lot 2, Concession 5

(former Official Plan Amendment No. 90)

Lands designated INSTITUTIONAL, at the intersection of Clayton Drive and Kennedy Road and shown on Figure 2.4 shall be subject to the following policy:

Notwithstanding the provisions of Section 3.6 - Institutional of this Plan, the permitted uses on lands shown on Figure 2.4 are limited to a place of worship, a private school, and a day nursery.

e) Part Lot 5, Concession 6

(former Official Plan Amendment No. 102)

Lands designated URBAN RESIDENTIAL, on the east side of Kennedy Road between Fourteenth Avenue and Lee Avenue and shown on Figure 2.5 shall be subject to the following policy:

Notwithstanding the provisions of Section 3.3 - Urban Residential of this Plan, the lands shown on Figure 2.5 may also be used for a flower shop and bridal salon, provided such uses are located only within the existing building (former dwelling) on the subject property.

f) Part Lot 6, Concession 5

(former Official Plan Amendment No. 105)

Lands designated URBAN RESIDENTIAL, on the northwest corner of Kennedy Road and Fourteenth Avenue and shown on Figure 2.6 shall be subject to the following policy:

Notwithstanding the provisions of Section 3.3 - Urban Residential of this Plan, the lands shown on Figure 2.6 shall be subject to the following policies:

- i) The lands may be used for a mixed-use building containing up to 123 apartment dwelling units;
- ii) Up to 860 square metres of floor area within a building on the lands may be used for retail, personal service and office purposes, provided such commercial area is contained within a mixed-use building containing residential dwelling units;

- iii) No building exceeding six storeys in height shall be erected on the lands;
- iv) Prior to the issuance of a building permit for a mixed-use building, a noise study shall be conducted by an acoustical engineer, to the satisfaction of the Ministry of the Environment, and the recommendations of such study shall be reflected in the design of such building; and
- v) That the Town will endeavour to ensure a 60 metre setback for non-compatible industrial buildings from the site.

*

g) *Part of Lot 6, Concession 5

(Official Plan Amendment No. 61)

Lands designated URBAN RESIDENTIAL, on the north side of 14th Avenue, west of Kennedy Road and shown on Figure 2.7* shall be subject to the following policy:

In addition to the provisions of Section 3.3 - **Urban Residential*** of this Plan, the lands shown on Figure 2.7* shall also be subject to the following policies:

- i) The lands may be used for a townhouse development containing not more than 43 dwelling units; the ultimate layout and number of units shall be subject to execution of site plan agreement containing detailed plans to the satisfaction of the Town prior to the removal of the Holding (H) provision preceding the zoning.
- ii) The existing heritage dwelling (the Nicholas Hagerman House) shall be retained on-site as an integral component of the townhouse development.
- iii) The final site plan and building elevations shall demonstrate a commitment to good urban design, to the satisfaction of the Town, including an attractive streetscape design along 14th Avenue reflecting a “front facade” treatment with the buildings oriented to the street. Privacy screen fencing or a “rear wall” condition shall not be permitted along 14th Avenue.
- iv) All buildings and structures shall be set back an additional 10 metres, over and above the minimum yard requirement, from the open portion of the discontinuous watercourse located within or adjacent to the easterly portion of the lands.
- v) Sufficient on-site buffering and noise attenuation measures shall be provided to ensure the residents will not be unduly impacted by future industrial uses on the adjoining properties to the north and west.
- vi) The final grading and landscaping plan shall be designed to protect as many existing trees on the property as possible.

*

h) *Lot 6 and Part of Lots 5 and 7, Registered Plan 65M-2230 – 288 Clayton Drive

(Official Plan Amendment No. 110)

Notwithstanding any other provisions of this Plan to the contrary, where certain lands are designated URBAN RESIDENTIAL, and are described as Lot 6 and Part of Lots 5 and 7, Registered Plan 65M-2230, and municipally known as 288 Clayton Drive, as shown on Figure 2.8*, the following provisions shall apply:

- i) The final site plan, landscape plans, and building elevations shall demonstrate a commitment to a good urban design, to the satisfaction of the Town;

*

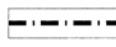
*

- ii) The lands may be used for an apartment building containing a maximum of 55 units;
- iii) A private school and day nursery accessory to a Place of Worship shall be permitted;*
- iv) The apartment building shall not exceed 4-storeys in height;
- v) The provisions of Section 4.3.2.2**h)*** shall supercede the provisions of the non-statutory Secondary Plan (PD 2-1) as they relate to these lands; and
- vi) If required, the provisions of Section 4.3.2.2**h)*** will be incorporated into a Secondary Plan at such time as a statutory Secondary Plan incorporating the subject lands is prepared.

* 103-144 APPEALED TO THE OMB



FIGURE No. 2.1
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.2.2 a)
 Land use designation: INDUSTRIAL(Business Park Area)

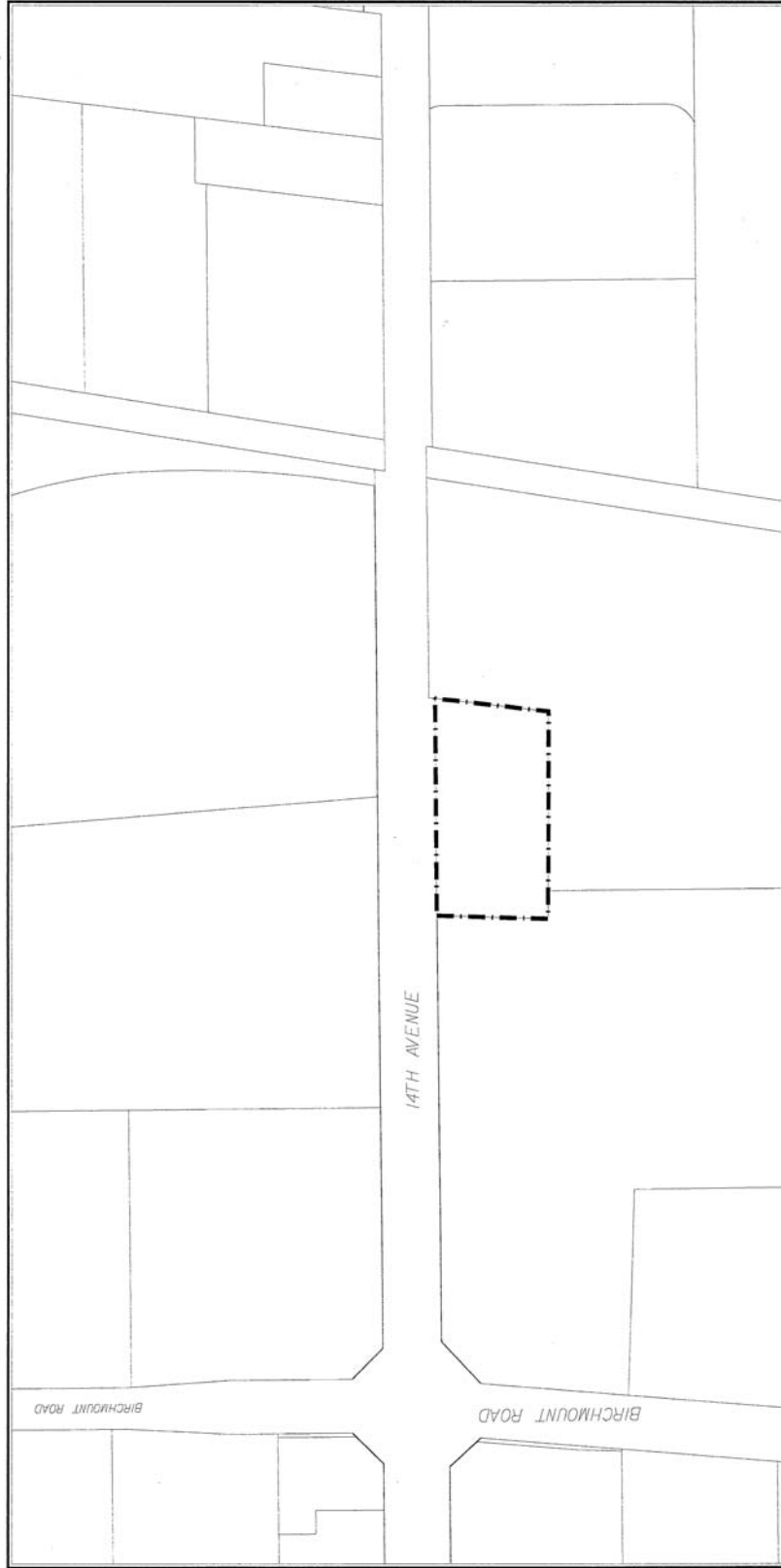


FIGURE No. 2.2

**SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED**

Boundary of area subject to the policies in Section 4.3.2.2 b)
Land use designation: INDUSTRIAL(Business Park Area)

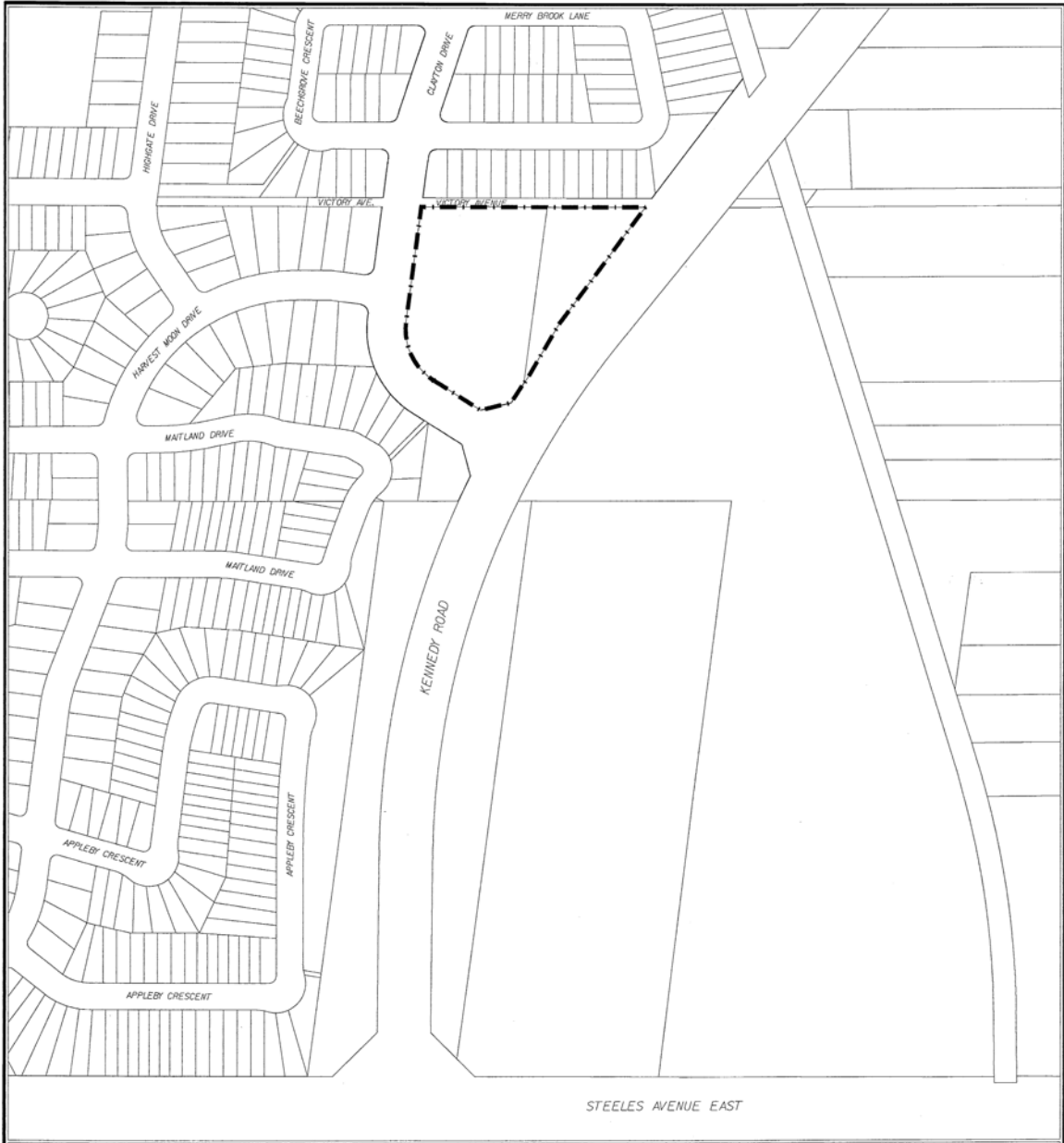


FIGURE No. 2.4
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED



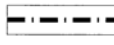

 Boundary of area subject to the policies in Section 4.3.2.2 d)
 Land use designation: INSTITUTIONAL



FIGURE No. 2.5
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED



 Boundary of area subject to the policies in Section 4.3.2.2 e)
 Land use designation: URBAN RESIDENTIAL

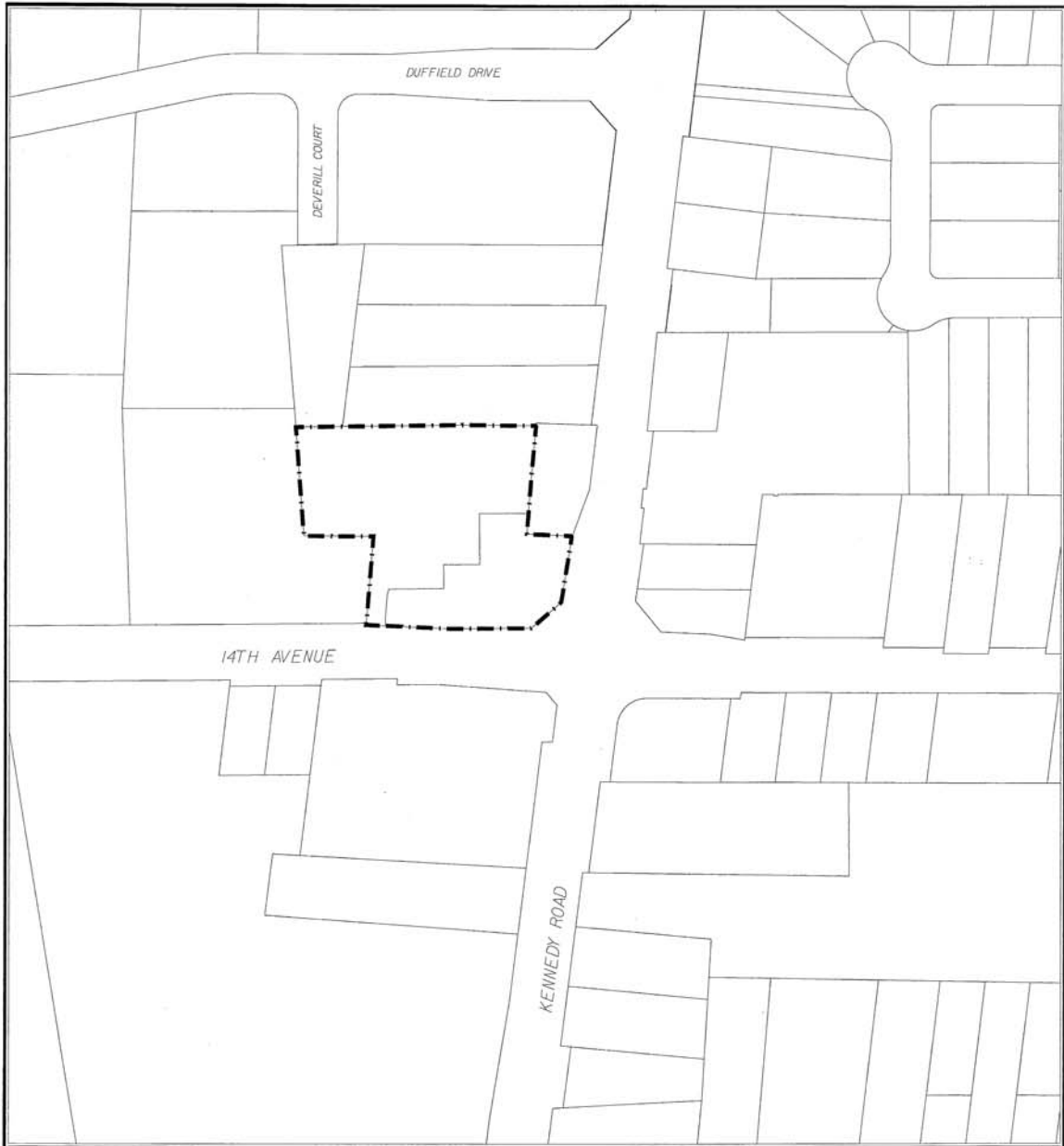



FIGURE No. 2.6
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED



 Boundary of area subject to the policies in Section 4.3.2.2 f)
 Land use designation: URBAN RESIDENTIAL

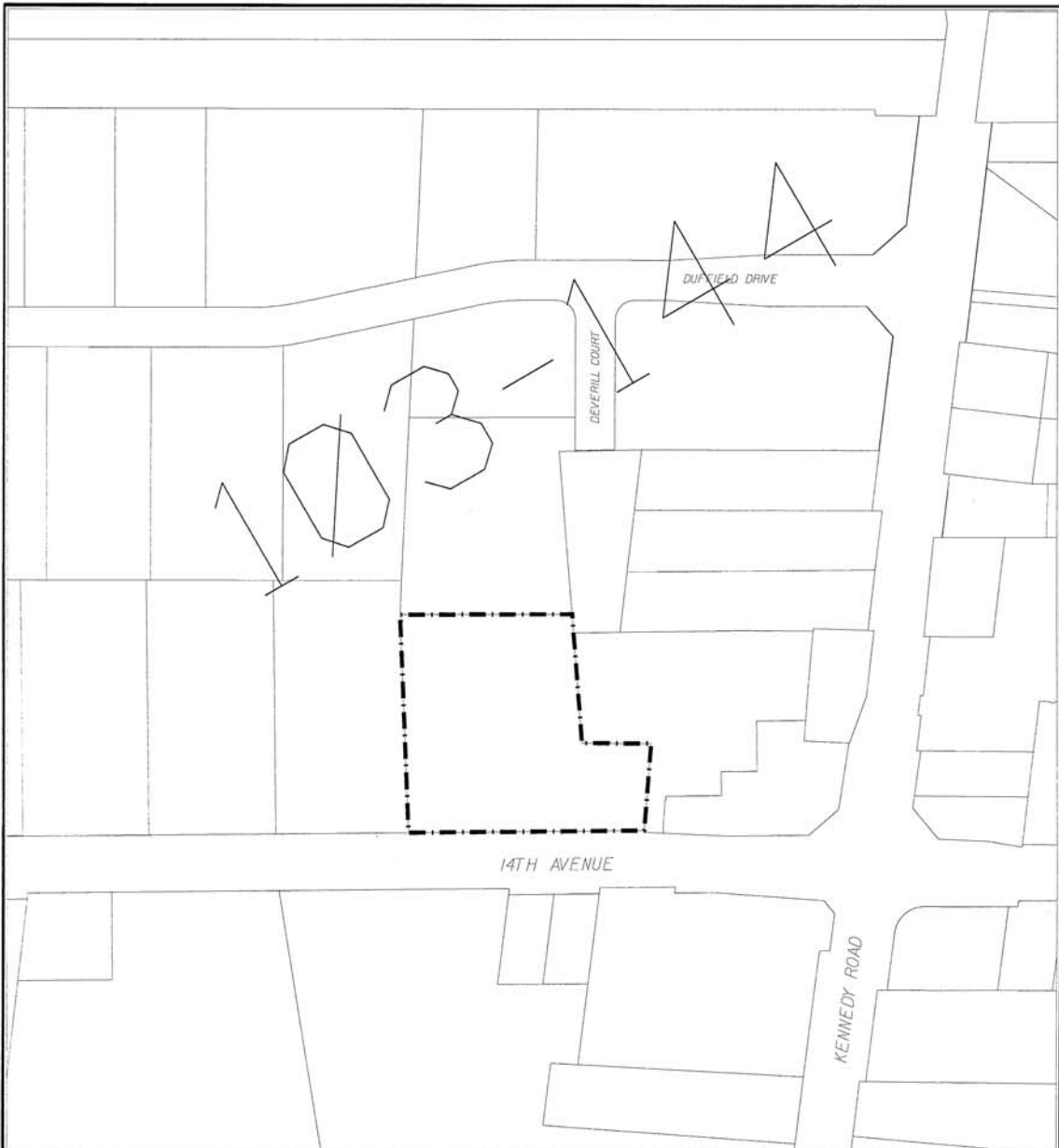


FIGURE No. 2.7
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED



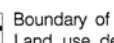
 Boundary of area subject to the policies in Section 4.3.2.2 g)
 Land use designation: URBAN RESIDENTIAL



FIGURE No. 2.8

SPECIFIC SITE AND AREA POLICIES

TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.2.2 h)
 Land use designation: URBAN RESIDENTIAL

4.3.3 Thornhill Planning District

(Planning District No. 3)

4.3.3.1 General Policies

- a) It is intended that the Thornhill Secondary Plan be reviewed periodically to determine whether any new policies or policy revisions are required.
- b) The historic core area of Thornhill-Markham is a designated Heritage Conservation District and a Heritage Conservation District Plan has been adopted.

4.3.11 South Don Mills Industrial Planning District

(Planning District No. 11)

4.3.11.1 General Policies

- a) It is intended that the non-statutory Secondary Plans applying to lands within the South Don Mills Industrial Planning District be replaced with statutory Secondary Plans to be adopted by amendment to this Plan in accordance with Sections 1.1.3b) and 9.1.1a).

4.3.11.2 Specific Site and Area Policies

- a) Part of Lots 4 and 5, Concession 4
(Official Plan Amendment No. 26)

Notwithstanding any other provision of this Plan to the contrary, where certain lands are designated INDUSTRIAL (Business Corridor Area), and are described as Part of Lots 4 and 5, Concession 4, and shown on Figure 11.1, open storage may be permitted as an accessory use to a permitted industrial use subject to compliance with the applicable Secondary Plan policies.

- b) Part of Lot 1, Concession 4 – 3660 Steeles Avenue
(Official Plan Amendment No. 111)

Notwithstanding any other provisions of this Plan to the contrary, where certain lands are designated COMMERCIAL (Community Amenity Area), and are described as Part of Lot 1, Concession 4, municipally known as 3660 Steeles Avenue, as shown on Figure 11.2, the following provisions shall apply:

- i) Notwithstanding Section 3.4.6.2c)i), ii) and iii), only the following uses shall be permitted:
 - Apartment building(s) containing senior's residence/ retirement home
 - Bishop's Residence accessory to a Place of Worship
 - Community Centre with an accessory Banquet Hall
 - Day Nursery
 - Museum
 - Nursing home
 - Office(s)
 - Personal Service Shop(s) and Retail Store(s) on the first floor of an apartment building, office building or museum
 - Private School
 - Two (2) Places of Worship;

- ii) Place of worship shall be the primary use on subject lands and the following uses shall function as part of a religious campus: museum, personal service shops, retail stores, and private school;
 - iii) Residential apartment(s) shall be a minimum of four (4) storeys;
 - iv) The combined area of residential apartment(s) and nursing home uses shall not exceed 25% of the site area as shown on Figure 11.2;
 - v) The final site plan, landscape plans, and building elevations shall demonstrate a commitment to good urban design, to the satisfaction of the Town;
 - vi) The provisions of Section 4.3.11.2 b) as they relate to 3660 Steeles Avenue (Concession 4, Part of Lot 1) shall supercede the provisions of the non-statutory Secondary Plan (PD 11-2) as they relate to these lands; and,
 - vii) If required, the provisions in Section 4.3.11.2 b) will be incorporated into a Secondary Plan at such time as a statutory Secondary Plan incorporating the subject lands is prepared.
- c) Part of Lot 7, Concession 4 – 3300 Steeles Avenue East
(Official Plan Amendment No. 124)
Notwithstanding any other provisions of this Plan to the contrary, certain lands designated COMMERCIAL (Commercial Corridor Area), and described as Block B, Plan M-1785, municipally known as 3300 Steeles Avenue East, and shown on Figure 11.3, shall be subject to the following policies:
- i) Notwithstanding Section 3.4.6.5c)iii) of the Official Plan (Revised 1987), as amended, the subject lands may be used for one automobile sales establishment with permission for automobile repair uses (excluding autobody painting and repair) within a fully enclosed building having a minimum ground gross floor area of 4,000 m² (43,057 ft²). Associated with the automobile sales establishment, an automobile washing facility, not exceeding 1,550 m² (16,684.6 ft²), may also be permitted and located in a building detached from the main building. Outdoor storage and/or display of used and demonstrator vehicles may also be permitted as accessory uses. It is understood that the Owner's inventory of new and used vehicles awaiting sale will be stored off-site.
 - ii) The provisions of Section 4.3.11.2c) as they relate to Block B, Plan M-1785, shall supercede the provisions of the non-statutory Secondary Plan (PD11-1) as they relate to these lands.
 - iii) If required, the provisions of Section 4.3.11.2c) will be incorporated into a Secondary Plan at such a time as a statutory Secondary Plan incorporating the subject lands is prepared.
- d) Block D, Part of Blocks C, G and Part of Lot 19, Registered Plan M-1807 (605 Alden Road)
(Official Plan Amendment No. 137)
Certain lands designated INDUSTRIAL (Business Corridor Area), and described as Block D, Part of Blocks C, G and Part of Lot 19, Registered Plan M-1807, 605 Alden Road and shown on Figure 11.4, shall be subject to the following policies:
- i) Notwithstanding the provisions of Section 3.5.6.3c)iv) of the Official Plan (Revised 1987), as amended, the subject lands may also be used for commercial "self-storage" warehouse use, subject to the following:
 - The use is only permitted in one multi-storey self storage warehouse building;
 - The individual self storage units within the building shall only be accessed from interior corridors;

- Direct exterior access to individual self storage units shall be prohibited; and,
 - Loading doors to the self storage warehouse building shall not face a public street.
- ii) The provisions of Section 4.3.11.2 d) as they relate to subject lands, shall supercede the provisions of the non-statutory Secondary Plan (PD11-1) as they relate to these lands.
- iii) If required, the provisions of Section 4.3.11.2 d) will be incorporated into a statutory Secondary Plan at such time as a statutory Secondary Plan incorporating the lands is prepared.

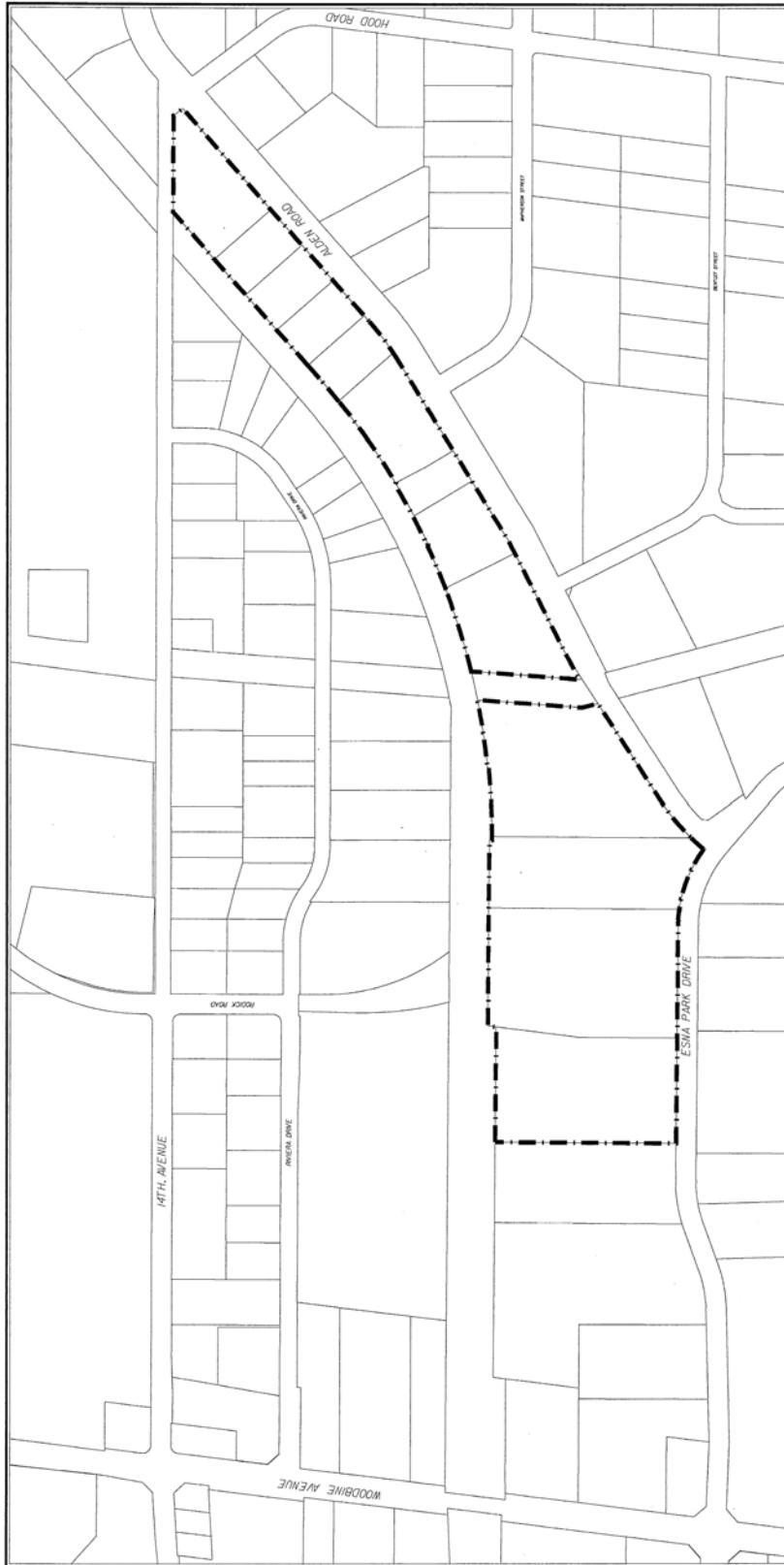


FIGURE No. 11.1

SPECIFIC SITE AND AREA POLICIES
 TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED


 Boundary of area subject to the policies in Section 4.3.11.2 a)
 Land use designation: INDUSTRIAL (Business Corridor Area)

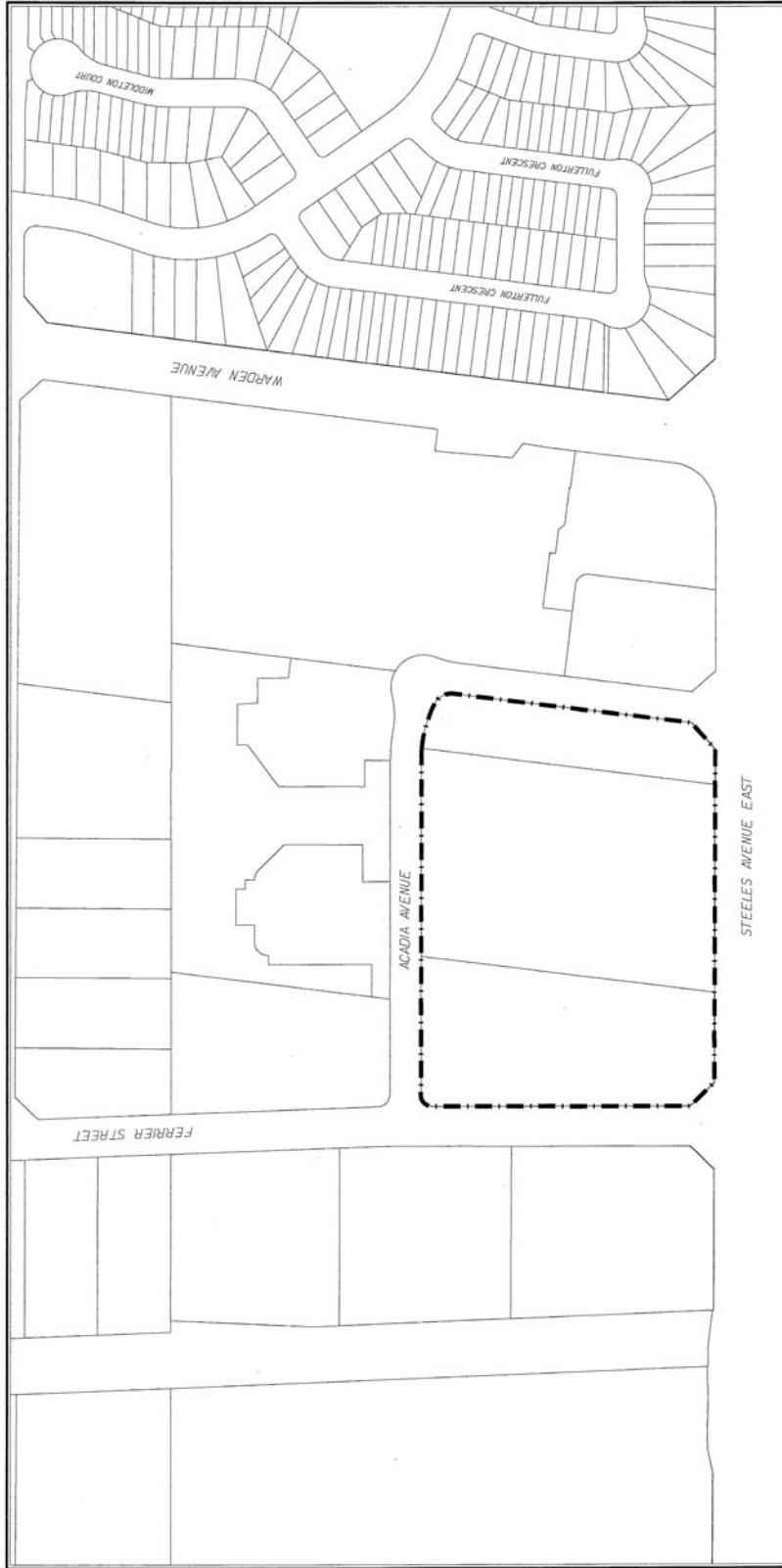



FIGURE No. 11.2

SPECIFIC SITE AND AREA POLICIES
 TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

Boundary of area subject to the policies in Section 4.3.11.2 b)
 Land use designation: COMMERCIAL (Community Amenity Area)



FIGURE No. 11.3
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.11.2 c)
 Land use designation: COMMERCIAL(Commercial Corridor Area)

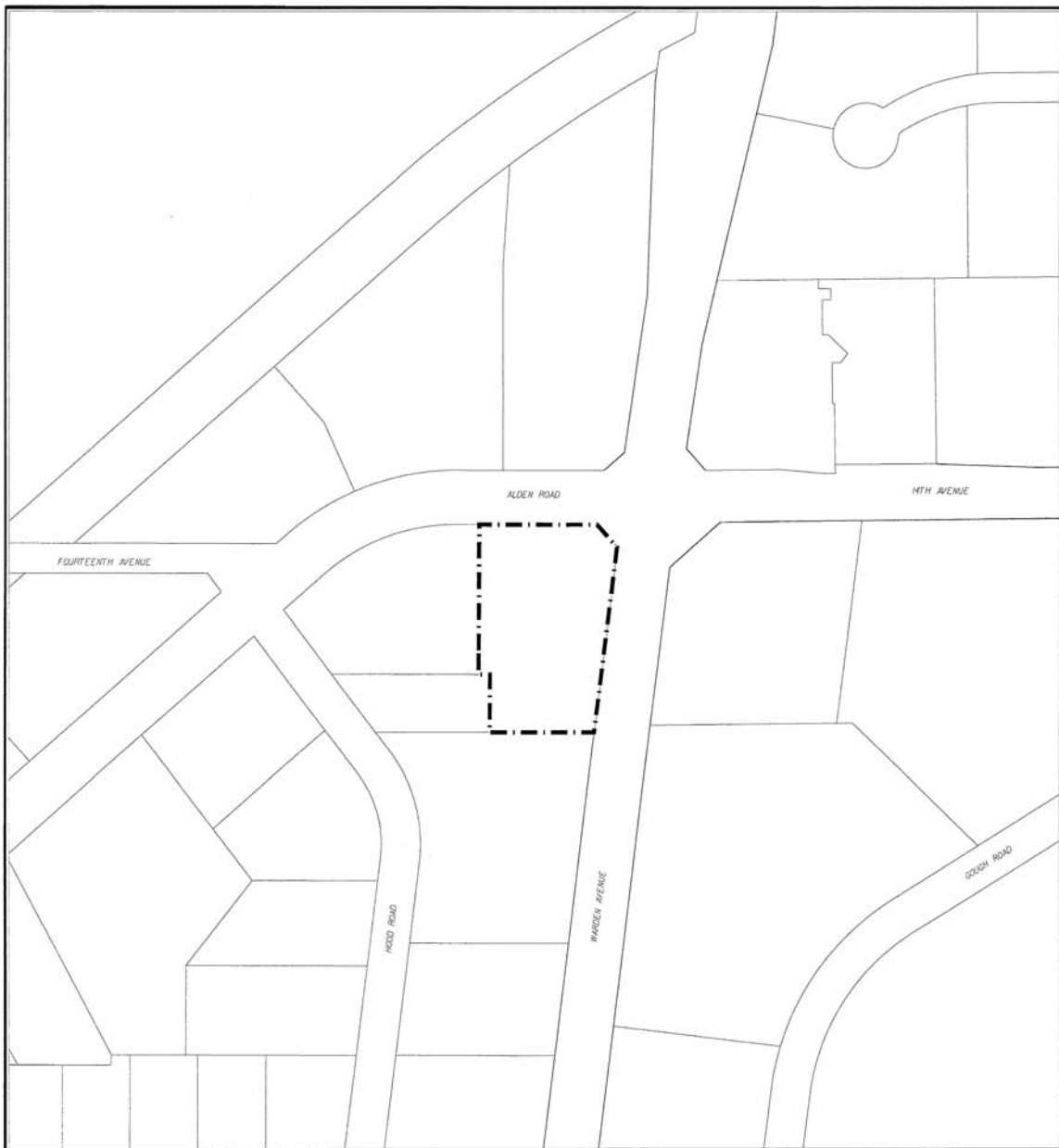

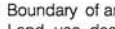


FIGURE No. 11.4
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.11.2 d)
 Land use designation: INDUSTRIAL(Business Corridor Area)

4.3.12 Devil's Elbow Planning District

(Planning District No. 12)

4.3.12.1 General Policies

- a) This Planning District comprises the rural residential community of Devil's Elbow which is substantially developed. Development of vacant lands is following the pattern set by previous approvals. A Secondary Plan shall not be required for this Planning District.

4.3.12.2 Specific Site and Area Policies

In addition to all other relevant policies and guidelines in this Plan, the following specific policies shall apply:

- a) Part Lots 17 and 18, Concession 4
(Official Plan Amendment No. 13)

Lands designated OPEN SPACE on Figure 12.1 shall be subject to the following policies:

- i) Lands outlined as Part 1 on Figure 12.1 comprise a woodlot which shall be protected and conserved. Uses permitted shall be limited to conservation, forestry and wildlife management, environmental education and low impact recreational activities such as hiking trails.
- ii) Lands outlined as Part 2 on Figure 12.1 (adjacent to the Carlton Creek Valley) are to be used solely for environmental buffer purposes, to help prevent river bank erosion, ensure slope stability, protect natural features and control stormwater runoff. The minimum width of the buffer shall be 10 metres from the stable top of bank as established by the Toronto and Region Conservation Authority. Uses permitted shall be limited to a stormwater management pond (provided that the aquatic and terrestrial ecosystem is protected and subject to a Stormwater Management Study being prepared to the satisfaction of the Town), conservation, forestry and wildlife management, environmental education and low impact recreational activities such as hiking trails.
Existing vegetation will be protected, conserved, and enhanced where appropriate. In the event that natural vegetation is removed or degraded, prior to the lands being conveyed to the Town, revegetation in accordance with a landscaping plan, approved by the Town, may be required.
- iii) Lands outlined as Parts 3 and 4 on Figure 12.1 (adjacent to the Berczy Creek Valley) are to be protected in accordance with the objectives for the extension of the Rouge Park in the Town of Markham. Uses permitted shall be limited to conservation, forestry and wildlife management, environmental education and low impact recreational activities such as hiking trails. Existing vegetation will be protected, conserved and enhanced where appropriate. In the event that natural vegetation is removed or degraded, prior to the lands being conveyed to the Town, revegetation in accordance with a landscaping plan, approved by the Town, may be required.

- b) Part of Lot 19, Concession 5
(Official Plan Amendment No. 80)

Notwithstanding the provisions of Section 3.12.2 g), regarding minimum lot area, certain lands described as 26 Glenbourne Park Drive (Lot 25 and Block E, Plan 6037), shown on Figure 12.2, shall have a minimum lot area of 0.3 ha and shall continue to be subject to the provisions of Section 3.12.2 g), regarding well and septic system compliance.

c) Proposed Plan of Subdivision 19T-79035
(Official Plan Amendment No. 109)

Land designated URBAN RESIDENTIAL on Figure 12.3 shall be subject to the following policies:

- i) Lots 14 to 22 and lot 24 on Figure 12.3 are to have minimum lot frontages of 30 metres, minimum lot areas of 2,000 square metres and minimum side yard setbacks of 3 metres.
- ii) Lots 1 – 13, 23 and lots 25 to 36 on Figure 12.3 are to have minimum lot frontages of 24.38 metres and minimum side yard setbacks of 3 metres.

d) 9921 Woodbine Avenue
(Official Plan Amendment No. 130)

Notwithstanding the provisions of Section 3.12.1 of this Plan, a private elementary school, a day nursery and accessory uses shall be permitted on the lands designated RURAL RESIDENTIAL as shown on Figure 12.4.

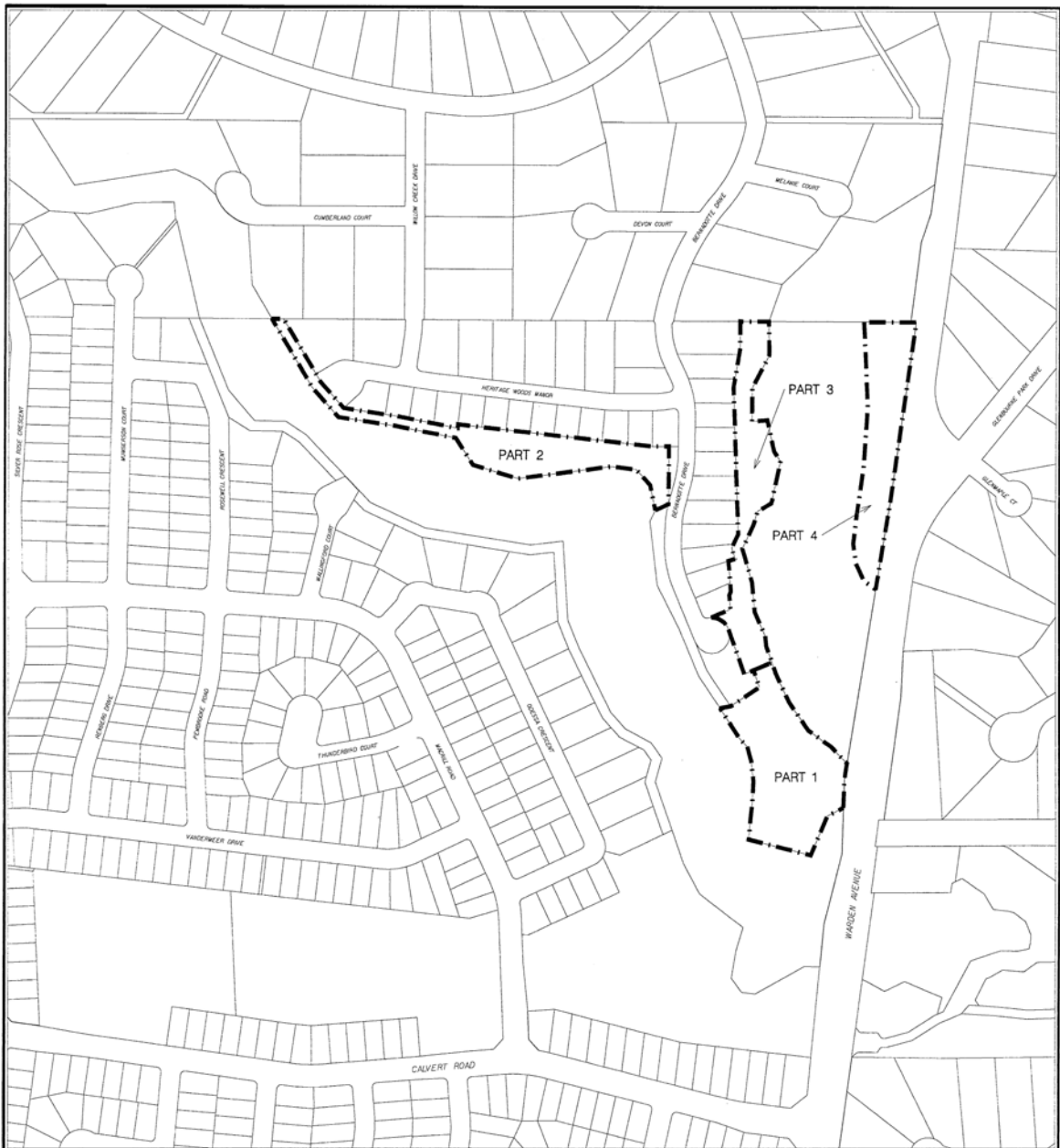

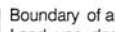


FIGURE No. 12.1
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

Boundary of area subject to the policies in Section 4.3.12.2 a)
 Land use designation: OPEN SPACE



FIGURE No. 12.2
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.12.2 b)
 Land use designation: RURAL RESIDENTIAL

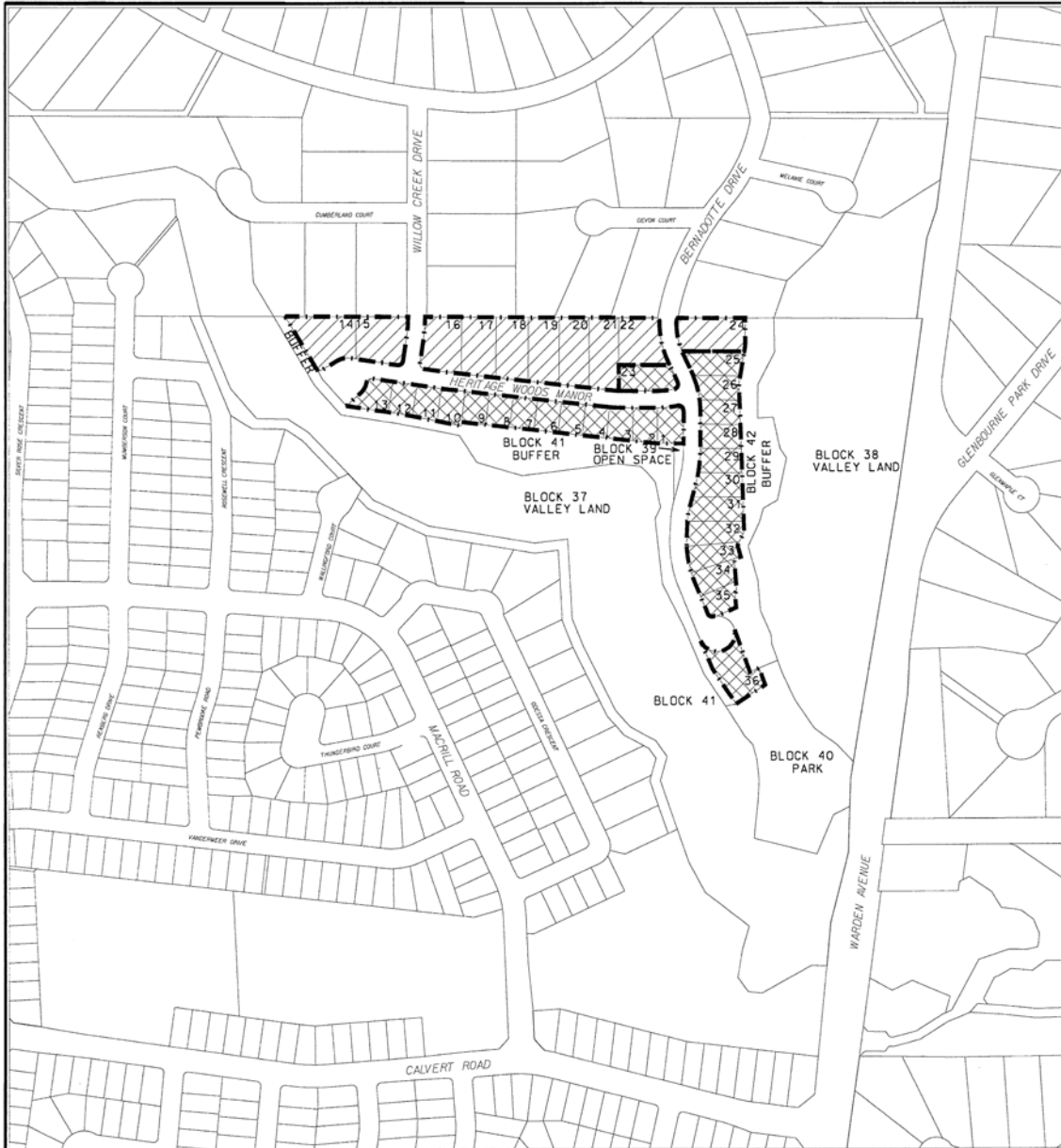





FIGURE No. 12.3
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

-  Boundary of area subject to the policies in Section 4.3.12.2 c)
Land use designation: URBAN RESIDENTIAL
-  Boundary of area subject to the policies in Section 4.3.12.2 c) i)
Land use designation: URBAN RESIDENTIAL
-  Boundary of area subject to the policies in Section 4.3.12.2c)ii)
Land use designation: URBAN RESIDENTIAL

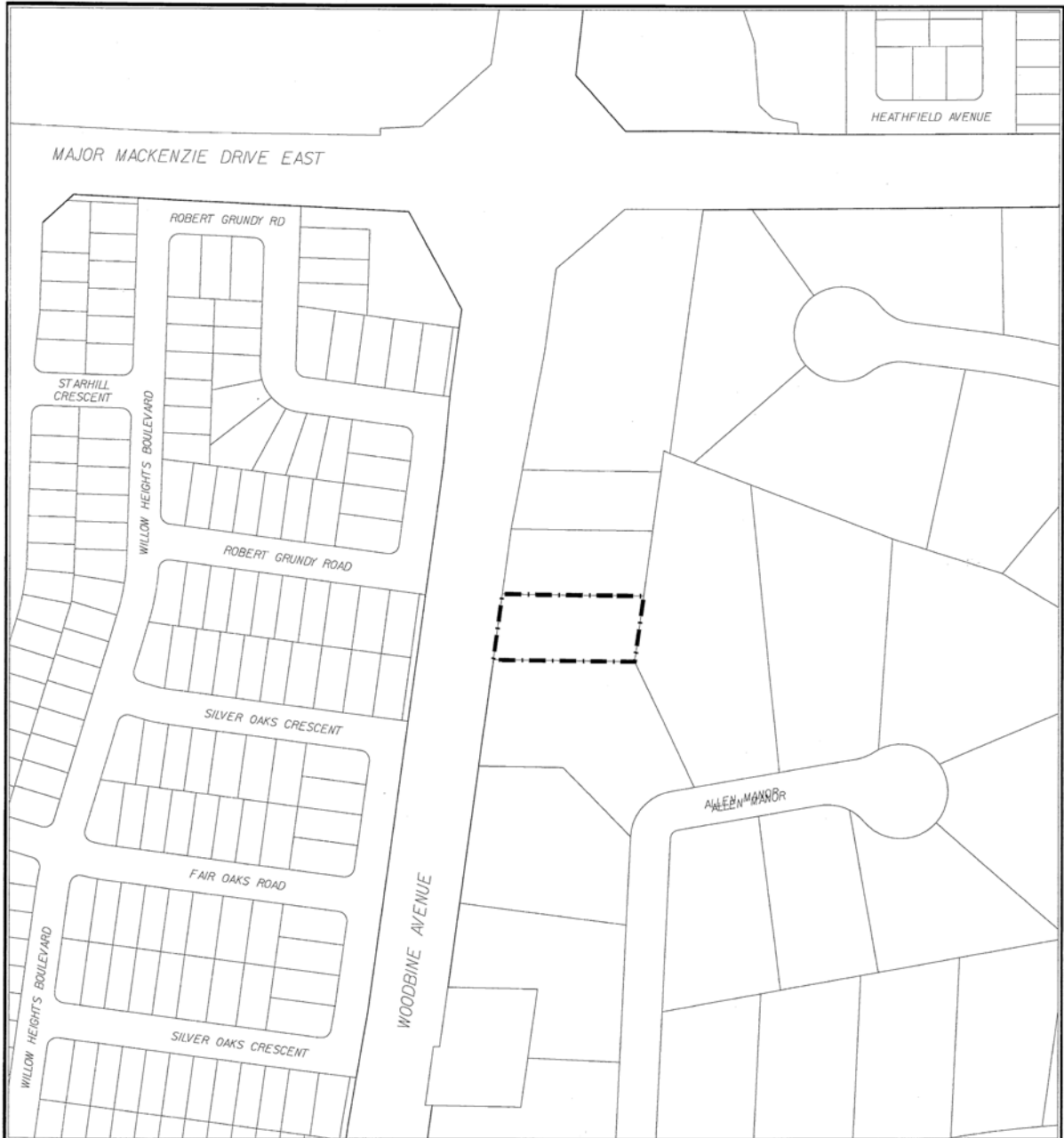
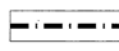


FIGURE No. 12.4
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.12.2 d)
 Land use designation: RURAL RESIDENTIAL

4.3.13 Brown's Corners Planning District

(Planning District No. 13)

4.3.13.1 General Policies

- a) It is noted that this Planning District encompasses a large area involving many planning issues. Some of the decisions on planning and transportation matters have required the participation of other levels of government and public agencies. Due to these complexities, Secondary Plans have been prepared for parts of the Planning District on a progressive basis.
- b) The Planning District is covered by five Secondary Plans (PD 13-1, PD 13-2, PD 13-3, PD 13-4 and PD 13-5). The most recent of these, PD 13-5, was adopted as an amendment to the Town of Markham Official Plan, 1976 (Official Plan Amendment No. 32). The four non-statutory secondary plans for Brown's Corners Planning District will be replaced with new Secondary Plans to be adopted by amendment to this Plan, in accordance with the provisions of Sections 1.1.3b) and 9.1.1a). It is also intended that a new Secondary Plan shall be prepared and adopted for the lands comprising Buttonville Airport as provided for in Section 4.3.13.4 f) of this Plan.

4.3.13.2 Specific Site and Area Policies

- a) Part of Lot 9, Concession 3
(Official Plan Amendment No. 26)
Notwithstanding any other provision of this Plan to the contrary, where certain lands have been designated INDUSTRIAL (Business Park Area) and COMMERCIAL (Retail Warehouse Area), and described as Part of Lot 9, Concession 3, and shown on Figure 13.1, one establishment for the sales and servicing of trucks, and the sale of gasoline, lubricating oils and automotive parts, shall be permitted.
- b) Lot 1, Plan 19T-87039
(Official Plan Amendment No. 26)
Notwithstanding any other provision of this Plan to the contrary, where certain lands have been designated INDUSTRIAL (General Industrial Area), and described as Lot 1 Plan 19T-87039, and shown on Figure 13.2, the use, manufacture, storage and/or destruction of Polychlorinated Biphenyls (PCBs) in conjunction with the proposed electrical power transmission and distribution systems operation, shall be prohibited.

c) Part of Lot 8, Concession 4

(Official Plan Amendment No. 112)

Certain lands in Lot 8, Concession 4 with a total of approximately 6 ha and shown on Figure 13.4 were designated INDUSTRIAL through Official Plan Amendment No. 112. The implementation of the INDUSTRIAL designation shall be subject to a further amendment to this Plan to establish the appropriate designation on Schedule 'H' – COMMERCIAL/INDUSTRIAL CATEGORIES and an amendment to the implementing zoning by-law to establish appropriate land uses and development standards. Concurrent with these implementing approvals, the Town will require approval of and/or provision of construction for a satisfactory access to the lands from Addiscott Court including dedication of any required right-of-way. *

d) Pt. Block "A" and Block "C" Plan 4556

(Official Plan Amendment No. 86)

- i) Notwithstanding the INDUSTRIAL (Business Corridor Area) designation and the provisions of Sections 3.5.6.3 c) and d), the following uses shall not be permitted on the lands described as Pt. Block "A" and Block "C" on Plan 4556 as shown on Figure 13.5:
 - light industrial uses;
 - accessory and incidental retail uses associated with permitted light industrial uses;
 - places of worship;
 - nightclubs;
 - free-standing banquet halls;
 - automotive service stations;
 - car washes;
 - funeral homes.
- ii) Notwithstanding any provision to the contrary, an outdoor seasonal gardening display in association with a supermarket shall be permitted
- iii) Notwithstanding any provision to the contrary, one retail premise shall be permitted to a maximum of 6700 square metres of gross floor area.
- iv) Notwithstanding any provision to the contrary, up to ten (10) retail stores with a minimum net floor area of 20 square metres shall be permitted.

e) Block "D" and Part of Block "A" Plan 4556


(Official Plan Amendment No. 85)

- i) Notwithstanding the INDUSTRIAL (Business Corridor Area) designation and the provisions of Section 3.5.6.3 c) and d), the following uses shall not be permitted on the lands described as Block "D" and Pt. Block "A" on Plan 4556 as shown on Figure 13.6:
 - light industrial uses;
 - accessory and incidental retail uses associated with permitted light industrial uses;
 - places of worship;
 - free standing banquet halls
 - nightclubs;
 - automotive service stations;
 - car washes;

- funeral homes;
- ii) Notwithstanding any provision to the contrary, a free-standing restaurant shall be permitted.



FIGURE No. 13.1
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED


 Boundary of area subject to the policies in Section 4.3.13.2 a)
 Land use designation: INDUSTRIAL(Business Park Area) and
 COMMERCIAL(Retail Warehouse Area)

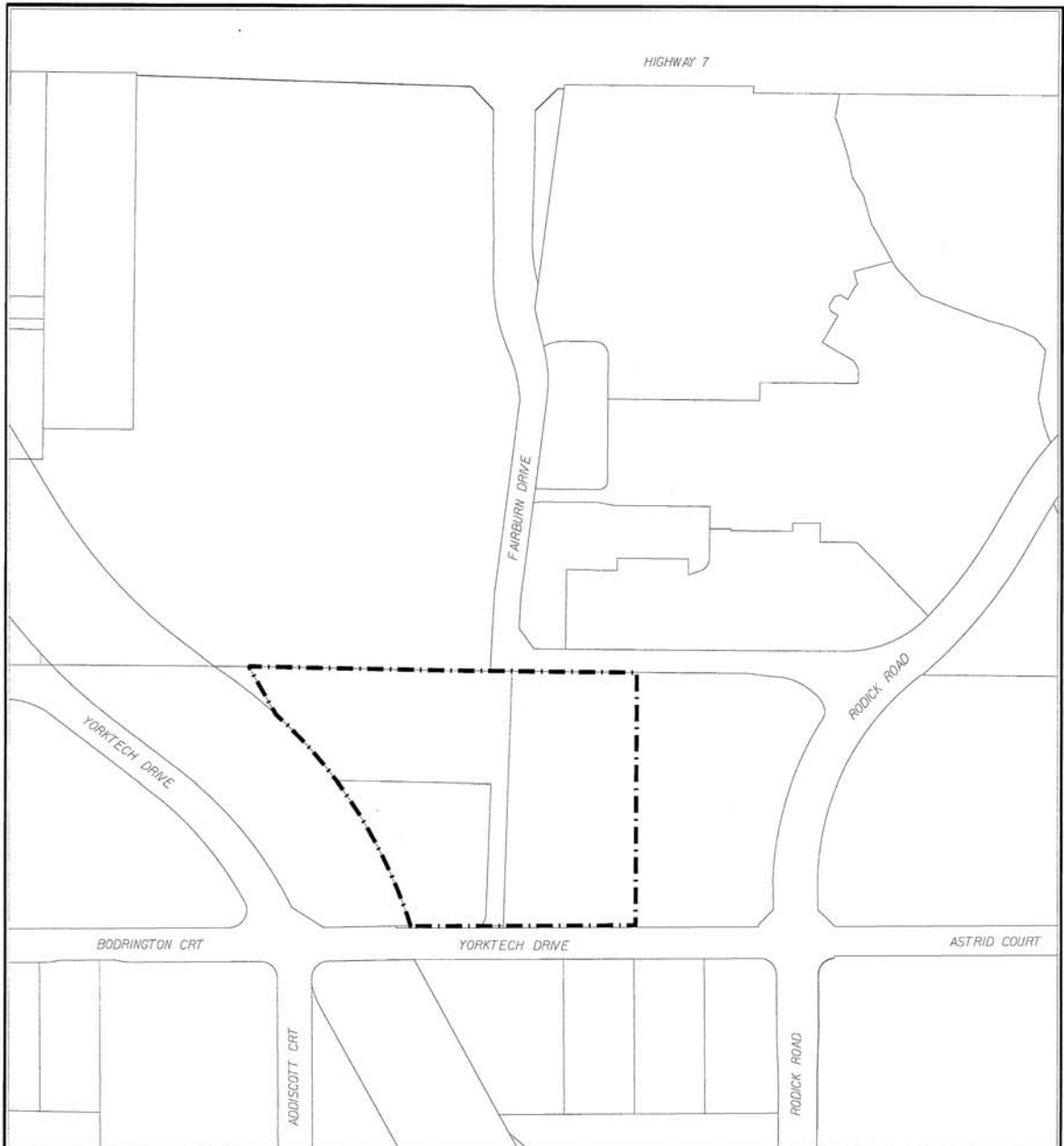



FIGURE No. 13.2
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.13.2 b)
 Land use designation: INDUSTRIAL (General Industrial Area)

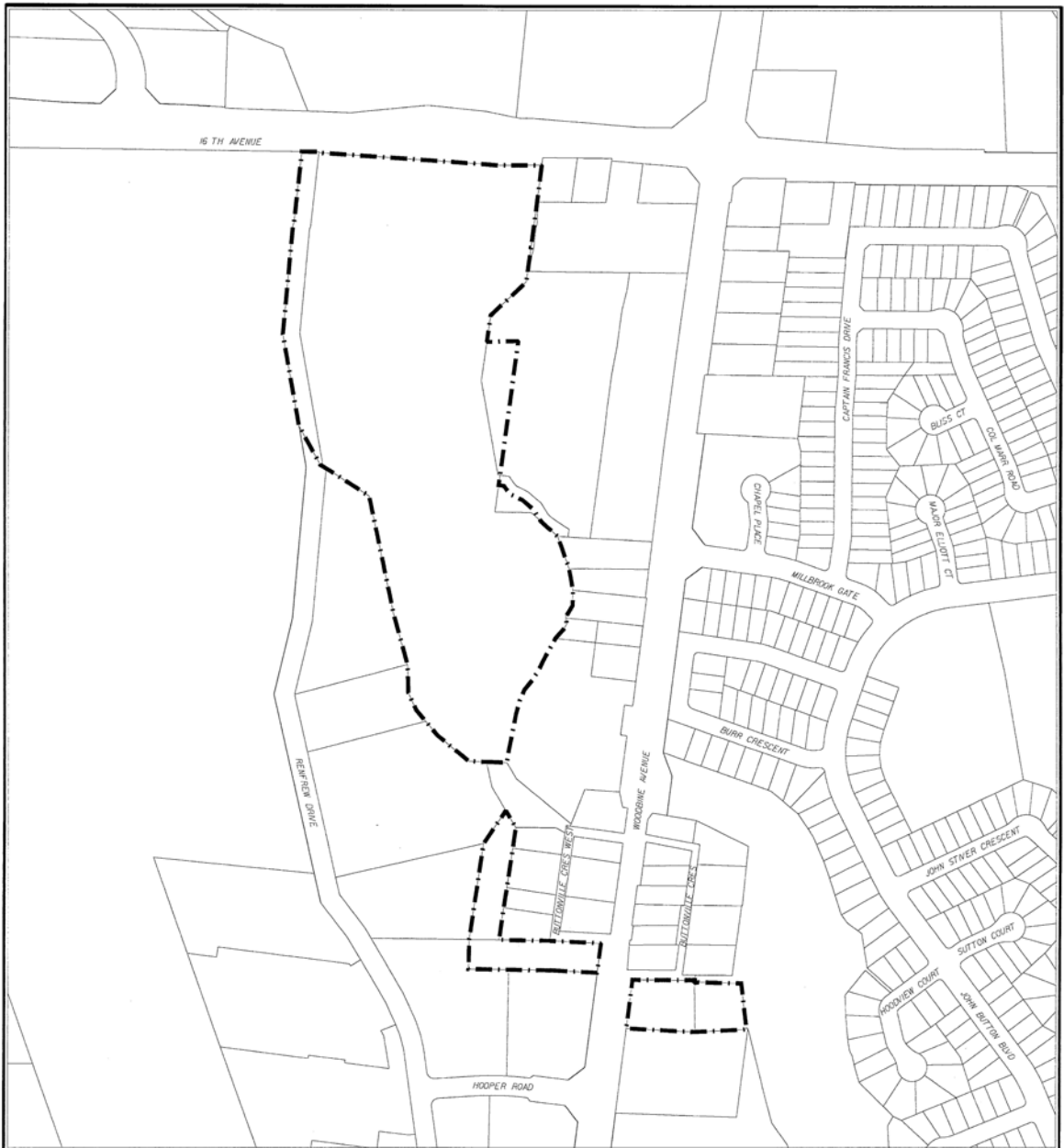


FIGURE No. 13.3
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED



Lands deleted from the Browns Corners Planning District (PD 13) and incorporated into the Buttonville Planning District (PD 15)

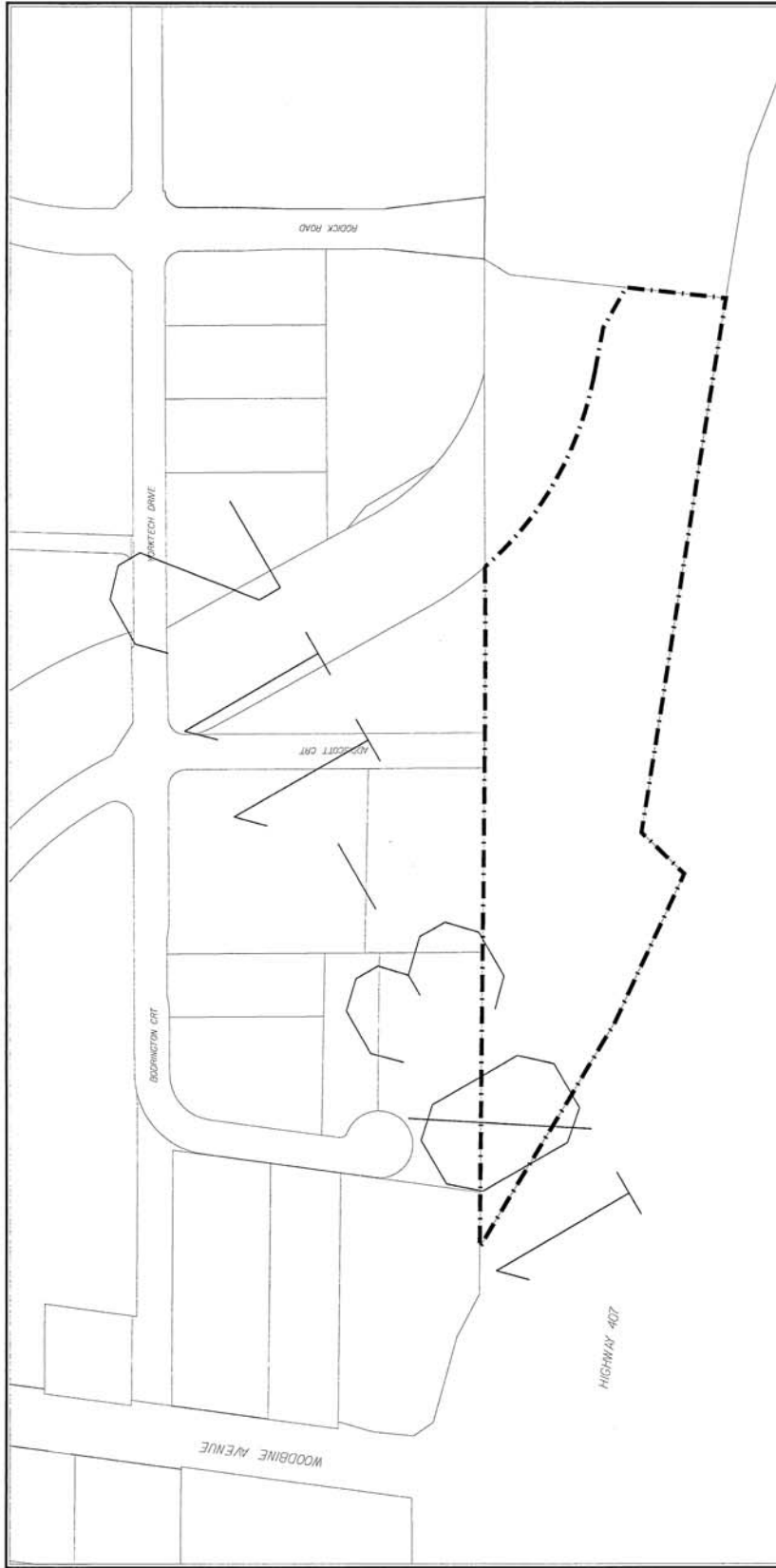


FIGURE No. 13.4

SPECIFIC SITE AND AREA POLICIES
 TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

Boundary of area subject to the policies in Section 4.3.13.2 c)
 Land use designation: INDUSTRIAL



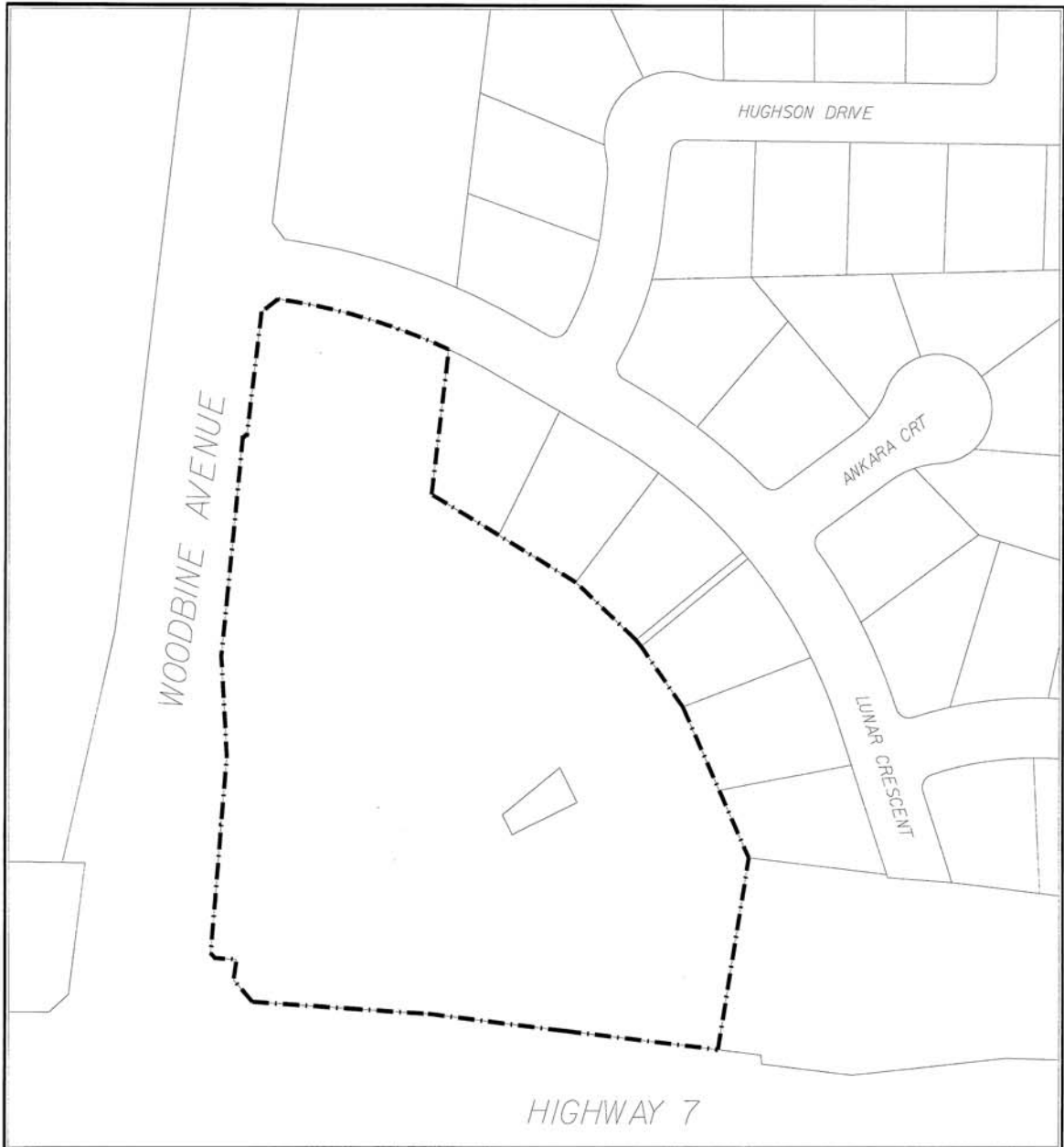


FIGURE No. 13.5
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED


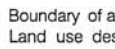

 Boundary of area subject to the policies in Section 4.3.13.2 d)
 Land use designation: INDUSTRIAL (Business Corridor Avenue)



FIGURE No. 13.6
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED



 Boundary of area subject to the policies in Section 4.3.13.2 e)
 Land use designation: INDUSTRIAL(Business Corridor Area)

4.3.13.3 Boundary Adjustments

(former Official Plan Amendment No. 104)

The following lands as shown on Figure 13.3 have been deleted from the Brown's Corners Planning District (PD 13) and incorporated into the Buttonville Planning District (PD 15) as shown on Schedule 'B' - PLANNING DISTRICTS:

- certain valleylands and open space west of Woodbine Avenue and south of Sixteenth Avenue, in part of Lots 14 and 15, Concession 3;
- the open space buffer strips to the west and south of Buttonville Crescent West, described as Block 7, Plan 65M-2452 and Block 8, Plan 65M-2049; and
- the Buttonville Women's Institute municipally known as 8931 Woodbine Avenue and St. John's Lutheran Church Cemetery located south of Buttonville Crescent East in Part of Lot 13, Concession 4.

4.3.13.4 Buttonville Airport Lands

- a) In 1992 the owner of the Buttonville Airport concluded a limited lease of the Airport to the Town of Markham.
The Town has entered into this lease so that the Buttonville Airport will remain open and be operated as an airport for a period of time during which other jurisdictions may address the means of replacing the Airport with additional capacity. It is anticipated that following termination of the aforesaid lease, and in the event of the closure of the Buttonville Airport, the Airport lands will be redeveloped for industrial-commercial uses in accordance with the provisions of this Plan.
- b) Before determining whether to seek or agree to any alteration or extension in the terms of the lease, it shall be the policy of the Town of Markham to consult with the Regional Municipality of York, Transport Canada, the Ministry of Transportation of Ontario and the Minister responsible for the Greater Toronto Area and to have regard to, among other matters, the interests of those agencies.
- c) While the Buttonville Airport remains in operation, applications to change land use designations in the vicinity of Buttonville Airport shall not be approved unless the proposed development is compatible with the noise levels at the site and applicable height requirements according to Federal and Provincial standards and are consistent with the Town's policies in this regard.
- d) Where lands comprising the Buttonville Airport are designated INDUSTRIAL, permitted uses shall be limited to the following:
 - i) an airport in accordance with the definition of the TRANSPORTATION AND UTILITIES category in Section 3.1.1 b)ix) and accessory uses to an airport; all by-laws, regulations, approvals and works relating to the operation of the airport shall be in conformity with this Plan; and,
 - ii) uses permitted under the Business Park Area category of the INDUSTRIAL designation as provided for in Section 3.5, in accordance with the provisions of that Section, and upon approval, the provisions of the required Secondary Plan.

- e) In the event that the Buttonville Airport ceases to operate, it is expected that the lands presently occupied by the Airport will be developed for uses consistent with the Business Park Area category of the INDUSTRIAL designation, and that the uses on the lands will reflect an extension of the existing pattern of land use in the Browns Corners Planning District to the south.
- f) A new Secondary Plan shall be prepared and adopted for the aforesaid lands comprising Buttonville Airport as an amendment to this Plan prior to the approval of substantial development on the Airport lands. An amendment to Schedule 'H' - COMMERCIAL/INDUSTRIAL CATEGORIES, to reflect the provisions of the Secondary Plan will be made at that time. Notwithstanding the foregoing, while the Buttonville Airport remains operational, and prior to the preparation and adoption of a Secondary Plan, lands deemed surplus to Airport operations may be released, and approved for development consistent with the Business Park Area category of the INDUSTRIAL designation, and subject to the implementing planning approvals. Notwithstanding the provisions of Section 3.5.3a) lands deemed surplus to airport operations may be developed without a designation on Schedule 'H' -COMMERCIAL/INDUSTRIAL CATEGORIES for uses consistent with the Business Park Area category of the INDUSTRIAL designation, subject to all other provisions of Section 3.5.
- g) It is intended that the Secondary Plan required by Section 4.3.13.4f) should provide for a range of uses on the lands designated INDUSTRIAL, consistent with the provisions of Section 3.5 relating to the Business Park Area category. Notwithstanding the above, no use of these lands, or any part of them, shall be made for the permitted uses contemplated under Section 4.3.13.4d)ii), except for such uses as may be accessory to the airport use, until such time as the Town, in consultation with Transport Canada, is satisfied that all airport operations on the lands proposed for the uses contemplated under Section 4.3.13.4d)ii) have ceased and if a proposal relates to lands deemed surplus to the operation of the airport, that the development of such lands is practicable, notwithstanding the continuing operation of the airport on adjacent lands. Development of any surplus lands shall not adversely affect the continued operation of the airport on adjacent lands.
- h) Except for lands which may be deemed surplus to the operation of the Airport, as referred to in Section 4.3.13.4f) of this Plan, the required Secondary Plan shall contain a prohibition against registration of plans of subdivision (though not against draft approval thereof) or passage of zoning by-laws (excepting by-laws employing a holding symbol under Section 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, where permitted uses shall be limited to that of airport and accessory uses), earlier than December 31, 1998 with respect to lands designated INDUSTRIAL and shall provide that the release of lands for development, except for lands deemed surplus to the operation of the Airport, shall not be approved until the Town, in consultation with Transport Canada, is satisfied that all airport operations have ceased.
- i) It shall be the policy of the Town, in exercising its powers under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to have regard to the transportation related requirements for the redevelopment of the Buttonville Airport lands as provided for in Section 4.3.13.4d) and e) at densities generally consistent with those of the designated and zoned industrial-commercial lands to the south of the Airport lands, so as to ensure, to the maximum extent possible by

the Town, that sufficient road capacity is available to permit the redevelopment of the Airport lands as provided herein. To that end, the Town will use traffic generation factors which assume the redevelopment of the Buttonville Airport lands in all future modelling and planning for the road systems within the Town.

- j) Notwithstanding any provisions of Section 6.2, municipal water and sanitary sewer capacity for the full development of the Buttonville Airport lands in accordance with the provisions of Section 4.3.13.4 shall be reserved by the Town, such that capacity will be available at the end of the lease term and any extensions referred to in Section 4.3.13.4b) for the redevelopment of the property for industrial-commercial uses at densities generally comparable to the designated and zoned industrial-commercial lands to the south of the Airport.

4.3.14 Victoria Square Planning District (Hamlet)

(Planning District No. 14)

4.3.14.1 General Policies

- a) As development in the hamlet is complete, it is not intended to readopt the Secondary Plan, being the Victoria Square Community Secondary Plan, adopted as Amendment No. 23 to the former Township of Markham Official Plan. Any redevelopment or change will be governed by the general policies in Section 3.8 - Hamlets, and all other relevant policies and guidelines of this Plan.

4.3.15 Buttonville Planning District

(Planning District No. 15)

4.3.15.1 General Policies

- a) The Buttonville Planning District encompasses most of the former Hamlet of Buttonville and certain lands to the east extending to the Ontario Hydro transmission corridor.
- b) A Secondary Plan for this Planning District (PD 15-1) was adopted as an amendment to the Official Plan, 1976 (former Official Plan Amendment No. 45) and has been subsequently amended (former Official Plan Amendment No. 104) to incorporate detailed provisions into the Secondary Plan for the Buttonville Core area, and to revise the boundaries of the Buttonville Planning District.
- c) Notwithstanding the URBAN RESIDENTIAL designation and provisions of Section 3.3, certain lands at select locations identified in Amendment No. 1 to the Secondary Plan for the Buttonville Planning District (PD 15-1), may be used for limited commercial uses in conjunction with residential uses, as part of an integrated mixed land use development area, subject to the provisions of the Secondary Plan, as amended.
- d) Notwithstanding the URBAN RESIDENTIAL and INSTITUTIONAL designations and the provisions of Sections 3.3 and 3.6, respectively, the lands at the following locations shall be designated OPEN SPACE in the Secondary Plan for the Buttonville Planning District and

their use shall be restricted relative to this designation as provided for in Amendment No. 1 to the Secondary Plan for the Buttonville Planning District (PD 15-1):

- Block 7, Plan 65M-2452 (.25 hectare) and Block 8, Plan 65M-2049 (.35 hectare), which blocks are adjacent to Buttonville Crescent West;
 - St. John's Lutheran Church Cemetery (.25 hectare) in Part of Lot 13, Concession 4, located to the south of Buttonville Crescent East.
- e) Notwithstanding the INDUSTRIAL (Business Corridor Area) designation and provisions of Section 3.5, the lands municipally known as 8931 Woodbine Avenue comprising .25 hectares shall be designated INSTITUTIONAL in the Secondary Plan for the Buttonville Planning District (PD 15-1) and restricted to community facility and day care use as provided for in Amendment No. 1 to the Secondary Plan for the Buttonville Planning District (PD 15-1).
- f) Notwithstanding the provisions of Section 5.3.5b)iv), Buttonville Crescent East and Buttonville Crescent West shall have a minimum right-of-way width of 14 metres, as provided for in Amendment No. 1 to the Secondary Plan for the Buttonville Planning District (PD 15-1).
- g) The area covered by the former hamlet of Buttonville has been designated a Heritage Conservation District Study Area and is shown on Schedule 'E' - HERITAGE CONSERVATION AREAS of this Plan.

4.3.16 Almira Planning District (Hamlet)

(Planning District No. 16)

4.3.16.1 General Policies

- a) Growth and change in Almira will be subject to the general policies in Section 3.8 - Hamlets, and all other relevant policies and guidelines of this Plan.
- b) A Secondary Plan shall not be required for this Planning District.

4.3.17 Dicksons Hill Planning District (Hamlet)

(Planning District No. 17)

4.3.17.1 General Policies

- a) Growth and change in the Dicksons Hill Planning District is subject to the general policies in Section 3.8 - Hamlets, and all other relevant policies and guidelines of this Plan.
- b) The southern part of the Planning District is currently covered by the Minister's Zoning Order (Airport). If the Minister's Zoning Order (Airport) is amended to exclude the southern part of Dicksons Hill, the by-laws to implement the provisions of Sections 2.2.1b) and 3.8 will be enacted for this area.
- c) A Secondary Plan shall not be required for this Planning District.

4.3.18 Box Grove Planning District (Planning District No. 18)

4.3.18.1 General Policies

- a) A Secondary Plan shall be prepared and adopted as an Amendment to this Plan for the Box Grove Planning District. This Secondary Plan shall provide for the development of a community comprising a range of residential, commercial, recreational, community and business park uses. Objectives and principles for the development of the community shall be established in the Secondary Plan.
- b) The maximum basic right-of-way widths shown on Schedule 'G' – SITE PLAN CONTROL, as amended by Official Plan Amendment No. 92 may be revised and the revisions shown on Schedule 'G' – SITE PLAN CONTROL without further amendment to this Plan. The right-of-way requirements shall be based on the findings of the Box Grove Internal Traffic Study and the Community Design Plan, as required by the Secondary Plan and approved by the Town.

4.3.18.2 Specific Site and Area Policies

a) 9th Line Realignment

The policies of Section 5.3.3 b) xi) apply to that portion of the 9th Line realignment extending south from its intersection with the Major Arterial Road (Town of Markham) to its intersection with the existing 9th Line south of the Box Grove community.

If, as a result of the conclusions of the required Environmental Assessment study identified in Section 5.3.3 b) ix) of this Plan, it is determined that the alignment of the Planned Link, as identified on Schedule 'C' – TRANSPORTATION is to be provided within the 9th Line right-of-way on the north side of the CPR Havelock Line, then 9th Line shall end at the Planned Link and the designation of any portion of existing 9th Line south of the Planned Link which is not required for an Arterial Road function, may be downgraded to a collector or local road without further amendment to this Plan.

b) Major Arterial Road (Town of Markham)

The policies of Section 5.3.3 b) xi) apply to the Major Arterial Road (Town of Markham) within the Box Grove Secondary Plan.

If, as a result of the conclusions of the required Environmental Assessment study identified in Section 5.3.3 b) ix) of this Plan, it is determined that the alignment of the Planned Link, as identified on Schedule 'C' – TRANSPORTATION is to be provided within a right-of-way east of the CPR Havelock Line, the designation of any portion of the Major Arterial Road (Town of Markham) within the Box Grove Planning District not required for its planned Arterial Road function may be downgraded to a Major Collector Road without further amendment to this Plan.

Likewise, if it is determined that the alignment of the Planned Link is to be provided within the Major Arterial Road (Town of Markham) right-of-way west of the CPR Havelock Line, then the designation of that portion of the Major Arterial Road (Town of Markham) within the Box Grove Planning District may be upgraded to a York Region Arterial Road without further amendment to this Plan.

c) **Fourteenth Avenue**

i)The ultimate alignment and grading of Fourteenth Avenue at the Havelock Line, the Major Arterial Road (Town of Markham) and the Planned Link, shall be part of the Environmental Assessment for the Planned Link. The realignment and grade separation of Fourteenth Avenue at the CPR Havelock Line may be undertaken in stages, subject to the approval of both the Region and the Town. An interim signalized realignment of Fourteenth Avenue at the Major Arterial Road (Town of Markham) may be permitted, subject to approval of the Town and the Region.

ii)Notwithstanding subsections 4.3.18.1 b) and 5.3.3 b) vi), the maximum basic right-of-way width of Fourteenth Avenue shall not exceed 20 metres through the area designated RESIDENTIAL west of the realigned 9th Line and east of the Rouge River valley, and this maximum basic right-of-way width shall not be revised without further amendment to this Plan.

d) **9th Line Tributary**

i)Notwithstanding the HAZARD LANDS designation of the 9th Line tributary as shown on Schedule 'A' – LAND USE, the specific treatment of the 9th Line tributary may be more fully explored through the Environmental Impact Study prior to the approval of development applications on adjacent lands. Should an Environmental Impact Study determine that a portion of the tributary may be realigned in a manner acceptable to the Town in consultation with the Conservation Authority, the boundary of the 9th Line tributary HAZARD LANDS designation may be altered and/or redesignated. Such revisions may be shown on Schedule 'A' – LAND USE without further amendment to this Plan.

ii)In the event that the boundary of the 9th Line tributary HAZARD LANDS designation is altered and/or redesignated pursuant to Section 4.3.18.2 d) i) and the provisions of the Secondary Plan for the Box Grove Planning District, alternative uses will be permitted in accordance with the immediately adjoining land use designations as shown on Schedule 'A' – LAND USE. Such revisions may be shown on Schedule 'A' – LAND USE without further amendment to this Plan.

4.3.19 Locust Hill Planning District (Hamlet)

(Planning District No. 19)

4.3.19.1 General Policies

- a) This Planning District is subject to the policies under Section 3.8 - Hamlets, and all other relevant policies and guidelines of this Plan.
- b) A Secondary Plan shall not be required for this Planning District.

4.3.20 Cedar Grove Planning District (Hamlet)

(Planning District No. 20)

4.3.20.1 General Policies

- a) This Planning District is subject to policies under Section 3.8 - Hamlets, and all other relevant policies and guidelines of this Plan.
- b) A Secondary Plan shall not be required for this Planning District.

4.3.21 Parkway Belt West Planning District

(Planning District No. 21)

4.3.21.1 General Policies

- a) The lands comprising this Planning District are subject to the policies and guidelines of the Parkway Belt West Plan 1978, as amended by Amendments 1, 10, 86, 87 and 147 to the Parkway Belt West Plan.
- b) The Town supports in principle the deletion of any lands within the Parkway Belt West Planning Area which the Province deems surplus to its needs. Deletion does not necessarily imply that the subject lands will be used for urban development purposes.
In order to maintain conformity with the Parkway Belt West Plan, Official Plan Amendments will be required for any lands deleted from or added to the Parkway Belt West Plan and lands redesignated within the Parkway Belt West Plan, to provide for the appropriate land use and, where necessary, to incorporate them into a Planning District.

4.3.21.2 Specific Site and Area Policies

- a) Part Lots 9 and 10, Concessions 2 and 3
Certain lands within the Parkway Belt West Planning District generally bounded by Highway 7, Highway 404, proposed Highway 407 and the Richmond Hill tributary of the German Mills Creek as shown on Figure 21.1 with a total area of approximately 74 hectares and designated INDUSTRIAL (Business Park Area and Business Corridor Area) on Schedule 'A' - LAND USE, have been deleted by amendment from the designated area of the Parkway Belt West Plan, and the Minister's Zoning Order (Parkway Belt). These lands continue to be within the Parkway Belt West Planning District, however, at some time in the future the Town may revise this Planning District and incorporate these lands into another Planning District. These lands are subject to the policies and guidelines of this Plan and where applicable, the Secondary Plan PD 21-1, adopted as former Official Plan Amendment No. 49 to the Town of Markham Official Plan, 1976 which was further amended by former Official Plan Amendment No. 120. This Secondary Plan has been incorporated in Section 9 of this Plan.
- b) Part 2 of Block 2, Registered Plan 65M-2665
(Official Plan Amendment No. 87)
Lands designated INDUSTRIAL (Business Park Area) at the north west corner of Minthorn Court and Commerce Valley Drive East and identified in Figure 21.2 shall be subject to the following policy:

Notwithstanding any other provisions of this plan to the Contrary, in addition to uses provided for in the INDUSTRIAL (Business Park Area) designation, these lands may also be used for a free-standing restaurant complex having a maximum gross floor area of 3,910m².

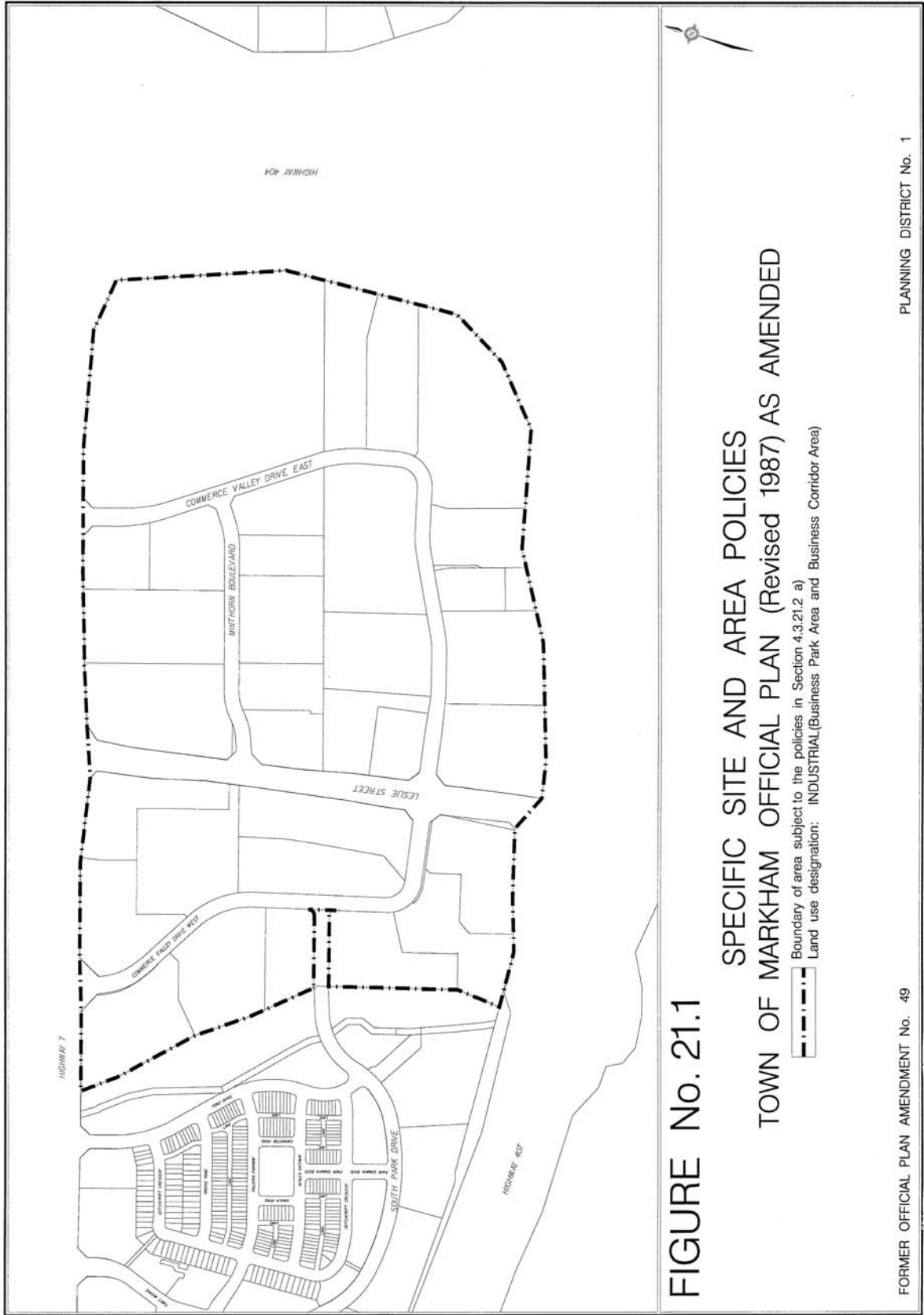


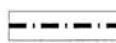
FIGURE No. 21.1

**SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED**

Boundary of area subject to the policies in Section 4.3.21.2 a)
Land use designation: INDUSTRIAL (Business Park Area and Business Corridor Area)



FIGURE No. 21.2
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.21.2 b)
 Land use designation: INDUSTRIAL(Business Park Area)

4.3.22 The Agriculture Planning District

(Planning District No. 22)

4.3.22.1 General Policies

- a) Much of the Agricultural Planning district is presently under planning controls imposed by the Province related to the land requirements for a proposed airport at Pickering and the lands affected by aircraft noise.
Development and land use within this area is regulated by the provisions of the Minister's (Airport) Zoning Order, Ontario Regulation No. 104/72 as amended. At the time of preparing this Consolidation, the Privy Council and Federal Government had published Airport Zoning Regulations in the Canada Gazette Part II for the lands surrounding the Pickering Airport Site.
- b) Most of the lands south of the proposed airport lands have been acquired by the Province in connection with planning for the North Pickering Community Project. Council will endeavour to ensure the participation of the Town of Markham in any studies initiated by the Province to determine the long term use of these lands.

4.3.22.2 Specific Site and Area Policies

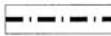
In addition to all other relevant policies and guidelines in this Plan, the following specific policies shall apply:

- a) Part Lot 21, Concession 7
(former Official Plan Amendment No. 56)
Lands designated INSTITUTIONAL on the north side of Major Mackenzie Drive, approximately 410 metres east of McCowan Road and shown on Figure 22.1 shall be subject to the following policy:
Notwithstanding the provisions of Section 3.6 – Institutional, of this Plan, the use of the subject site of approximately 2 hectares shall be limited to the following:
 - a place of worship and associated uses;
 - agricultural uses on lands not being used for institutional purposes.
- b) Part Lot 26, Concession 7
Lands totaling approximately 104 acres, designated AGRICULTURE 1 at the northeast corner of McCowan Road and Eighteenth Avenue and shown on Figure 22.2 shall be subject to the following policy:
In addition to the uses permitted under the AGRICULTURE 1 designation, these lands may also be used for the Markham and East York Agricultural Society Fairground.
- c) Part Lot 28, Concession 6
(Official Plan Amendment No. 77)
Lands totaling 27.8 hectares, designated AGRICULTURE 1 on the east side of Kennedy Road and shown on Figure 22.3 shall be subject to the following policy:
Notwithstanding the provisions of Section 3.7 – Agriculture, of this Plan the subject property may also be used for CAMP AND EDUCATION CENTRE uses subject to the following conditions:

- i) “Camp and Education Centre” shall mean day camp and outdoor and farm recreation and education including, but not limited to:
- programs, activities and facilities together with uses ancillary, subordinate or accessory thereto, including the use of land, buildings or structures related thereto for a fee servicing the general public, including schools, private groups, clubs or similar organizations, and without limiting the generality of the foregoing, includes classrooms, playgrounds, athletic facilities, picnic area, orienteering, camping, riding stables, nature study programs and other similar uses to the foregoing, but does not include a track for racing animals, other vehicles, or the placement of trailers as defined by Section 168 of the *Municipal Act*, 2001, S.O. 2001, c.25, as amended or mobile homes;
- ii) Minimum distance between any building or structure and the north lot line shall be 6 metres; and,
- iii) Minimum distance between any building or structure and all other lot lines shall be 15 metres.
- d) Part Lot 21, Concession 7
(Referral No. 5)
Lands designated AGRICULTURE 1 on the north side of Major Mackenzie Drive, approximately 510 metres east of McCowan Road and shown on Figure 22.4 shall be subject to the following policy:
Notwithstanding the provisions of Section 3.7 - Agriculture, of this Plan, the subject site of approximately 7.19 hectares may also be used for a golf instructional facility consisting of a golf driving range, a practice putting green and accessory uses.
- e) Part of Lot 25, Concession 5
(Official Plan Amendment No. 2)
Notwithstanding the provisions of subsections 2.7.3c) and d) of this Plan, the severance of a 0.49 hectare rural residential lot fronting Elgin Mills Road East shall be permitted from those lands comprising part of Lot 25, Concession 5, municipally known as 10504 Kennedy Road as outlined on Figure 22.5 hereto to accommodate a legally established existing dwelling. This subsection shall be implemented by an amendment to Ontario Regulation 104/72 [Minister’s Order (Airport)].
- f) Part of Lot 29, Concession 5
(Official Plan Amendment No. 44)
Notwithstanding the provisions of Section 3.6 of this Plan, a place of worship with the following accessory uses only shall be permitted on the lands designated INSTITUTIONAL as shown on Figure 22.6 attached hereto:
- a school;
 - an assembly hall;
 - a nursery school; and,
 - a day care centre.
- g) Part of Lots 21, 22, 23 and 24, Concession 5
(Official Plan Amendment No. 58)
Certain lands north of Major Mackenzie Drive shown on Figure 31.1 are subject to the provisions of Section 4.3.31.2a).



FIGURE No. 22.1
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.22.2 a)
 Land use designation: INSTITUTIONAL

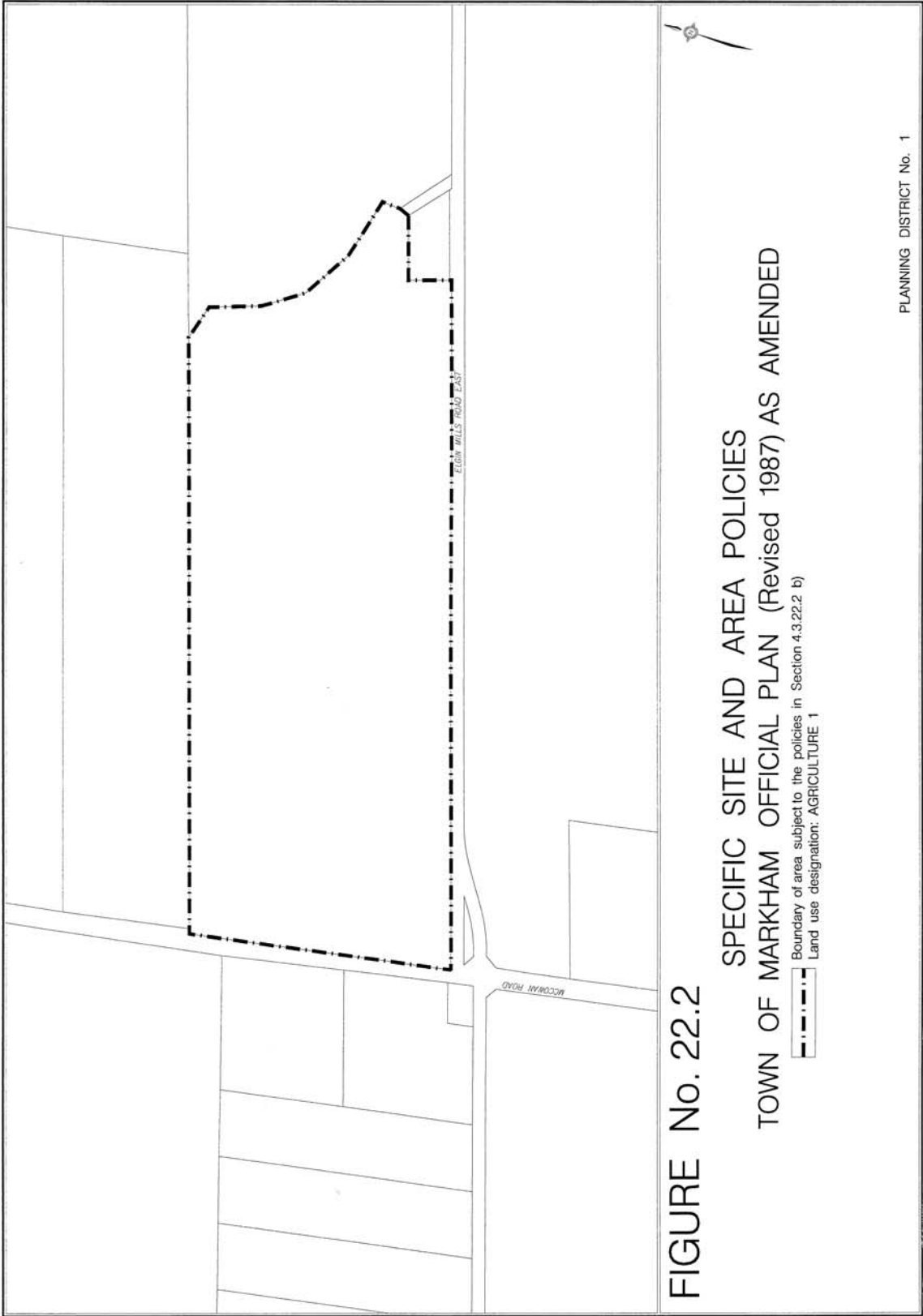





FIGURE No. 22.3
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.22.2 c)
 Land use designation: AGRICULTURE 1

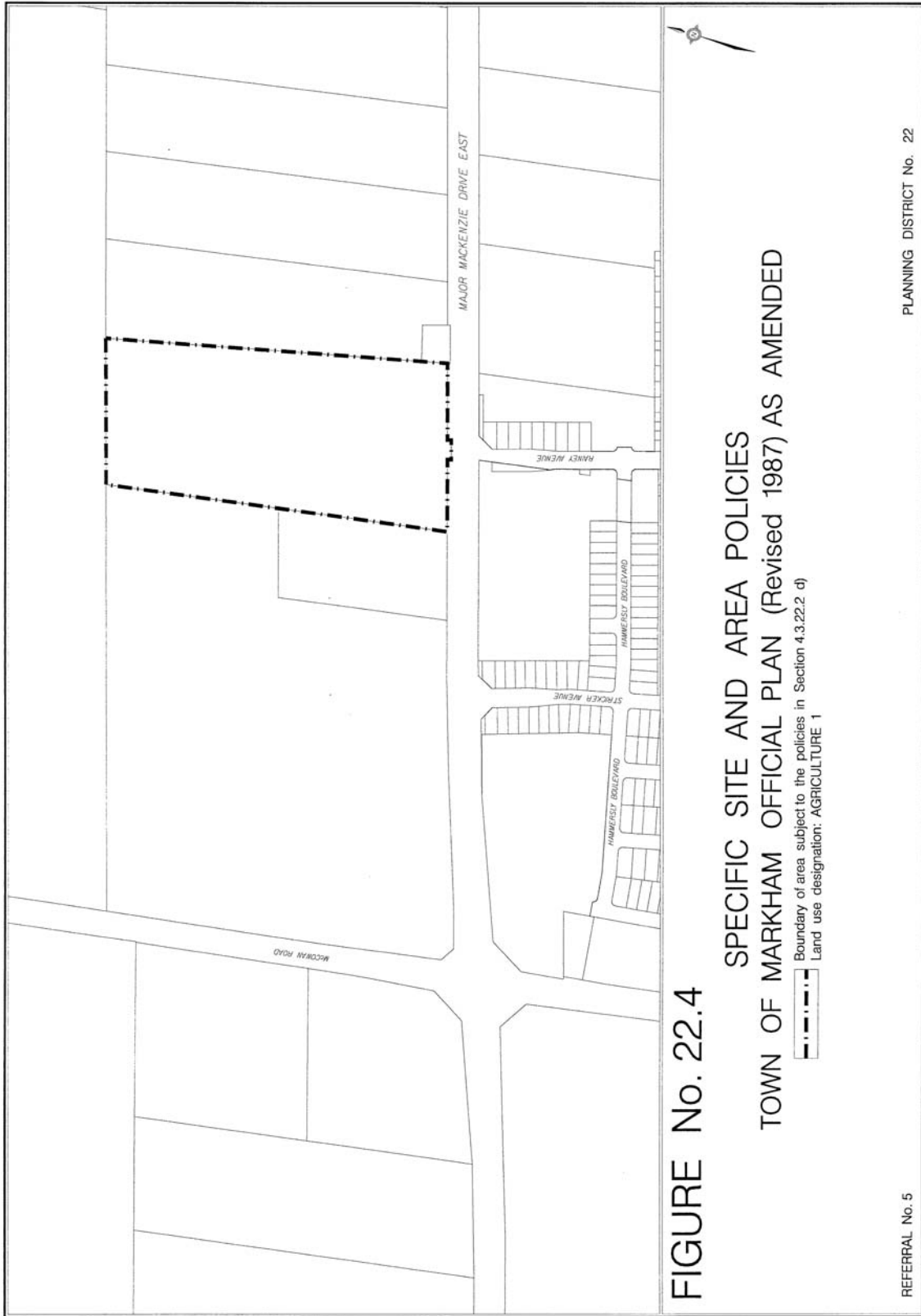


FIGURE No. 22.4

**SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED**

Boundary of area subject to the policies in Section 4.3.22.2 d)
Land use designation: AGRICULTURE 1

REFERRAL No. 5

PLANNING DISTRICT No. 22

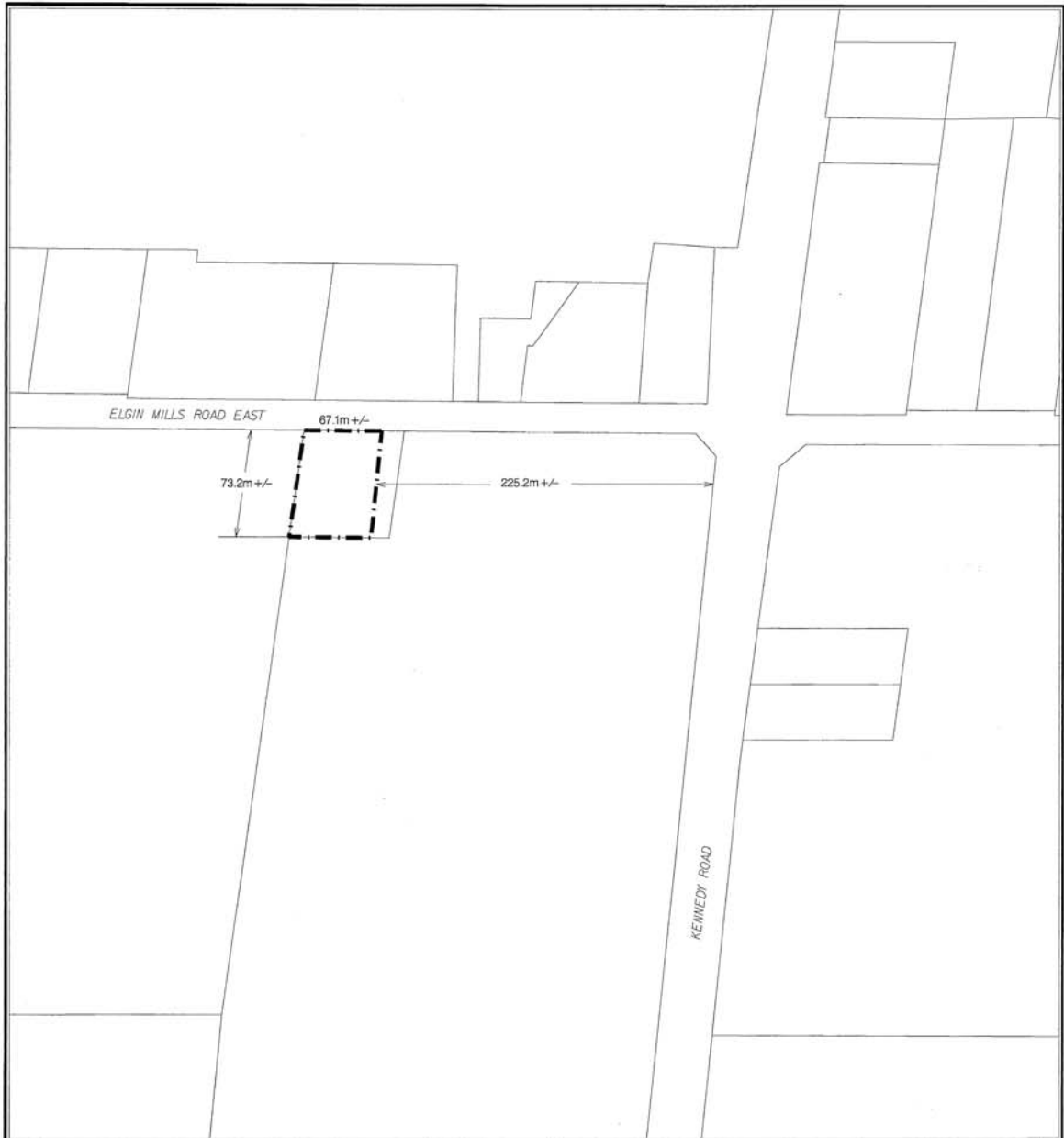



FIGURE No. 22.5
 SPECIFIC SITE AND AREA POLICIES
 TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.22.2 e)
 Land use designation: AGRICULTURE 1

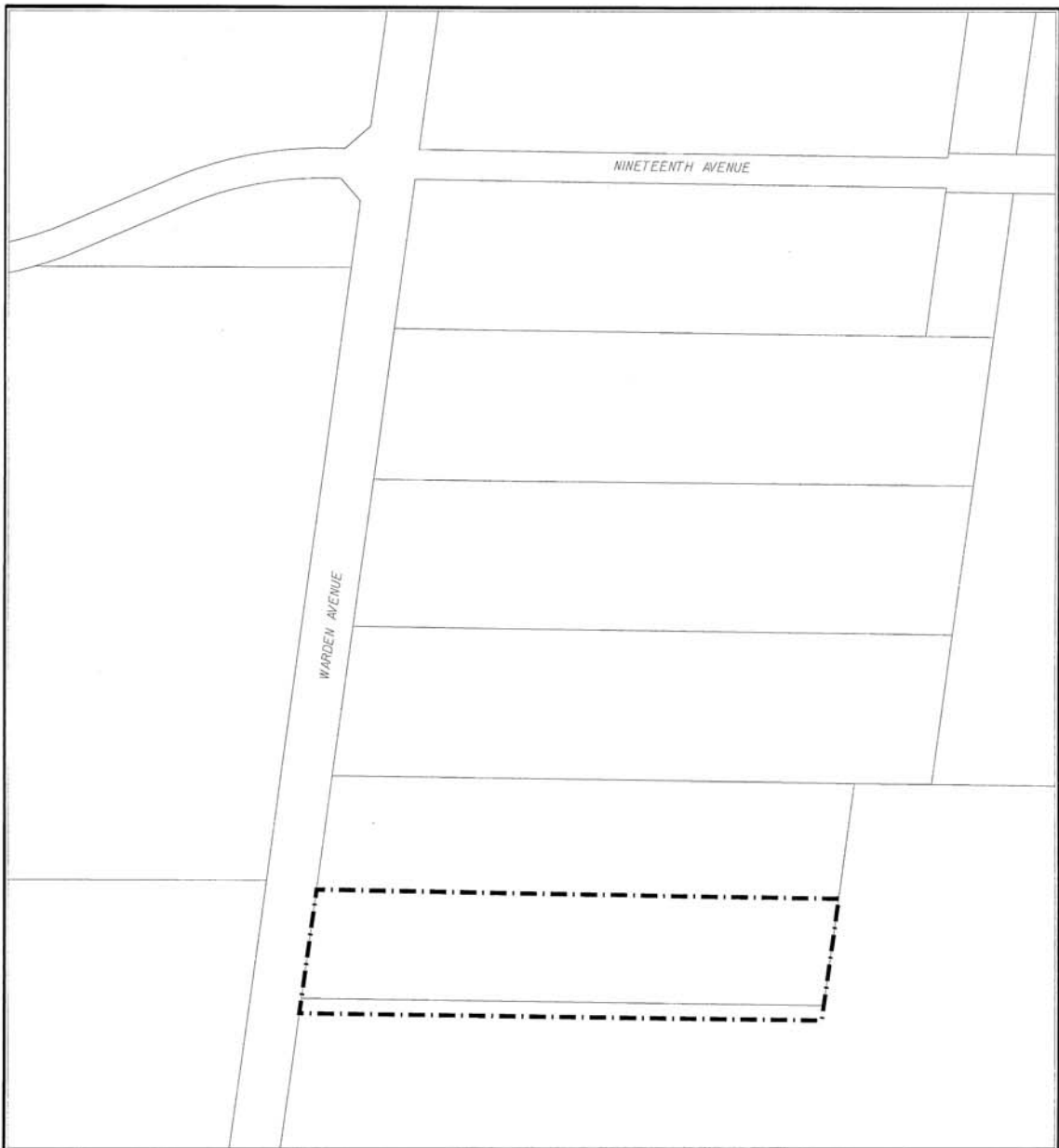



FIGURE No. 22.6
SPECIFIC SITE AND AREA POLICIES
 TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.22.2 f)
 Land use designation: INSTITUTIONAL

h) Part of Lot 31, Concession 4

(Official Plan Amendment No. 63)

Notwithstanding the provisions of subsections 2.7.3c) and d) of this Plan, the severance of a 0.81 hectare rural residential lot fronting 19th Avenue shall be permitted from those lands comprising Part of Lot 31, Concession 4, municipally known as 3466 - 3490 19th Avenue as outlined on Figure 22.7 hereto to accommodate a legally established existing dwelling. This subsection shall be implemented by an amendment to Zoning By-law 304-87.

i) 4484 16th Avenue, 9316 and 9302 Kennedy Road

(Official Plan Amendment No. 131)

Notwithstanding the provisions of Section 3.7 of this Plan, a private elementary school and accessory uses only shall be permitted on the lands designated AGRICULTURE 1 as shown on Figure 22.8.

j) 10992 Kennedy Road

(Official Plan Amendment No. 136)

Notwithstanding the provisions of Sections 3.6.1 and 3.6.3a) of this Plan, only the following uses shall be permitted on lands designated INSTITUTIONAL as shown on Figure 22.9:

- i) Place of Worship with a maximum 784 m² gross floor area and a maximum person capacity of the worship area of 464 persons.

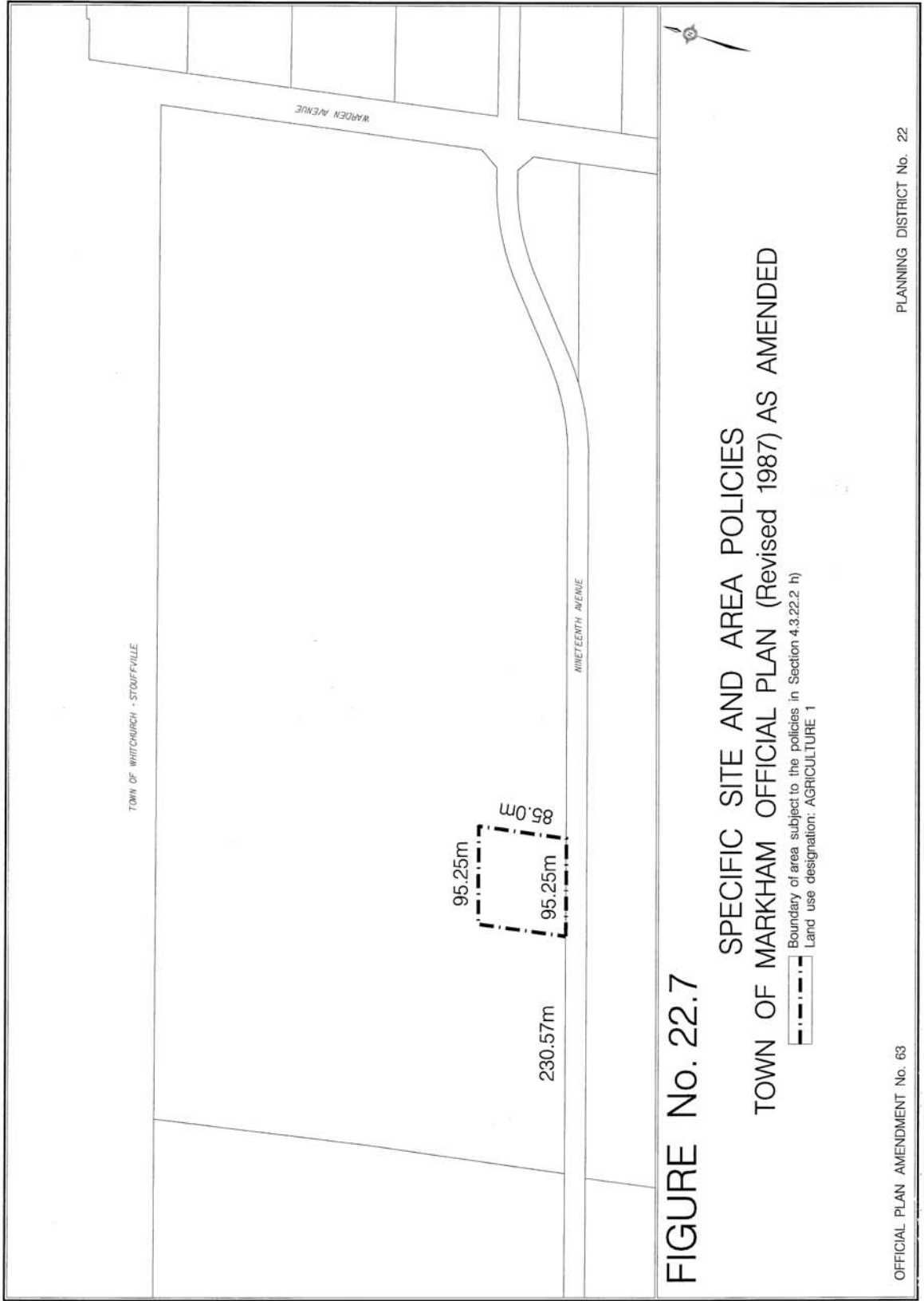




FIGURE No. 22.8
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

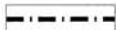

 Boundary of area subject to the policies in Section 4.3.22.2 i)
 Land use designation: AGRICULTURE 1



FIGURE No. 22.9
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.22.2 j)
 Land use designation: INSTITUTIONAL

4.3.23 The North Don Mills Industrial Planning District

(Planning District No. 23)

4.3.23.1 General Policies

- a) It is intended that the Secondary Plan for the Planning District will be incorporated into this Plan by amendment, in accordance with the provisions of Sections 1.1.3b) and 9.1.1a).

4.3.23.2 Specific Site and Area Policies

- a) Part of Lot 5, Concessions 3 and 4
(Official Plan Amendment No. 26)

Notwithstanding any other provision of this Plan to the contrary, where certain lands have been designated INDUSTRIAL (Business Corridor Area), and described as Part of Lot 5, Concessions 3 and 4, and shown on Figure 23.1, the following shall be permitted:

- open storage (including that of vehicles) as an accessory use to a permitted industrial use, subject to being screened and not visible from any street, and as further restricted and controlled through zoning and site plan control approval.
- truck terminals, subject to consideration of traffic and land use impacts, and in a location close to an arterial road and the highway system; the number of such facilities may be restricted in the implementing Secondary Plan and/or Zoning By-law.


- b) 7605 Woodbine Avenue
(Official Plan Amendment No. 26)

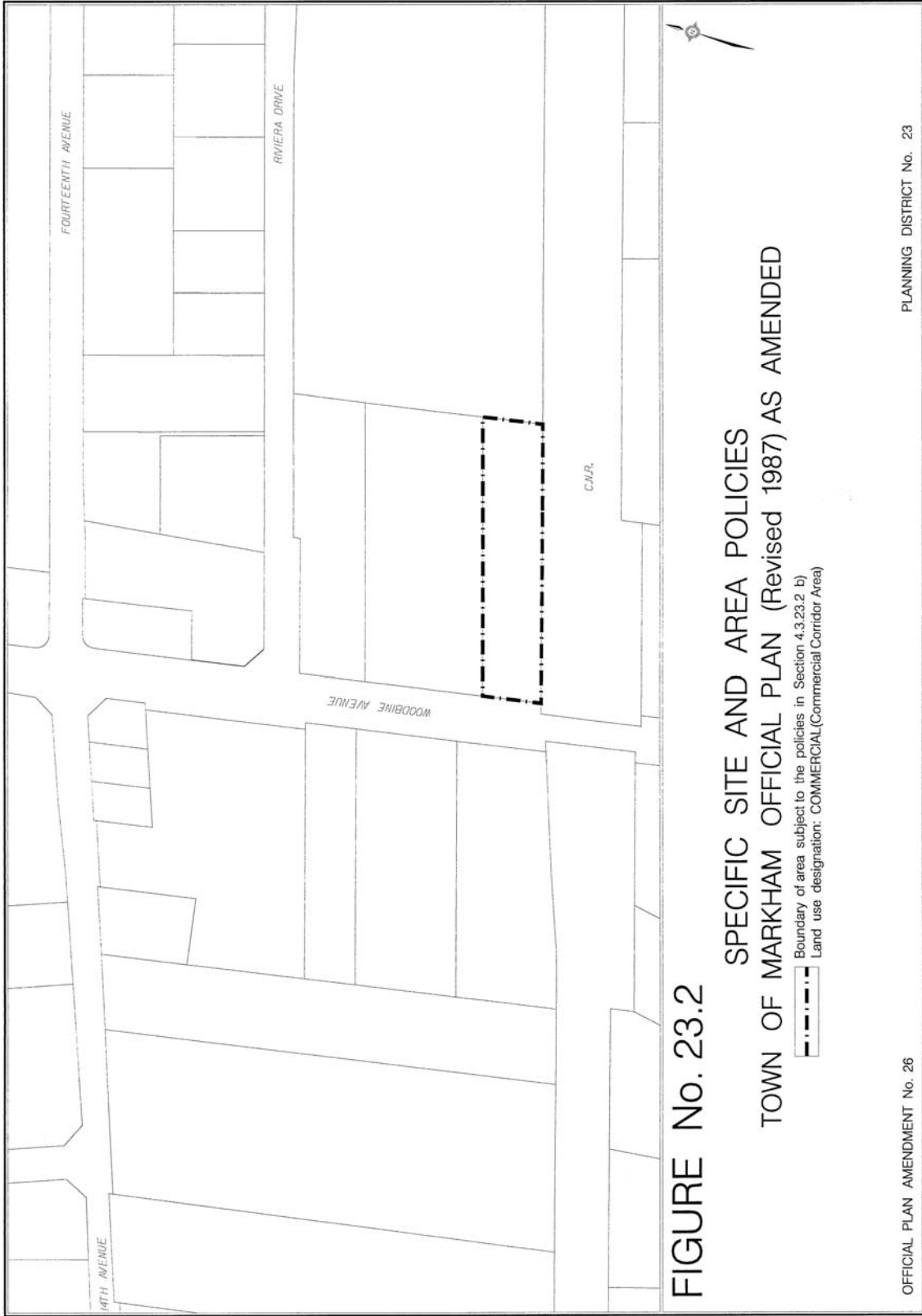
Notwithstanding any other provision of this Plan to the contrary, where certain lands have been designated COMMERCIAL (Commercial Corridor Area), described as 7605 Woodbine Avenue, and shown on Figure 23.2, the lands may be used for one or more of the following additional purposes:

- automobile repair uses;
- automobile sales and service establishments;
- autobody paint and repair establishments provided that they are not located closer than 100 metres to Woodbine Avenue; and,
- automobile and truck rental establishments with accessory open vehicle storage provided that the vehicle storage is not located closer than 100 metres to Woodbine Avenue.



FIGURE No. 23.1
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.23.2 a)
 Land use designation: INDUSTRIAL(Business Corridor Area)



4.3.24 Armadale Planning District

(Planning District No. 24)

4.3.24.1 General Policies

- a) Most of this Planning District is covered by two Secondary Plans (PD 24-1, as amended, and PD 24-2, as amended) adopted as amendments (former Official Plan Amendment No. 30, as amended, and former Official Plan Amendment No. 40, as amended) to the Official Plan, 1976.

The eastern boundary of the Armadale Planning District is the main branch of the Rouge River. Lands east of the Morningside tributary of the Rouge River have been designated URBAN RESIDENTIAL and incorporated into the Armadale Planning District.

Secondary Plan PD 24-2 (former Official Plan Amendment No. 40) will be amended, by amendment to this Plan, to include this additional area.

4.3.24.2 Specific Site and Area Policies

In addition to all other relevant policies and guidelines in this Plan, the following specific policies shall apply:

- a) Part of Lots 5 and 6, Concession 7
(Official Plan Amendment No. 26)

Notwithstanding any other provision of this Plan to the contrary, where certain lands have been designated INDUSTRIAL (General Industrial Area and Business Corridor Area) and COMMERCIAL (Major Commercial Area), and described as Part of Lots 5 and 6, Concession 7, and shown on Figure 24.1, the following uses shall be prohibited on lands that are within 120 metres of lands designated for residential use within the Secondary Plan PD 24-2 (former Official Plan Amendment No. 40) area, except where such lands are separated from the residential designation by a major arterial road or Provincial highway:

- restaurants and taverns
- hotels or motels
- commercial and technical schools.

4.3.26 Woodbine North Planning District

(Planning District No. 26)

4.3.26.1 Specific Site and Area Policies

- a) A Secondary Plan shall be prepared and adopted as an Amendment to this Plan for the Woodbine North Planning District. This Secondary Plan shall provide for the development of a mixed-use community comprising several land uses, including various forms of residential and employment development and supporting community uses. Objectives and principles for the development shall be established in the Secondary Plan.

4.3.27 Buttonville North Planning District

(Planning District No. 27)

A Secondary Plan (PD 27-1) was adopted for this Planning District as an amendment to the Town of Markham Official Plan, 1976 (former Official Plan Amendment No. 82).

4.3.28 Rouge North Planning District

(Planning District No. 28)

A Secondary Plan (PD 28-1) was adopted for this Planning District as an amendment to the Town of Markham Official Plan, 1976 (former Official Plan Amendment No. 81).

4.3.29 Cornell Planning District

(Planning District No. 29)

4.3.29.1 General Policies

- a) A Secondary Plan shall be prepared and adopted as an amendment to this Plan for the Cornell Planning District. This Secondary Plan shall provide for the development of a new residential community comprising a range of complementary and supporting land uses including uses generating employment. Objectives and principles for the development in the community shall be established in the Secondary Plan.
- b) The southern boundary of the Cornell Planning District (No. 29) shall correspond to the northern limit of the ultimate confirmed right-of-way for Highway 407 including its principal interchange requirements. The boundary of the Planning District as shown on schedules to this Plan may be adjusted to reflect this limit without further amendment to this Plan once the final right-of-way has been confirmed.
- c) The northern and eastern limit of the developed urban area, and the boundary of the Urban Service Area as defined on Schedule 'D' - URBAN SERVICE AREA of this Plan are to correspond to the southern and western limits of the ultimate confirmed right-of-way of the Future Markham By-Pass and the "Planned Link", identified on Schedule 'C' - TRANSPORTATION.

Environmental assessment studies, pursuant to the provisions of the *Environmental Assessment Act*, R.S.O. 1990, c. E.18, as amended, will be completed to determine the alignment of the Future Markham By-pass north from Highway 7 to Highway 48, and south from Highway 7.

The boundary of the Urban Service Area, as shown on Schedule 'D' -URBAN SERVICE AREA, may therefore be adjusted in response to the ultimate route of the Future Markham By-Pass, as confirmed through the aforementioned studies, without further amendment to this Plan.

- d) Notwithstanding the provisions of Section 5 - TRANSPORTATION, specific provisions may be established in the Secondary Plan for this Planning District, to further define the classification, function and design requirements for roads and other components of the transportation system.
- e) Notwithstanding the provisions of Section 3.3 - Urban Residential:
 - i) lands to be used for open space purposes shall be permitted under the URBAN RESIDENTIAL designation, provided they are included as categories of an OPEN SPACE designation in the required Secondary Plan; and,
 - ii) alternate sub-categories of the URBAN RESIDENTIAL designation may be established in the implementing Secondary Plan.
- f) Notwithstanding the COMMERCIAL designation of certain lands and the provisions of Section 3.4 - Commercial, the permitted land uses shall be in accordance with the detailed land use designations and related provisions established for these lands in the Cornell Secondary Plan.

4.3.30 Swan Lake Planning District

(Planning District No. 30)

4.3.30.1 General Policies

- a) One or more Secondary Plans shall be prepared and adopted as an amendment to this Plan, for the lands within this Planning District.
- b) Pursuant to the provisions of Section 2.10, certain lands located in part of Lots 16 and 17 within the Planning District have been identified as part of a Former Waste Disposal Site. These lands are subject to the provisions of Section 2.10.4.

4.3.31 Angus Glen Planning District

(Planning District No. 31)

4.3.31.1 General Policies

- a) A Secondary Plan shall be adopted for this Planning District as an amendment to this Plan. This Secondary Plan shall incorporate within its designated area certain lands within and adjacent to the Bruce Creek, in Lots 19 and 20, Concession 5 that have been approved for a golf course subject to the provisions of Section 4.3.31.2.

4.3.31.2 Specific Site and Area Policies

a) Part of Lots 19 to 24, Concession 5
(Deferral No. 19 and OPA No. 65)

Lands identified on Figure 31.1, located on the north and south side of Major Mackenzie Drive, west of Kennedy Road are designated HAZARD LANDS and OPEN SPACE With the exception of a portion of the valley of a tributary to the Bruce Creek, identified in Section 4.3.31.2a)vi), approximately 175 hectares of these lands may be used for a golf course, subject to the following policies:

i) Trees and Woodlots

In considering a development application for a golf course use, Council shall have regard for the following principles:

- long term retention of good quality trees, as feasible; and
- new tree planting or other suitable landscaping to replace trees which cannot be retained.

ii) Watercourses

In considering a development application for a golf course use, Council shall have regard for the following matters:

- retention of the natural course of watercourses and their tributaries;
- retention of, or adequate replacement of, natural, undisturbed vegetation on both sides of the watercourse to assist in the absorption of stormwater and soil stabilization and thereby to protect the quality of the water;
- prevention of siltation and erosion and the maintenance of water quality through stormwater management measures which emphasize on-site detention and absorption for both pre post development conditions;
- protection/enhancement of fisheries resources including special measures relating to construction and underground servicing to compensate for negative effects on fisheries; and
- design of the golf course in such a way as to minimize the need for alteration of watercourses.

iii) Valley and Stream Corridor Conservation

- the natural valley features and functions, including the valley slopes and the free passage flood waters must be retained; and
- the location of all primary structures (including buildings and parking lots) must be located outside the valley and stream corridor.

iv) Conditions of Approval

The following requirements shall apply as conditions of approval of any development application for golf course use:

- Stormwater management studies and plans, as deemed appropriate, including requirements for erosion and sediment control, and with particular emphasis on on-site retention and absorption, shall be submitted with development applications. Stormwater management studies and plans shall conform with the standards and criteria of the Town of Markham including the Town's Stormwater Management Policies and shall be approved by the Town, in consultation with the Toronto and Region Conservation Authority and other authorized agencies, as a condition of development approval. Stormwater discharge from new development shall be consistent with the requirements of the Town and appropriate Provincial ministries or agencies having jurisdiction relative to water quality.

- Submission of a hydrogeological impact study which is to examine the impact of golf course irrigation and clubhouse water use on groundwater, area water wells and the baseflow of the Bruce Creek.
The hydrogeological impact study shall be approved by the Town in consultation with other authorized agencies, as a condition of development approval.
 - A vegetated riparian habitat zone, adjacent to the watercourse, shall be provided as a condition of development approval. The width of the vegetated riparian habitat zone shall be the minimum width required by the Town in consultation with other authorized agencies.
 - The riparian habitat zone shall be retained in a natural state and, where required, will be planted or supplemented with additional planting in accordance with a riparian vegetation plan, approved by the Town in consultation with the Toronto and Region Conservation Authority and other authorized agencies.
 - Submission of a tree preservation plan, to the satisfaction of the Town in consultation with the Toronto and Region Conservation Authority.
 - Provision for a public pathway to facilitate a continuous, north south pedestrian link, associated with the Bruce Creek, and its tributaries. The public pathway shall be located and designed to the satisfaction of the Town in consultation with the Toronto and Region Conservation Authority, and an appropriate agreement shall be reached with the Town relating to its disposition. In the interim, a permanent easement in favour of the Town of Markham will be established and registered on title of the property to secure the pathway route. The easement agreement shall be satisfactory to the Town in consultation with the Toronto and Region Conservation Authority.
 - Provision for possible future acquisition by the municipality of the HAZARD LANDS portion of the golf course lands, in the event that the golf course use ceases in the future.
 - Provision whereby all or part of the golf course lands may be made available for off-season recreational use by the residents of the Town at no charge.
 - Provision whereby all necessary permits and approvals are obtained from the Toronto and Region Conservation Authority, the Town of Markham and other authorized agencies, prior to the development of a golf course.
 - Submission of hydrologic/hydraulic impact analysis to the satisfaction of the Town in consultation with the Toronto and Region Conservation Authority.
 - Submission of a turf management plan which addresses water quality to the satisfaction of the Town in consultation with the Toronto and Region Conservation Authority.
 - Requirement for a liability indemnification agreement in favour of the Toronto and Region Conservation Authority, the Town of Markham and any other public agency deemed to be appropriate.
 - Submission of an archaeological assessment to the satisfaction of the Town in consultation with the Ministry of Culture, prior to the development of a golf course. If significant archaeological remains are found, measures to rescue, excavate or protect the site, as deemed appropriate, shall be undertaken by the proponent of the development to the satisfaction of the Town in consultation with the Ministry of Culture.
- v) Replacement of the Golf Course With Non-Recreation Uses
If in the future, proposals are made to replace the golf course with non-recreation uses within the designated area as shown on Figure 31.1, such changes would necessitate

consideration of an Amendment to this Plan. In reviewing such an application, Council shall consider, among other matters, the following:

- the appropriateness of alternatives to the proposals, including the potential of acquisition of the lands by the Town, the Toronto and Region Conservation Authority or other public agency in order to provide for continued operation of the recreation facilities or other desirable public uses; and,
- the suitability of the proposal, in terms of this Plan's policies applicable to the proposed use category(ies) and the possibility of adverse impacts on surrounding areas and uses ; and,
- Comments received from circulation of the proposal to the Toronto and Region Conservation Authority and other authorized agencies, with respect to matters within their jurisdiction.

vi) Certain Hazard Lands Not to be Used for Golf Course Purposes

Approximately 4 hectares of land comprising part of Lot 20, Concession 5, south of Major Mackenzie Drive are designated HAZARD LANDS. These lands are associated with a tributary of the Bruce Creek. Notwithstanding the provisions of Section 3.7.7, these lands may not be used for golf course purposes without further amendment to this Plan.

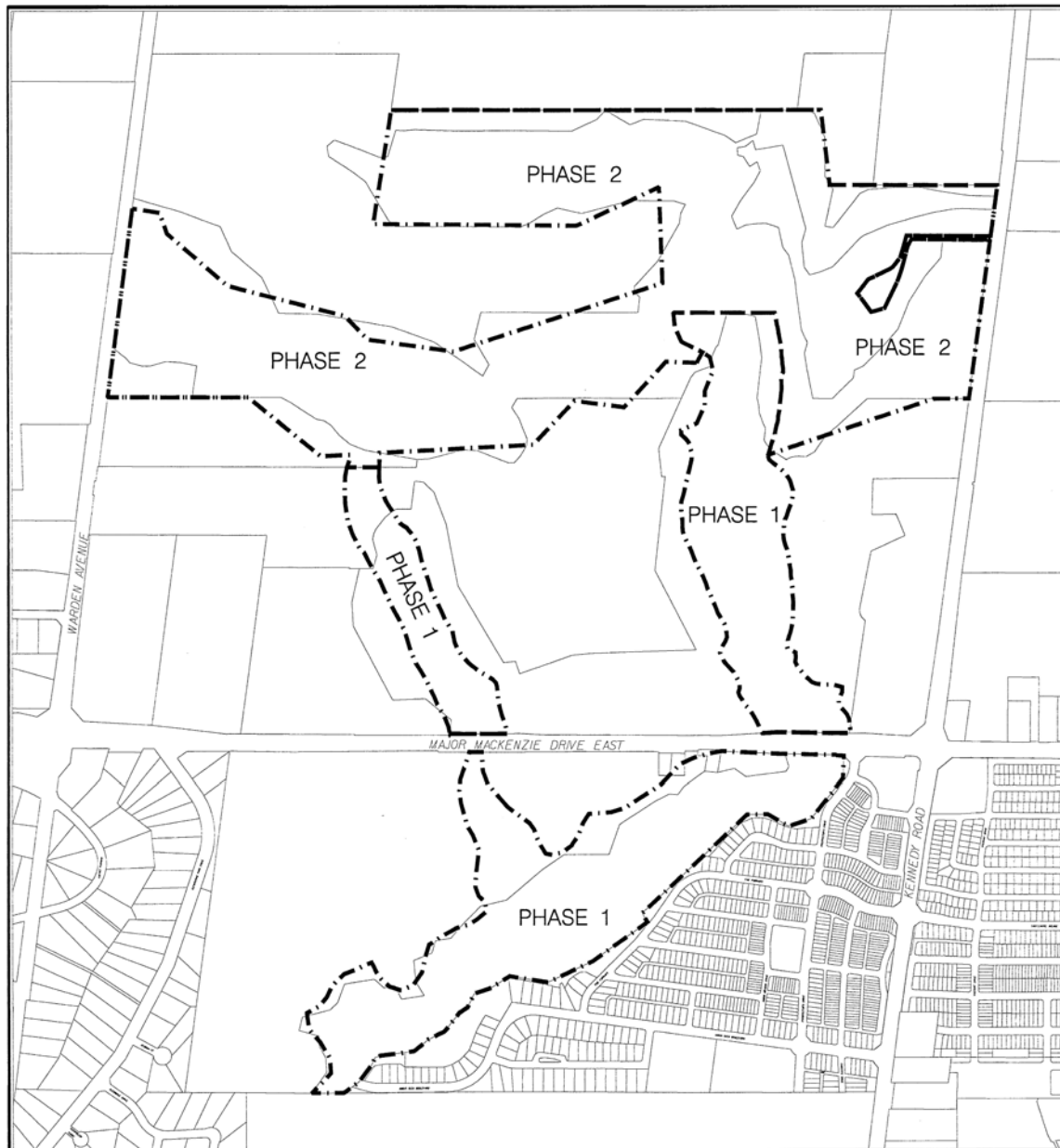
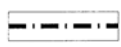


FIGURE No. 31.1
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.31.2 a)
 Land use designation: HAZARD LANDS & OPEN SPACE

4.3.32 Rouge Northeast Planning District

(Planning District No. 32)

A Secondary Plan shall be prepared for this Planning District as an amendment to this Plan.

4.3.33 Central Area Planning District

(Planning District No. 33)

4.3.33.1 General Policies

- a) The Central Area Planning District is the area generally east of the Ontario Hydro Transmission Line and the Rouge River, north of the Highway 407 right of-way, west of Kennedy Road and south of Highway 7, and also includes the lands in and around the Civic Centre northwest of Highway 7 and Warden Avenue. The Central Area Planning District is planned as a mixed use, intensive urban area incorporating housing, employment and retail facilities, recreational, cultural, major institutional and civic buildings to serve as a central, “Town Centre” focus for Markham’s many communities. The Planning District will be a major activity centre which will be transit supportive as well as attractive and comfortable for pedestrians and will integrate a high standard of urban design with existing natural features to create a unique destination. The Central Area Planning District is consistent with the “Regional Centre” designation and policies applicable to these lands in York Region Official Plan, as amended.
- b) The Central Area Planning District is intended to accommodate, in a Town Centre context, a very significant number of residential units on lands designated COMMERCIAL (Community Amenity Area), which will require significant provision for complementary community facilities. The preferred locations of parks, schools and other community facilities, as permitted under the COMMERCIAL (Community Amenity Area) designation, shall be shown in the Secondary Plan.
- c) Places of worship
The provisions of Section 2.17 of the Official Plan apply to places of worship within the COMMERCIAL (Community Amenity Area) and INSTITUTIONAL designations of the Central Area Planning District, with the following exceptions:
 - i) Notwithstanding the policies of Section 2.17.1 b) of the Official Plan, a place of worship shall be subject to the following planning approvals:
 - Official Plan Amendment, zoning approval and site plan approval for all free-standing places of worship on sites in excess of 0.8ha, unless they are specifically identified in the Central Area Planning District Secondary Plan as a larger place of worship site;
 - Hold removal and site plan approval for sites set aside through Council’s site reservation policy; and,
 - Zoning approval and site plan approval for all other places of worship.

Zoning and Site Plan approval shall be in accordance with any design guidelines or zoning standards approved for the Central Area Planning District.

- ii) Notwithstanding the provisions of Section 2.17.1 c) i) and iii) of the Official Plan, a place of worship may be located on any arterial, collector or local road in the COMMERCIAL (Community Amenity Area) or INSTITUTIONAL designations within the Central Area Planning District; and,
- iii) The required parking for places of worship in the Central Area Planning District shall reflect the unique character of the area and shall be consistent with any approved parking strategy for lands within the District.

4.3.34 South Unionville Planning District

(Planning District No. 34)

4.3.34.1 General Policies

- a) A Secondary Plan shall be prepared and adopted as an amendment to this Plan for the South Unionville Planning District. This Secondary Plan shall provide for the development of a new residential community. Objectives and principles for the development in the community shall be established in the Secondary Plan.
- b) The southern boundary of the South Unionville Planning District (No. 34) shall correspond to the northern limit of the ultimate confirmed right-of-way for Highway 407 including its principal interchange requirements. The boundary of the Planning District as shown on Schedule 'B' - PLANNING DISTRICTS to this Plan may be adjusted to reflect this limit without further amendment to this Plan once the final right-of-way has been confirmed.
- c) Notwithstanding the URBAN RESIDENTIAL designation and provisions of Section 3.3 of this Plan, certain lands identified in Secondary Plan PD 34-1 (South Unionville Planning District) may be used for limited commercial uses subject to the provisions of the Secondary Plan.

4.3.36 Wismer Commons Planning District

(Planning District No. 36)

4.3.36.1 General Policies

- a) A Secondary Plan shall be prepared and adopted as an amendment to this Plan for the Wismer Commons Planning District. This Secondary Plan shall provide for the development of a new residential community comprising a range of complementary and supporting land uses including uses generating employment. Objectives and principles for the development in the community shall be established in the Secondary Plan.
- b) Right-of-way widths shown on Schedule 'G' - SITE PLAN CONTROL as amended by Official Plan Amendment No. 37 may be revised and the revisions shown on Schedule 'G' - SITE PLAN CONTROL without further amendment to this Plan. The right-of-way widths shall be based on the findings of the Transportation Assessment Study and the Community Design Plan.

4.3.36.2 Specific Site and Area Policies

- a) For those lands designated ENVIRONMENTAL PROTECTION AREA as shown on Schedule 'A' - LAND USE, an Environmental Impact Study may be required. These lands will also be reviewed in the context of the Open Space component of the Community Design Plan (Section 5.10.3 of Secondary Plan PD 36-1). The boundary of the ENVIRONMENTAL PROTECTION AREA can be altered or removed, if satisfactory to the Town and revisions may be shown on Schedule 'A' - LAND USE, without further amendment to this Plan.
- b) The woodlot located on the west side of Highway 48 north of 16th Avenue, shall be designated ENVIRONMENTAL PROTECTION AREA in conjunction with the proposed URBAN RESIDENTIAL and COMMERCIAL land use designations adjacent to the woodlot.
The Town will consider the woodlot evaluation submitted by the Owner, and review the lands to determine if they are to be included in the Town's parks and open space system in the context of the Open Space component of the Community Design Plan (Section 5.10.3 of Secondary Plan PD 36-1). In the event that the boundary of the ENVIRONMENTAL PROTECTION AREA is altered or removed, pursuant to Section 4.3.36.2 a), alternative uses will be permitted in accordance with the URBAN RESIDENTIAL and COMMERCIAL land use designations and the provisions of Secondary Plan PD 36-1 and revisions may be shown on Schedule 'A' - LAND USE, without further amendment to this Plan.
- c) The ENVIRONMENTAL PROTECTION AREA which fronts on the east side of McCowan Road, north of 16th Avenue (Part of Lots 16 & 17, Concession 7) will be reviewed to determine if it is to be included in the Town's parks and open space system in the context of the Open Space component of the Community Design Plan (Section 5.10.3 of Secondary Plan PD 36-1). In the event that the boundary of the ENVIRONMENTAL PROTECTION AREA is altered or removed, pursuant to Section 4.3.36.2 a), alternate uses will be permitted in accordance with an URBAN RESIDENTIAL designation and the provisions of Secondary Plan PD 36-1 and revisions may be shown on Schedule 'A' - LAND USE, without further amendment to this Plan.

4.3.37 Berczy Village Planning District

(Planning District No. 37)

4.3.37.1 General Policies

- a) A Secondary Plan shall be prepared and adopted as an amendment to this Plan for the Berczy Village Planning District. This Secondary Plan shall provide for the development of a new residential community of pedestrian-oriented neighbourhoods and mixed use districts, providing opportunities for a variety of housing types, retail/commercial uses and community facilities. Objectives and principles for the development in the community shall be established in the Secondary Plan.
- b) The right-of-way widths shown on Schedule 'G' - SITE PLAN CONTROL as amended by Official Plan Amendment No. 36 may be revised and revisions shown on Schedule 'G' - SITE PLAN CONTROL without further amendment to this Plan. The right-of-way widths shall be based on the findings of the Transportation Assessment Study and the Community Design Plan.

4.3.37.2 *Specific Site and Areas Policies*

- a) The limit of the HAZARD LANDS designation associated with the Robinson Creek floodplain and valley as shown on Schedule 'A' - LAND USE as amended by Official Plan Amendment No. 36 has been established based on floodplain mapping from the Toronto and Region Conservation Authority. In the event improvements can be made to the watercourse to the satisfaction of the Toronto and Region Conservation Authority and the Town that would have the effect of reducing the limit of the HAZARD LANDS designation, the boundary of the designation may be revised accordingly and revisions shown on Schedule 'A' - LAND USE without further amendment to this Plan. The adjoining URBAN RESIDENTIAL land use designation and the related provisions in Secondary Plan PD 37-1 shall be deemed to apply to any lands removed from the HAZARD LANDS designation.
- b) For those lands designated ENVIRONMENTAL PROTECTION AREA, shown on Schedule 'A' - LAND USE an Environmental Impact Study will be required. In the event the Environmental Impact Study recommends, to the satisfaction of the Town, that the boundary of the ENVIRONMENTAL PROTECTION AREA can be altered or the ENVIRONMENTAL PROTECTION AREA can be removed, revision to Schedule 'A' - LAND USE may be made without further amendment to this Plan. The adjoining land use designation shall be deemed to apply to any lands removed from the ENVIRONMENTAL PROTECTION AREA designation.

4.3.38 *Leitchcroft Planning District*

(Planning District No. 38)

4.3.38.1 *General Policies*

- a) A Secondary Plan shall be prepared and adopted as an amendment to this Plan for the Leitchcroft Planning District. This Secondary Plan shall establish the objectives, principles and policies for the urban development of the lands within the district.

4.3.39 *Cathedral Community Planning District*

(Planning District No. 39)

4.3.39.1 *General Policies*

- a) A Secondary Plan shall be prepared and adopted as an amendment to this Plan for the Cathedral Community Planning District. This Secondary Plan shall provide for the development of a new mixed-use community comprising a range of complementary land uses, including uses generating a mix of residences, employment and support services. Objectives and principles for the development in the community shall be established in the Secondary Plan.
- b) Right-of-way widths shown on Schedule 'G' - SITE PLAN CONTROL as amended by Official Plan Amendment No. 42 may be revised and revisions shown on Schedule 'G' - SITE PLAN CONTROL without further amendment to this Plan. The right-of-way widths shall be determined through the Internal Traffic Study, and refined during preparation of the Community Design Plan.

4.3.39.2 Specific Site and Area Policies

- a) The woodlot identified as an ENVIRONMENTAL PROTECTION AREA on Schedule 'A' - LAND USE, will be considered for dedication as parkland in the context of the Open Space component of the Community Design Plan (see Section 5.11.3 of Secondary Plan PD 39-1). The Town may require preparation of an Environmental Impact Study to demonstrate the health of the woodlot, and to identify any required management practices.
- b) Based on the results of an Environmental Impact Study the boundary of the ENVIRONMENTAL PROTECTION AREA can be altered or the designation ENVIRONMENTAL PROTECTION AREA can be deleted, if satisfactory to the Town, and revisions may be shown on Schedule 'A' - LAND USE without further amendment to this Plan. In the event that the boundary of the ENVIRONMENTAL PROTECTION AREA is altered or the designation ENVIRONMENTAL PROTECTION AREA is deleted, pursuant to Section 4.3.39.2 a), alternative uses will be permitted in accordance with the adjacent URBAN RESIDENTIAL and INDUSTRIAL (Business Park Area) designations and the provisions of Secondary Plan PD 39-1 and revisions may be shown on Schedule 'A' - LAND USE, without further amendment to this Plan.

4.3.40 Greensborough Planning District

(Planning District No. 40)

4.3.40.1 General Policies

- a) A Secondary Plan shall be prepared and adopted as an Amendment to this Plan for this Planning District. This Secondary Plan shall provide for the development of a new residential community including a range of complementary land uses. Objectives and principles for the development of the community shall be established in the Secondary Plan.
- b) Right-of-way widths shown on Schedule 'G' - SITE PLAN CONTROL as amended by Official Plan Amendment No. 51 may be revised and the revisions shown on Schedule 'G' - SITE PLAN CONTROL without further Amendment to this Plan. The right-of-way widths shall be based on the findings of a Transportation Study and Community Design Plan approved by the Town.

4.3.40.2 Specific Site and Area Policies

- a) For those lands designated ENVIRONMENTAL PROTECTION AREA as shown on Schedule 'A' - LAND USE, an Environmental Impact Study may be required. These lands will also be reviewed in the context of the Open Space component of the Community Design Plan of Secondary Plan PD 40-1. Pursuant to such study and review the boundary of an ENVIRONMENTAL PROTECTION AREA designation may be altered or the designation removed and replaced, provided such alteration or deletion is acceptable to the Town. Such revisions may be shown on Schedule 'A' - LAND USE without further amendment to this Plan.

- b) In the event that the boundary of an ENVIRONMENTAL PROTECTION AREA designation is altered or the designation removed and replaced pursuant to Section 4.3.40.2 a), alternative uses will be permitted in accordance with the URBAN RESIDENTIAL land use designation. Such revisions may be shown on Schedule 'A' - LAND USE without further amendment to this Plan.
- c) Notwithstanding the HAZARD LANDS designation of the Exhibition Creek floodplain as shown on Schedule 'A' - LAND USE the specific treatment of the Exhibition Creek will be more fully explored prior to the approval of development applications. Should a future study determine that the creek, or a portion thereof may be re-aligned and/or otherwise engineered in a manner that is acceptable to the Town and the Toronto and Region Conservation Authority, the boundary of the Exhibition Creek HAZARD LANDS designation may be altered or the designation removed and replaced. Such revisions may be shown on Schedule 'A' - LAND USE without further amendment to this Plan.
- d) In the event that the boundary of the Exhibition Creek HAZARD LANDS designation is altered or the designation removed and replaced pursuant to Section 4.3.40.2c), alternative uses will be permitted in accordance with the immediately adjoining land use designation as shown on Schedule 'A' - LAND USE. Such revisions may be shown on Schedule 'A' - LAND USE without further amendment to this Plan.

4.3.41 Rodick Road Planning District (Planning District No. 41)

4.3.41.1 General Policies

- (a) A Secondary Plan shall be prepared and adopted as an Amendment to this Plan for the Rodick Road Planning District. In addition, an Amendment to Schedule 'H' - COMMERCIAL/ INDUSTRIAL CATEGORIES shall be completed at that time. The Secondary Plan shall provide for the redevelopment of this historic employment area to higher order forms of employment and some complimentary and compatible commercial development fronting onto Woodbine Avenue and adjacent to the existing commercial development south of 14th Avenue. Objectives and principles for the development of the area shall be established in the Secondary Plan.
- (b) The Secondary Plan may further refine the classification, function and design requirements for the roads and other components of the transportation system within the Planning District. The Secondary Plan will review in detail the potential location for an east-west collector road to improve access both within and through the Planning District.

- (c) The Secondary Plan, and a comprehensive amendment to the Official Plan, will establish the specific requirements for studies to ensure the appropriate remediation of any lands with potential contamination. The comprehensive amendment will implement the relevant Provincial brownfield legislation.
- (d) The Secondary Plan will investigate the most appropriate location of station sites serving the York Region Rapid Transit line, currently intended to run on a north-south alignment through the Amendment area, and the Provincially-initiated busway intended to run on an east-west alignment through the Amendment area. In addition to reviewing potential station locations, related and accessory uses including parking facilities and employment uses will be considered in order to maximize the benefits of the increased accessibility that the transit services would provide.
- (e) The Secondary Plan will consider the means for the necessary infrastructure to be constructed in a phased manner given the uncertainty of development intentions of the Provincial government for the eastern half of the area.
- (f) The Official Plan currently notes the location of a former Waste Disposal Area in the Amendment lands. Any necessary studies to determine remediation measures will be identified as part of the preparation of the Secondary Plan.
- (g) The Town will request an amendment to the Parkway Belt West Plan and the Minister's Zoning Order that will have the effect of removing lands in the Amendment area from the Provincial land use controls.
- (h) The Secondary Plan and the staging of development in the area shall be based on a comprehensive set of technical studies. The detailed studies which will form the basis for the Secondary Plan shall include, but not be limited to:
- Sewer and Water Servicing plan and detailed staging plan;
 - Subwatershed Management Plan in accordance with Section 2.2.2.2 of this Plan;
 - Traffic Study;
 - Natural Heritage Framework; and,
 - Decommissioning Study in accordance with the Guidelines for Contaminated Sites in Ontario (1997) or its successor. *

4.3.42 Highway 404 North Planning District (Planning District No. 42)

4.3.42.1 General Policies

- (a) A Secondary Plan shall be prepared and adopted as an Amendment to this Plan for the area identified as Planning District No. 42. In addition, an Amendment to Schedule 'H' – COMMERCIAL/ INDUSTRIAL CATEGORIES to establish the categories of designation for the lands designated as INDUSTRIAL shall be completed at that time. The Secondary Plan shall provide for the development of an attractive, high quality business park containing an appropriate mix of employment uses and demonstrating appropriate standards of development. It is intended that complimentary and compatible development will occur adjacent to Planning District Nos. 14 and 39. The Secondary Plan will establish more detailed policies regarding the land uses, housing mix and unit types, particularly adjoining the Hamlet of Victoria Square and the realigned Woodbine Avenue.
- (b) Certain lands in the Planning District are subject to the Oak Ridges Moraine Conservation Plan and will be subject to the Official Plan Amendment that the Town is required to adopt to address the requirements of the Provincial Plan. The Official Plan Amendment implementing the Oak Ridges Moraine Conservation Plan provides that in the event that any of these lands should be demonstrated to not be subject to the Conservation Plan, they may be approved for other uses. If any lands in the Planning District are identified as not being subject to the Conservation Plan, these lands may be incorporated into the Secondary Plan for Planning District No. 42, prior to its approval, and become subject to the policies established for this District.
- (c) Lands associated with the valley of the Berczy Creek tributary in the northeast portion of the Planning District are designated HAZARD LANDS. This designation will be reviewed and refined based on more detailed floodplain mapping, to be prepared in consultation with the Toronto and Region Conservation Authority. It is intended that this mapping should be undertaken concurrent with the preparation of the implementing Secondary Plan.
- (d) Lands adjoining the HAZARD LANDS designation associated with the Berczy Creek tributary have been designated OPEN SPACE, reflecting the intent that these lands should form part of the Rouge North Area. The boundary of the OPEN SPACE designation will be reviewed during preparation of the Secondary Plan and revised as required, to reflect application of the detailed criteria for defining the Rouge North Area.
- (e) The location of the Planned Link crossing Highway 404 shown on Schedule 'C' - TRANSPORTATION, is intended to be conceptual only. The exact location of the crossing will be subject to a future Environmental Assessment Study. In addition, if further designation of roads is required in the Planning District, this will be done at the Secondary Plan stage concurrent with more detailed traffic planning.

- (f) It is a policy of this Plan to buffer residential development in the existing hamlet of Victoria Square with forms of residential development that can be sited to ensure compatibility at the boundary between new residential uses and the existing development in the Hamlet. The Secondary Plan will establish more detailed policies regarding the land uses, housing mix and unit types, adjoining the hamlet and the realigned Woodbine Avenue. It is also a policy of this Plan to ensure an appropriate interface between the employment and residential uses that are proposed to border the realigned Woodbine Avenue. Policies regarding appropriate development at the interface will be established in the implementing Secondary Plan.
- (g) The northern and western limits of the proposed residential area as defined on Schedule 'A' - LAND USE of this Plan correspond to Town Council's preferred alignment of the right-of-way of the proposed Woodbine Avenue By-pass identified on Schedule 'C' - TRANSPORTATION. An Environmental Assessment Study, pursuant to the provisions of the *Environmental Assessment Act*, RSO 1990, c.E. 18, will be completed to determine the exact alignment of the future Woodbine Avenue By-pass. The boundaries of the URBAN RESIDENTIAL and INDUSTRIAL designations, as shown on Schedule 'A' - LAND USE, may therefore be adjusted in response to the ultimate route of the Woodbine Avenue By-pass, as confirmed by the Environmental Assessment Study, without further amendment to this Plan.
- (h) The implementing Secondary Plan for this Planning District may, if required, further define the classification, function and design requirements for the roads and other components of the transportation system, based on more detailed transportation, planning or design studies.
- (i) The Secondary Plan and the staging of development in the Planning District shall be based on a comprehensive set of technical studies. Detailed studies that will form the basis for the Secondary Plan shall include, but not be limited to:
- Sewer and water servicing plan;
 - Subwatershed management plan in accordance with Section 2.2.2.2 of this Plan;
 - Traffic Study;
 - Natural Heritage Framework.

4.3.43 Oak Ridges Moraine Planning District

(Planning District No. 43)

4.3.43.1 General Policies

- a) The lands comprising the Planning District are subject to the policies of this Plan and the Oak Ridges Moraine Conservation Plan, 2001, (Ontario Regulation 140/02). Once approved by the Minister of Municipal Affairs and Housing, the policies of this Plan are deemed to conform to the Oak Ridges Moraine Conservation Plan, 2001 (Ontario Regulation 140/02).

- b) A Secondary Plan shall be prepared and adopted as an Amendment to this Plan for the Planning District. The Secondary Plan shall reflect the intent of the Oak Ridges Moraine Conservation Plan, 2001 (Ontario Regulation 140/02).
- c) The boundary of the Oak Ridges Moraine as shown on Schedule 'A' – LAND USE may only be altered by the Ministry of Municipal Affairs and Housing. Notwithstanding this, lands within the southern boundary of the Oak Ridges Moraine Area established by Ontario Regulation 01/02 shall be deemed exempt from the provisions of the Oak Ridges Moraine Conservation Plan, 2001 (Ontario Regulation 140/02) and PD43-1 Secondary Plan policies, if the lands are below the 245 metre contour, as certified by an Ontario Land Surveyor, to the satisfaction of the Town.
- d) Changes to land use on lands below the 245 metre contour are subject to the requirements of the Official Plan (Revised 1987), as amended and approved by the Regional Municipality of York. The boundary of the Oak Ridges Moraine Planning District and the Oak Ridges Moraine Secondary Plan shall be amended to reflect the surveyed 245 metre contour. An amendment to the implementing zoning by-law will also be required.
- e) The southern part of the Planning District is subject to a Minister's (Airport) Zoning Order (identified on Schedule 'B'), Ontario Regulation 104/72, as amended. In the event of a conflict between a Minister's Zoning Order and a local zoning by-law that is in effect, the Minister's Zoning Order prevails to the extent of such conflict, but in all other respects the local by-law remains in full force and effect.