

## APPENDIX 'A' PROPOSED FURTHER MODIFICATIONS TO 2014 OFFICIAL PLAN, PART I

Note: Strikethrough denotes deleted text.

Underlined text denotes added text, except where "Planning Act", "Clean Water Act", *chapters, appendices and map headings are shown.*

(Blue font for Proposed Markham Modifications)

(Red font for York Region Modifications approved by Regional Council on June 12/14)

### Chapter 1 – Planning for Markham's Future

1. Modify Section 1.5 to correct a typographical error in the description of the Operative Parts of the Plan as follows:

#### **Operative Parts of the Plan**

Chapters 2 through 11, and maps in Part I, as well as Part II, constitute the operative portions of the Official Plan. Chapter 1 of Part I, appendices, photos, illustrations, and graphics are provided for information purposes and are not operative parts of the Official Plan. Terms in italicized text are defined in the Definitions section of Chapter 11. (Markham Mod. 1)

### Chapter 3 – Environmental Systems

2. Modify Section 3.1.2.20 b) to correct a typographical error as follows:
  - 3.1.2.20 **To protect wetlands** and their functions where:
    - b) shown on Map 6 – Hydrologic Features as unevaluated, where their importance and function are determined appropriate for protection by and environmental impact study; and (Markham Mod. 2)
3. Modify Section 3.1.2.26 to correct a typographical error as follows:
  - 3.1.2.26 **To consider** a reduced *vegetation protection zone* within the Urban Area, as shown on Map 12 – Urban Area and Built-Up Area', only where: (Markham Mod. 3)
4. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1 to delete the reference to York Region Deferral 2 and modify the text as follows:

#### **4.4.1 Natural Environmental Hazards**

~~("Deferral 2" – YR approval of Section 3.4.1 withheld until the Special Policy Area policies are approved by the Province)~~

Natural environmental hazards such as flooding and erosion can present an inherent risk to life and property damage. Policies respecting restrictions on *hazardous lands* and *floodplain* management in *Special Policy Areas* and *flood vulnerable areas* can reduce this risk and enhance public health and safety. Appendix A – Toronto and Region Conservation Authority Regulatory Framework outlines the key components of the Toronto and Region

Conservation Authority Regulatory Framework related to *floodplain and erosion* management and *flood vulnerable areas* including:

- the screening area for development, *redevelopment* or *site alteration* established through Ontario Regulation 166-06;
- *flood vulnerable areas* that are shown symbolically and are potentially susceptible to flood events where the flood risk must be assessed and addressed prior to development, *redevelopment* or *site alteration*; and
- the *floodplain* and erosion hazards where development, *redevelopment* or *site alteration* is regulated. (YR Mod. 23)

Map 8 – Special Policy Areas identifies areas that have historically existed within the *floodplain* where site-specific policies approved by the Province are intended for the continued viability of existing uses.

For the purposes of this Section, the definition of development shall mean the creation of a new lot, a change of land uses, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process; and
- b) works subject to the Drainage Act. (Markham Mod. 4)

5. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.1 as follows:

- 3.4.1.1 **To protect** the safety of the public and reduce property damage by directing development, *redevelopment* or *site alteration* to locations outside of the *hazardous lands* and *hazardous sites* generally shown as *Floodplain* in Appendix A – Toronto and Region Conservation Authority Regulatory Framework with the exception of *Special Policy Areas*. (Markham Mod. 5)

6. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.2 as follows:

- 3.4.1.2 **To prohibit** the following uses on *hazardous lands*, *hazardous sites* and *Special Policy Areas*:
- a) ~~uses associated with an institutional use including hospitals, *shared housing* such as long-term care homes and retirement homes, *nursing homes, pre-school, school nurseries, daycare* *daycare centres* and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works or erosion;~~
  - b) ~~uses associated with an essential emergency services such as that provided by fire, police and ambulance stations and electrical substations, that would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works or erosion; or~~
  - c) uses associated with the *disposal*, manufacture, ~~storage, disposal or treatment~~ *or storage* of hazardous substances. (Markham Mod. 6)

7. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.5 as follows:
- 3.4.1.5 **To prohibit** development, *redevelopment* or *site alteration* and lot creation in *hazardous lands* and *hazardous sites* ~~contained within the ‘Greenway’ designation~~ in accordance with Provincial policies, Conservation Authority regulations and the policies of this Plan. (Markham Mod. 7)
8. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1 to introduce a new Section 3.4.1.6 as follows:
- 3.4.1.6 **To only consider** development, *redevelopment* and *site alteration* in certain areas associated with *hazardous lands* and *hazardous sites* where:
- a) it is associated with required flood and/or erosion control works, minor additions and structures associated with passive recreational uses, or located within an approved *Special Policy Area*;
  - b) it has been demonstrated that safe access can be provided to the satisfaction of the Toronto and Region Conservation Authority; and
  - c) no habitable living space or overnight accommodation is located below the regulatory flood elevation. (Markham Mod. 8)
9. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.6 as follows:
- 3.4.1.~~6~~7 **To require** conveyance of *hazardous lands* and *hazardous sites* within the ‘Greenway’ designation at no cost to a public authority as part of a *development approval*. (Markham Mod. 9)
10. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.7 as follows:
- 3.4.1.~~7~~8 **That** the management of *floodplain* lands as generally shown in Appendix A - Toronto and Region Conservation Authority Regulatory Framework be based on the *regulatory flood standard* in accordance with Provincial standards and mapping produced by the Toronto and Region Conservation Authority. (Markham Mod. 10)
11. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.8 as follows:
- 3.4.1.~~8~~9 **That** where development, *redevelopment* or *site alteration* is proposed in areas subject to *erosion hazards* and slope instability, a geotechnical report shall be prepared by the proponent to address the nature and extent of the erosion and identify appropriate setbacks and remediation measures to prevent long-term erosion hazards to the satisfaction of Markham and the Toronto and Region Conservation Authority.

### Special Policy Areas

*Special Policy Areas* are areas within Markham that have historically existed within the *floodplain* where site-specific policies approved by the Province provide for the continued viability of existing uses, which are generally small scale. Specific policies are provided in this Section, Sections 8.1.5, 9.14.6,

[9.19.2, 9.19.6, 9.19.6.7, 9.19.10](#) and certain secondary plans to address the management of these areas including criteria and procedures for development, *redevelopment* or *site alteration* as established by the Province. [Special Policy Area policies shall prevail over all other policies in this Plan.](#)

Markham's *Special Policy Areas* are shown as an overlay on Map 8 – Special Policy Areas with the underlying land use designation reflecting existing uses, existing zoning and statutory approvals shown on Map 3 – Land Use. It is the intent ~~that the a~~ [Special Policy Area](#) provide for the continued viability of existing uses and manage development and *redevelopment* where provided for in this Plan. ~~A-Special Policy Areas is are~~ not intended to allow for [new or intensified development and site alteration](#) if a community has feasible opportunities for ~~intensification-development~~ outside of the *floodplain*. (Markham Mod. 11)

12. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.9 as follows:

- 3.4.1.910 [That no new development shall be permitted on any parcel of land within a Special Policy Area where:](#)
- a) [the development would be subjected to velocities and/or depths that would create an unacceptable risk to life or property;](#)
  - b) [the development would be susceptible to major structural damage as a result of a flood less than or equal to the regulatory flood standard;](#)
  - c) [the necessary flood protection measures would have a negative impact on adjacent properties; or](#)
  - d) [adverse downstream and/or upstream impacts would be created/exacerbated and/or an increase in risk to life or property would occur as a result of flooding.](#)

~~To work with the Toronto and Region Conservation Authority to ensure that development, redevelopment or site alteration within a Special Policy Area shown on Map 8 – Special Policy Areas will not result in an unacceptable hazard risk to life or property or where flood protection measures would have a negative impact on adjacent properties.~~ (Markham Mod. 12)

13. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.10 as follows:

- 3.4.1.101 **That** development, *redevelopment* or *site alteration* within ~~the a~~ [Special Policy Area](#) is permitted subject to meeting technical floodproofing and safe access/[egress](#) criteria in accordance with the underlying land use designations and the policies of this Plan ~~and in accordance with Section 3.4.1.2.~~ Development applications which would intensify the level of development beyond what is permitted by this Plan, must demonstrate that no alternatives exist outside of the *floodplain* and shall be assessed in a comprehensive manner and require the review and [endorsement approval](#) of the ~~Province~~ [Ministers of Municipal Affairs and Housing and Natural Resources and Forestry.](#) (Markham Mod. 13)

14. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.11 as follows:

3.4.1.112 **That** ~~ingress access~~ and egress to all buildings and structures shall ~~be safe. comply with all applicable provincial and Toronto and Region Conservation Authority safety standards and shall achieve~~ Where safety to the provincial flooding hazard standard cannot be achieved, access and egress shall be provided to the maximum level of flood protection that is determined to be feasible and practical by the Toronto and Region Conservation Authority. Dry access and egress is preferred. Under no circumstances shall new residential units or an increase in overnight accommodation be permitted where safe access and egress cannot be achieved to the provincial flooding hazard standard. (Markham Mod. 14)

15. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.12 as follows:

3.4.1.123 **To require** that applications for development, *redevelopment* or *site alteration* on lands in a *Special Policy Area* shall include:

- a) technical engineering studies detailing information such as flood velocity and depth of storm flows, flood damage reduction measures and stormwater management techniques, or other information as determined appropriate by Markham and the Toronto and Region Conservation Authority. ~~b) scoped~~ The study requirements to the satisfaction of Markham and the Toronto and Region Conservation Authority may be scoped where applications are considered minor such as additions or replacement structures;
- ~~cb)~~ an emergency response a flood evacuation plan for multi-unit developments prepared by a qualified professional ~~where and which is~~ determined appropriate by Markham and the Toronto and Region Conservation Authority; ~~and~~
- ~~dc)~~ a comprehensive floodproofing and management review to identify any remediation strategies as may be required to support larger *redevelopment* parcels in Markham Centre; ~~and~~
- d) plans that demonstrate primary building system controls, such as service units and panels, are above the regulatory flood elevation.

~~Technical studies shall only be approved where it is demonstrated that there are no adverse downstream or upstream impacts and no increase in risk to life or property as a result of flooding.~~ (Markham Mod. 15)

16. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.13 as follows:

3.4.1.134 **That** the approval of buildings and structures, and parking, in ~~the a~~ *Special Policy Areas* shall be conditional upon the landowner incorporating flood protection measures to the *regulatory flood standard* on all new buildings and new additions to minimize flooding impacts to the satisfaction of Markham and the Toronto and Region Conservation Authority. Where floodproofing to the regulatory flood elevation is not possible, floodproofing must be to ~~the~~ the greatest extent feasible level of flood protection, to a level not less than the

~~1:350 year storm event, may only be permitted where the regulatory flood standard is not technically feasible and where determined acceptable to Markham and to the satisfaction of the Toronto and Region Conservation Authority, however, under no circumstances may it be lower than the 1:350 year flood elevation. (Markham Mod. 16)~~

17. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.14 as follows:

~~3.4.1.145~~ **That** prior to the issuance of a building or *site alteration* permit, applications for development on lands wholly or partially within a *Special Policy Area* shall require approval and permits from the Toronto and Region Conservation Authority in accordance with applicable criteria, procedures, standards and regulations. (Markham Mod. 17)

18. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.15 as follows:

~~3.4.1.156~~ **That** *Special Policy Area* lands shall continue to be identified with a *Special Policy Area* zone overlay in all applicable zoning by-laws including with the necessary provisions to implement the relevant policies and shall be subject to site plan control approval. (Markham Mod. 18)

19. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1 to introduce a new Section 3.4.1.17 as follows:

3.4.1.17 **To prohibit** new lot creation or additional dwelling unit creation on lands designated 'Residential Low Rise' in *Special Policy Areas*. (Markham Mod. 19)

20. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.16 as follows:

~~3.4.1.168~~ **That** modifications to ~~the~~ a *Special Policy Area* boundary, new *Special Policy Areas* or modifications to *Special Policy Area* policies and/or land use designations shall be approved by the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing prior to the adoption and approval by Markham and York Region, ~~except where the zoning by-law is in keeping with the original intent of the use as of the date of the approval of the Special Policy Area, in which case York Region is the approval authority.~~ (YR Mod. 25) (Markham Mod. 20)

21. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.17 as follows:

~~3.4.1.179~~ **To work** with the Toronto and Region Conservation Authority, other agencies and landowners to:

- ~~a)~~ explore opportunities to manage flood risk and develop comprehensive long-term solutions for *flood vulnerable areas* including opportunities to address existing development within flood vulnerable areas to ensure that the level of risk is maintained or decreased through specific actions and strategies for flood remediation, floodproofing, flood warning and emergency response matters. ~~;~~ and
- ~~b)~~ establish a process to address major development, for flood remediation, floodproofing, flood warning and emergency response ~~redevelopment or~~

~~site alteration within flood vulnerable areas to ensure that the level of risk is maintained or decreased through specific actions and strategies measures; and~~

~~c) allow minor development, redevelopment or site alteration within flood vulnerable areas subject to the one zone floodplain management policies of the Toronto and Region Conservation Authority. (Markham Mod. 21)~~

22. Subject to Ministerial approval of the Special Policy Area policies, modify Section 3.4.1.18 as follows:

3.4.1.18 **To work** with the Toronto and Region Conservation Authority and upstream municipalities to ensure development, *redevelopment* or *site alteration* upstream of *flood vulnerable areas* provide for stormwater management controls that decrease **or do not increase** existing flooding levels on properties within Markham for storms up to and including the Regulatory Storm event. (YR Mod. 26) (Markham Mod. 22)

23. Modify Section 3.4.2.6 to correct a wording reference as follows:

3.4.2.6 **To require** that applications for *development approval* for *sensitive land uses* adjacent to a Provincial Highway, an airport, an arterial road, a rail line or an industrial use shall be accompanied by a noise and **vibration study analysis** prepared in accordance with the Ministry of Environment Guidelines and York Region noise policies including required mitigation measures prepared to the satisfaction of Markham and York Region. (Markham Mod. 23)

#### **Chapter 4 – Healthy Neighbourhoods and Communities**

24. Modify Section 4.3.1.5 to correct a typographical error as follows:

4.3.1.5 To develop a parks and open space system plans for the parks and open space system in accordance with Section 6.1.6.8. (Markham Mod. 24)

25. Modify the second paragraph of Section 4.3.2 to correct typographical errors as follows:

#### **4.3.2 Parks and Open Space Classification**

The parks and open space classification system identifies the types of parks and open space in **the** existing and future parks and open space system and **establishes** criteria for per capita ratios, size, use, amenities and features, walking distance, location and programs, etc. for each classification category. (Markham Mod. 25)

26. Modify the third paragraph of Section 4.5 to correct the wording references as follows:

#### 4.5 CULTURAL HERITAGE RESOURCES

Markham has a wealth of cultural heritage resources within its boundaries. ~~While Markham has~~ Markham is one of the oldest communities in Ontario, ~~having~~ been inhabited for over 11,000 years by Aboriginal peoples, ~~it has and having~~ over 200 years of colonial history, dating from the arrival in 1794 of William Moll Berczy and his group of 64 German families. ~~Markham is one of the oldest communities in Ontario.~~ The most tangible remnants of Markham's early development are ~~our the~~ heritage buildings: stately homes, worker's cottages and commercial stores in ~~our the~~ villages and the solitary farmhouses and outbuildings situated along once-rural concession roads. These resources provide ~~us with~~ a link to ~~our the~~ past as well as a sense of continuity in ~~our a~~ rapidly changing world. (YR Mod. 33) (Markham Mod. 26)

#### Chapter 5 – A Strong and Diverse Economy

27. Modify sidebar referencing forecast jobs and employment base to correct a typographical error as follows:

*Markham is forecast to add over 95,000 new jobs ~~in~~ by 2031, increasing the total employment base to 240,000 jobs. (Markham Mod. 27)*

#### Chapter 6 – Urban Design and Sustainable Development

28. Modify Section 6.1.6.3 to add bold font as follows:

6.1.6.3 **To provide** a full range of parks and open spaces as part of the overall design of new development and encourage the provision of publicly accessible private open spaces that are designed to be integrated within the public realm. (Markham Mod. 28)

#### Chapter 8 – Land Use

29. Subject to Ministerial approval of the Special Policy Area policies, modify Section 8.1.5 as follows:

##### **8.1.5 Height and Density for all Land Use Designations**

**That** where the maximum heights and densities are identified in a land use designation of this Plan, it is not intended that every building in a *development approval* will achieve the maximum height and density. The appropriate height shall be the key determinant on what density can be achieved on a site along with the provision of adequate transportation and water and waste water infrastructure, and community infrastructure such as public schools and parks and open spaces.



Secondary Plans may establish height and density provisions that exceed those identified in Chapter 8 of this Plan. Increases in height above the maximum height permitted in a designation may be considered for a development provided it is within the context of an approved secondary plan or site specific policy and the application for zoning by-law amendment to permit a height increase and a site plan and/or *comprehensive block plan* is consistent with the secondary plan or site specific policy.

[Increases in height and density above the maximum permitted in a designation within a Special Policy Area shown on Map 8 – Special Policy Areas shall not be permitted unless approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry as part of a comprehensive secondary plan review. \(Markham Mod. 29\)](#)

30. Modify Section 8.2.3.3 a) to provide an additional provision that is consistent with the 1987 Official Plan policy and recent Council decisions to allow certain ‘Residential Low Rise’ building types to be permitted within a development block with frontage on an arterial or major collector road as follows:

- 8.2.3.3 **To provide** for the following building types on lands designated ‘Residential Low Rise’:
- a) detached dwelling, semi-detached dwelling, townhouse excluding back to back townhouse, small multiplex building containing 3 to 6 units, all with direct frontage on a public street. [A zoning by-law amendment to permit the above building types without direct frontage on a public street may also be considered, at appropriate locations, where a development block has frontage on an arterial road or a major collector road;](#) (Markham Mod. 30)

31. Modify Section 8.5.2.2 h) to correct a typographical error as follows:

- 8.5.2.2 **To provide** for the following uses, in addition to the uses listed in Section 8.1.1, on lands designated ‘Business Park Employment’:
- h) *ancillary use* such as retail, service, restaurant, *commercial fitness centre* or financial institution within a non-industrial building provided that:
- i. the combined gross floor area devoted to all *ancillary uses* is limited to a maximum of 15 percent of the total gross floor area of the building, or in the case of an office building ~~to~~ the [total](#) gross floor area of the ground floor, whichever is less; and
- ii. access to the premises of all *ancillary uses* is integrated within the building. (Markham Mod. 31)

32. Modify Section 8.5.4.3 r) to correct a typographical error as follows:

- 8.5.4.3 **To provide** for the following *discretionary uses*, in addition to the uses provided for above, on lands designated ‘Service Employment’, subject to review of a site-specific development application for zoning approval, and in accordance with Sections 8.5.1.2 and 8.5.1.3 and any conditions outlined below:

- r) *place of worship* only in a multiple unit buildings limited to a maximum gross floor of 500 square metres in accordance with Section 48.13.7; (Markham Mod. 32)

33. Modify sidebar referencing 'General Employment' areas to correct a typographical error as follows:

*'General Employment' areas are characterized by large properties developed with single and multiple unit buildings accommodating industrial uses that are primary to the designation. It is intended that these areas be protected from incompatible sensitive land uses.* (Markham Mod. 33)

34. Modify Section 8.5.5.3 a) to correct typographical errors as follows:

- 8.5.5.3 **To provide** for the following *discretionary uses*, in addition to the uses provided for above, on lands designated 'General Employment', subject to review of a site-specific development application for zoning approval, in accordance with Sections 8.5.1.2 and 8.5.1.3 and any conditions outlined below:
- a) *ancillary use* within an industrial building shall be limited to restaurant, service, commercial school and office uses other than medical offices, provided:
- iv. the gross floor area of an *ancillary* restaurant or another *ancillary* service use does not exceed a maximum of 100 square metres per premise; and
  - vi. no outdoor seating shall be provided as part of an *ancillary* restaurant;
- (Markham Mod. 34)

35. Modify Section 8.5.5.4 s) to correct a typographical error as follows:

- 8.5.5.4 **To not permit** the following uses on lands designated 'General Employment':  
sr) adult entertainment. (Markham Mod. 35)

36. Modify Section 8.6.1.2 a) to correct a typographical error as follows:

- 8.6.1.2 **To provide** for the following uses on lands designated 'Greenway':
- a) ~~agricultural use~~ countryside uses, identified in Section 8.8.1.2 provided they are outside of natural heritage and hydrologic features and their *vegetation protection zones*;  
(Markham Mod. 36)

37. Modify Section 8.6.1.3 to correct a wording reference to be consistent with other policies as follows:

- 8.6.1.3 **To provide** for the following uses, in addition to the uses permitted in sSection 8.6.1.2, on lands designated 'Greenway' in the Oak Ridges Moraine Natural Linkage Area, Oak Ridges Moraine Countryside and Greenbelt Protected Countryside as shown on Map 7 – Provincial ~~and Federal~~ Policy Areas provided

they are outside of natural heritage and hydrologic features and their vegetation protection zones: (YR Mod. 48) (Markham Mod. 37)

38. Modify Section 8.6.1.6 b) to correct a wording reference to be consistent with other policies as follows:
- 8.6.1.6 **In considering** an application for *development approval* on lands designated 'Greenway', Council shall ensure that development adheres to the following development criteria:
- b) development, *redevelopment* or site *alteration* within ~~the Natural Heritage Network and the Rouge Watershed Protection Area shown on Map 4 – Greenway System~~ natural heritage and hydrologic features and their vegetation protection zones shall be prohibited with the exception of conservation, resource management, nature-based recreational infrastructure and public infrastructure; (Markham Mod. 38)
39. Modify Section 8.7.1.3 a) to correct a typographical error as follows:
- 8.7.1.3 **To provide** for the following uses, in addition to the uses identified in Sections 8.1.1 and 8.2.1.2, on lands designated 'Hamlets':
- a) accessory dwelling in association with a principal dwelling provided that adequate parking is provided and it is serviced by an individual private on-site wastewater system and private well; (Markham Mod. 39)
40. Modify Section 8.9.1.4 to correct a typographical error as follows:
- 8.9.1.4 That the establishment of a new cemetery, or expansion of an existing cemetery within the urban area shall require ~~an~~ amendment to this Plan, and that in considering such an amendment, Markham shall have regard for the following matters: (Markham Mod. 40)
41. Modify Section 8.9.1.5 d) to correct a wording reference to be consistent with other policies as follows:
- 8.9.1.5 **That** in addition to Section 8.9.1.4 above, in considering an application for *development approval* of a cemetery on lands designated 'Private Open Space' Council shall be satisfied the following additional criteria will be met:
- d) a stormwater management report study, if requested by Markham, shall be undertaken by a qualified professional and shall be submitted for ~~the~~ approval ~~of the~~ by Markham, ~~and~~ the Toronto and Region Conservation Authority, and for the information of other authorized agencies prior to site plan control approval for any development; (Markham Mod. 41)
42. Modify Section 8.12.1.4 g) iv. to correct a typographical error as follows:
- 8.12.1.4 **That** the Conceptual Master Plan for the 'Future Urban Area' lands north of Major Mackenzie Drive as shown on Map 3 – Land Use include, but not be limited to, the following:

- g) identification of the approximate locations within the ‘Future Neighbourhood Area’ lands that will be carefully planned as mixed-use Centres and/or Corridors. These mixed-use Centres and/or Corridors will develop as well connected, intensive, pedestrian-oriented neighbourhood gathering places in accordance with the preferred ‘Mixed Use’ designations and policies outlined in Section 8.12.1.4 f) i. The growth and development of mixed-use Centres and/or Corridors will be guided by the following principles:
  - iv. other complementary uses such as *places of worship, public schools*, live-work units and *shared housing* will be encouraged to locate within or in close proximity to these mixed-use Centres and Corridors; (Markham Mod. 42)

43. Modify Section 8.13.4.1 d) to correct a wording reference to be consistent with other policies as follows:

8.13.4.1 **That** in considering an application for *development approval* to permit the establishment of a *funeral home* where provided for in this Plan, Council shall be satisfied that the following requirements, where applicable, will be fulfilled:

- d) a transportation impact assessment ~~traffic study~~ be submitted to demonstrate, to the satisfaction of Markham and/or the Region, that the *funeral home* use will not result in significant traffic impacts including parking and vehicle stacking on the adjacent development. The assessment study shall also include a traffic management plan demonstrating how major or special circumstance funerals are to be addressed; (Markham Mod. 43)

44. Modify Section 8.13.7. 1 a) and b) to correct typographical errors as follows:

8.13.7.1 **That** in considering an application for a plan of subdivision, or amendment to the zoning by-law to permit a new *place of worship* or an addition to an existing *place of worship* where provided for in this Plan in accordance with Section 4.2.4, Council shall be satisfied that the following requirements, will be fulfilled:

- a) the site or premise meets the size and location criteria for each land use designation identified below:

Land Use Designation	Maximum Site Area (hectares) or Maximum Premise Size (square metres)	Location
Residential	2.0 ha or 2.5 ha if located	At an intersection of:

Mixed Use except Mixed Use Heritage Main Street	on an arterial road or a maximum gross floor area of 500 sq. m. in a multiple unit building	a) an arterial road with another public road; <u>or</u> b) a major collector road with a local road at a location that is in proximity to other institutional, commercial, mixed-use or higher density residential uses
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- b) a traffic transportation impact assessment and other requirements for a study as identified in Section 10.6.2 shall be submitted to demonstrate, to the satisfaction of Markham and/or the Region that the *place of worship* will not result in significant impacts; (YR Mod. 51) (Markham Mod. 44)

**Chapter 9 – Area and Site Specific Policies**

45. Modify Section 9.2.10 to delete the York Region Modification 55 and replace the existing section with a new Section 9.2.10 and a new Figure 9.2.10 as follows:

South of 14<sup>th</sup> Avenue between Middlefield Road and Markham Road

~~9.2.10—A land use designation other than an ‘Employment Lands’ designation may be considered for the lands south of 14<sup>th</sup> Avenue between Middlefield Road and Markham Road shown in Figure 9.2.10 by amendment to this Plan.~~

~~Consideration of a designation other than an ‘Employment Lands’ designation must conform to the policies of the Growth Plan for the Greater Golden Horseshoe and all other policies of this Plan, and will also have regard for, among other things, the following criteria prescribed by Council, as applicable:~~

- ~~• Compatibility to adjacent land use;~~
- ~~• Achieving an increase in the number of jobs that would otherwise be provided under the ‘Employment Lands’ designation on the site, or at a minimum, no net reduction in jobs on the site;~~
- ~~• Proximity to transit;~~
- ~~• Provision of lands for a VIVA terminal;~~
- ~~• Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and~~
- ~~• Where the location is appropriate, provide for affordable or seniors housing.~~

~~Until a decision is made on the application for amendment to this Plan filed before adoption of this Plan, the ‘General Employment’ designation on the lands shown in hatching as ‘Deferral Area’ on Map 3—Land Use is deferred and the provisions of the Official Plan (Revised 1987), as amended, shall apply to the lands.~~

~~This deferral cannot be released on its own but must be assessed in conjunction with all employment land use deferrals in this Plan, including~~

~~Section 9.4.7 c), 9.4.14, 9.5.14, 9.6.6, 9.7.8.5, 9.7.8.6, 9.7.8.7, and 9.16.14. The collective consideration of these deferral requests requires further study by the Region. Determination of the removal of the deferral must await the Region's consideration of the potential collective impact of all employment land use deferrals through substantial completion of the forecasting and land budget component of the next Regional *municipal comprehensive review* by April 2015.~~  
 (YR Mod. 55 as further modified by YR approval on June 12/14)

~~Where the requested amendment to this Plan does not come into force the 'Deferral Area' hatching shall no longer apply and the 'General Employment' designation shown on Map 3 – Land Use shall come into force without the requirement for further amendment to the Plan.~~

- 9.2.10 Only the following uses shall be permitted on the lands designated 'Service Employment' shown on Figure 9.2.10:
- a) office;
  - b) medical clinic;
  - c) financial institution;
  - d) manufacturing, processing and warehousing use, with no outdoor accessory outdoor display or outdoor storage;
  - e) motor vehicle repair facility with no accessory outdoor storage;
  - f) retail use provided:
    - i. the retail use is not greater than 1000 square metres of gross floor area per premises, unless the retail use is an office supply or computer supply store which may have up to 3000 square metres of gross floor area per premises; or
    - ii. within a multiple unit building, the provisions of i) above are complied with, and the combined gross floor area devoted to all retail uses, including accessory retail uses, is limited to a maximum of 50 % of the total gross floor area of the building, or 3000 square metres, whichever is less; and
    - iii. the total gross floor area devoted to all retail uses on a property does not exceed 3000 square metres;
  - g) retail and/or service use that is accessory to a primary manufacturing, processing or warehousing use, and located within the same premises as the primary use provided the provisions of a retail use provided in f) above are met;
  - h) hotel that does not include dwelling units;
  - i) restaurant provided it is located within a multiple unit building containing office and/or industrial uses, and the combined gross floor area devoted to all restaurants is limited to a maximum of 50% of the total gross floor area of the building.
  - j) a free standing restaurant or personal shop may be permitted in the existing heritage building (the "Cowie House") located at 5933 14<sup>th</sup> Avenue

provided that the gross floor area of any additions to facilitate a restaurant or personal service shop shall be limited to no more than the existing gross floor area of the heritage building;

- k) banquet hall;
- l) trade and convention centre;
- m) community college or university;
- n) motor vehicle retail sales, having a maximum gross floor area of up to 3000 square metres per premise, with limited accessory outdoor storage or display of motor vehicles; and
- o) motor vehicle rental with limited accessory outdoor storage or display of motor vehicles.



Figure 9.2.10 (Markham Mod. 45)

46. Modify Section 9.2.1 to replace the reference to Section 9.2.10 in Figure 9.2.1 as follows:

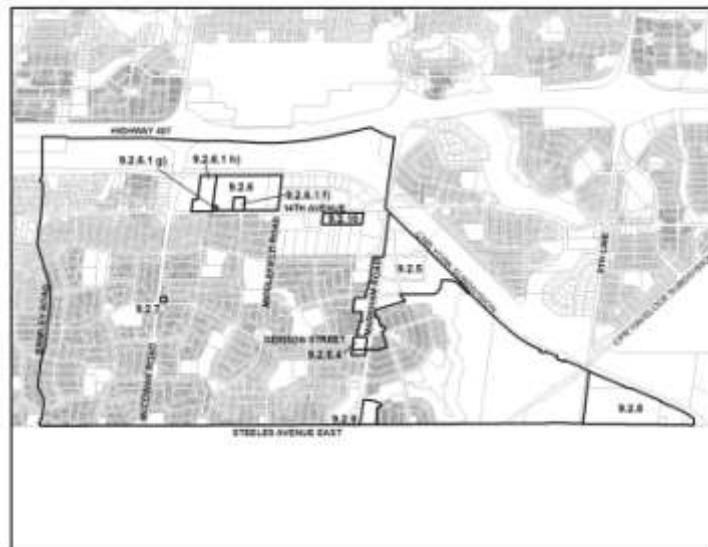


Figure 9.2.1 (Markham Mod. 46)

47. Modify Section 9.3.7.4 to correct a wording reference to be consistent with other policies as follows:

9.3.7.4 In considering an application for *development approval* ~~within~~ on the ~~Markham Rd~~ Local Corridor - Markham Road Mount Joy lands, ~~shall require the requirements of a comprehensive block plan shall be addressed~~ in accordance with Section 10.1.4 of this Plan. (YR Mod. 56) (Markham Mod. 47)

48. Modify Section 9.3.13 to correct a mapping error and replace Figure 9.3.13 as follows:

9.3.13 Townhouses without direct frontage on a public street shall also be permitted on the 'Residential Low Rise' lands shown in Figure 9.13.3. (YR Mod. 59)

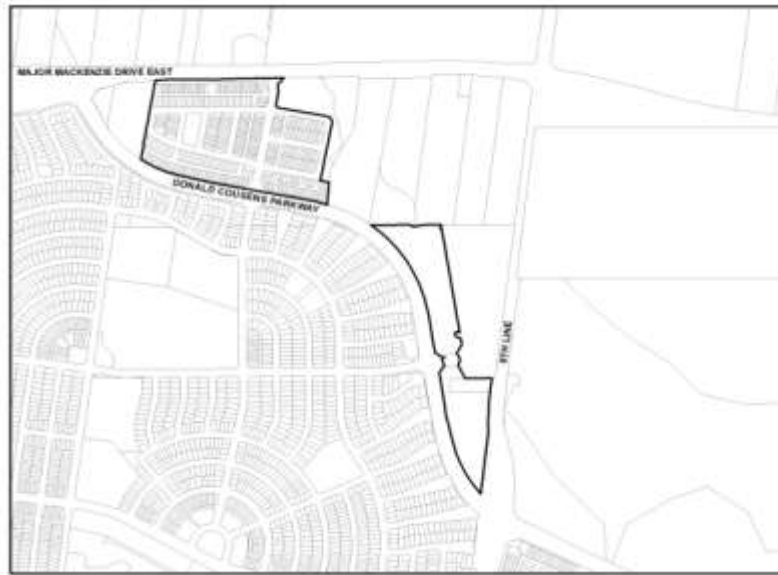


Figure 9.3.13 (Markham Mod. 48)

49. Modify Section 9.4.7 c) to delete the York Region Modification 63 deferral applying to the lands as follows:

9390 Woodbine Avenue

9.4.7 The following use, height and density provisions shall apply to the 'Commercial' lands at 9390 Woodbine Avenue as shown in Figure 9.4.7:

- c) a land use designation other than a 'Commercial' designation may be considered for that part of 9390 Woodbine Avenue on the north side of Markland Street shown in hatching in Figure 9.4.7 by amendment to this Plan. Consideration of a designation other than an 'Commercial' designation must conform to the policies of the Growth Plan for the Greater Golden Horseshoe and all other policies of the Plan and will also have regard for, among other things, the following criteria prescribed by Council, as applicable:

- Compatibility to adjacent land use;



- Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on the site;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and
- Where the location is appropriate, provide for affordable or seniors housing.

Until a decision is made on the application for amendment to this Plan filed before adoption of this Plan, the 'Commercial' designation on the lands shown in hatching as 'Deferral Area' on Map 3 – Land Use is deferred and the provisions of the Official Plan (Revised 1987), as amended, shall apply to the lands.

~~This deferral cannot be released on its own but must be assessed in conjunction with all employment land use deferrals in this Plan, including Sections 9.2.10, 9.4.14, 9.5.14, 9.6.6, 9.7.8.5, 9.7.8.6, 9.7.8.7, and 9.16.14. The collective consideration of these deferral requests requires further study by the Region. Determination of the removal of the deferral must await the Region's consideration of the potential collective impact of all employment land use deferrals through substantial completion of the forecasting and land budget component of the next Regional municipal comprehensive review by April 2015. (YR Mod. 63 as further modified by YR approval on June 12/14)~~

Where the requested amendment to this Plan does not come into force the 'Deferral Area' hatching shall no longer apply and the 'Commercial' designation shown on Map 3 – Land Use shall come into force without the requirement for further amendment to the Plan. (Markham Mod. 49)

50. Modify Section 9.4.14 to delete the York Region Modification 65 deferral applying to the lands as follows:

Northeast side of Markland Street

- 9.4.14 A land use designation other than an 'Employment Lands' designation may be considered for the lands on the north east side of Markland Street as shown in Figure 9.4.14 by amendment to this Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan for the Greater Golden Horseshoe and all of the policies of this Plan and will also have regard for, among other things, the following criteria prescribed by Council, as applicable:
- Compatibility to adjacent land use;
  - Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on the site;

- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and
- Where the location is appropriate, provide for affordable or seniors housing.

Until a decision is made on the application for amendment to this Plan filed before adoption of this Plan, the 'Business Park Employment' designation on the lands shown in hatching as 'Deferral Area' on Map 3 – Land Use is deferred and the provisions of the Official Plan (Revised 1987), as amended, shall apply to the lands.

~~This deferral cannot be released on its own but must be assessed in conjunction with all employment land use deferrals in this Plan, including Sections 9.2.10, 9.4.7 c), 9.5.14, 9.6.6, 9.7.8.5, 9.7.8.6, 9.7.8.7, and 9.16.14. The collective consideration of these deferral requests requires further study by the Region. Determination of the removal of the deferral must await the Region's consideration of the potential collective impact of all employment land use deferrals through substantial completion of the forecasting and land budget component of the next Regional municipal comprehensive review by April 2015.~~  
~~(YR Mod. 65 as further modified by YR approval on June 12/14)~~

Where the requested amendment to this Plan does not come into force the 'Deferral Area' hatching shall no longer apply and the 'Business Park Employment' designation shown on Map 3 – Land Use shall come into force without the requirement for further amendment to the Plan. (Markham Mod. 50)

51. Modify Section 9.5.14 to delete the York Region Modification 67 deferral applying to the lands as follows:

Lord Melbourne Street west of the Woodbine By-Pass

- 9.5.14 A land use designation other than an 'Employment Lands' designation may be considered for the lands on the north and south side of Lord Melbourne Street west of the Woodbine By-Pass shown in Figure 9.5.14 by amendment to this Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan for the Greater Golden Horseshoe and all other policies of this Plan and will also have regard for, among other things, the following criteria prescribed by Council, as applicable:
- Compatibility to adjacent land use;

- Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on the site;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and
- Where the location is appropriate, provide for affordable or seniors housing.

Until a decision is made on the application for amendment to this Plan filed before adoption of this Plan, the 'Business Park Employment' and 'Service Employment' designations on the lands shown in hatching as 'Deferral Area' on Map 3 – Land Use is deferred and the provisions of the Official Plan (Revised 1987), as amended, shall apply to the lands.

~~This deferral cannot be released on its own but must be assessed in conjunction with all employment land use deferrals in this Plan, including Sections 9.2.10, 9.4.7 c), 9.4.14, 9.6.6, 9.7.8.5, 9.7.8.6, 9.7.8.7, and 9.16.14. The collective consideration of these deferral requests requires further study by the Region. Determination of the removal of the deferral must await the Region's consideration of the potential collective impact of all employment land use deferrals through substantial completion of the forecasting and land budget component of the next Regional municipal comprehensive review by April 2015. (YR Mod. 67 as further modified by Regional approval on June 12/14)~~

Where the requested amendment to this Plan does not come into force the 'Deferral Area' hatching shall no longer apply and the 'Business Park Employment' and 'Service Employment' designations shown on Map 3 – Land Use shall come into force without the requirement for further amendment to the Plan. (Markham Mod. 51)

52. Modify Section 9.6.6 to delete the York Region Modification 73 deferral applying to the lands as follows:

Southwest Corner of Highway 404 and Highway 7

- 9.6.6 A land use designation other than an 'Employment Lands' designation, that does not include residential use permissions, may be considered for the lands on the southwest corner of Highway 404 and Highway 7 as shown in Figure 9.6.6 by amendment to this Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan for the Greater Golden Horseshoe and all other policies of this Plan and will also have regard for, among other things, the following criteria prescribed by Council, as applicable:

- Compatibility to adjacent land use;
- Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on the site;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and
- Where the location is appropriate, provide for affordable or seniors housing.

Until a decision is made on the application for amendment to this Plan filed before adoption of this Plan, the 'Business Park Office Priority Employment' designation on the lands shown in hatching as 'Deferral Area' on Map 3 – Land Use is deferred and the provisions of the Official Plan (Revised 1987), as amended, shall apply to the lands.

~~This deferral cannot be released on its own but must be assessed in conjunction with all employment land use deferrals in this Plan, including Sections 9.2.10, 9.4.7 c), 9.4.14, 9.5.14, 9.7.8.5, 9.7.8.6, 9.7.8.7, and 9.16.14. The collective consideration of these deferral requests requires further study by the Region. Determination of the removal of the deferral must await the Region's consideration of the potential collective impact of all employment land use deferrals through substantial completion of the forecasting and land budget component of the next Regional municipal comprehensive review by April 2015. (YR Mod. 73 as further modified by Regional approval on June 12/14)~~

Where the requested amendment to this Plan does not come into force the 'Deferral Area' hatching shall no longer apply and the 'Business Park Office Priority Employment' designation shown on Map 3 – Land Use shall come into force without the requirement for further amendment to the Plan. (Markham Mod. 52)

53. Modify Section 9.7.8.3 to remove the reference to 'Future Employment Area' as follows:
- 9.7.8.3 The land use designations for the Cornell Centre *key development area* lands, shown outlined in purple on Map 3 – Land Use, and the related policies in this Plan, shall be used to inform the update of the Cornell Secondary Plan. The lands ~~designated 'Future Employment Area'~~ east of Donald Cousens Parkway are intended to be assigned employment designations and site specific policies consistent with the Cornell Secondary Plan, as amended, and Council's further direction of May 31, 2011. Until an updated secondary plan is approved for the Cornell Centre *key development area* lands, the provisions of the Official Plan (Revised 1987), as amended, and Secondary Plan PD 29-1, as amended, and as further modified by York Region in accordance with Council's direction of May 31,

2011, shall apply to the lands shown in Figure 9.7.8. (YR Mod.74) (Markham Mod. 53)

54. Modify Section 9.7.8.5 to delete the York Region Modification 76 and replace the existing section with a new Section 9.7.8.5 and a new Figure 9.7.8.5 as follows:

9.7.8.5 ~~A land use designation other than an ‘Employment Lands’ designation may be considered for the lands south of Highway 7 west of Donald Cousens Parkway as shown in Figure 9.7.8.5 by amendment to this Plan. Consideration of a designation other than an ‘Employment Lands’ designation must conform to the policies of the Growth Plan for the Greater Golden Horseshoe and all other policies of this Plan and will also have regard for, among other things, the following criteria prescribed by Council, as applicable:~~

- ~~• Compatibility to adjacent land use;~~
- ~~• Achieving an increase in the number of jobs that would otherwise be provided under the ‘Employment Lands’ designation on the site, or at a minimum, no net reduction in jobs on the site;~~
- ~~• Proximity to transit;~~
- ~~• Provision of lands for a VIVA terminal;~~
- ~~• Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and~~
- ~~• Where the location is appropriate, provide for affordable or seniors housing.~~

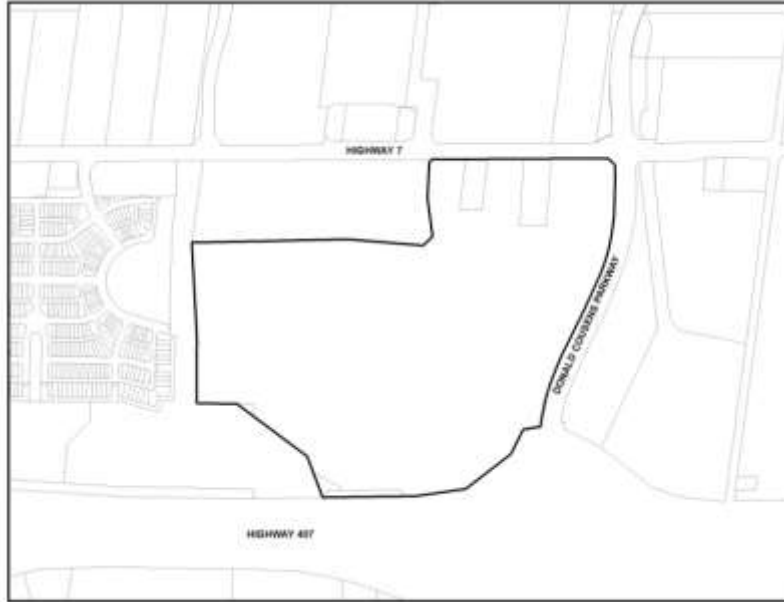
~~Until a decision is made on the application for amendment to this Plan filed before adoption of this Plan, the ‘Business Park Employment’ and ‘Business Park Office Priority Employment’ designations on the lands shown in hatching as ‘Deferral Area’ on Map 3 – Land Use is deferred and the provisions of the Official Plan (Revised 1987), as amended, and Secondary Plan PD 29-1 shall apply to the lands. This deferral cannot be released on its own but must be assessed in conjunction with all employment land use deferrals in this Plan, including Sections 9.2.10, 9.4.7 c), 9.4.14, 9.5.14, 9.6.6, 9.7.8.6, 9.7.8.7, and 9.16.14. The collective consideration of these deferral requests requires further study by the Region. Determination of the removal of the deferral must await the Region’s consideration of the potential collective impact of all employment land use deferrals through substantial completion of the forecasting and land budget component of the next Regional municipal comprehensive review by April 2015.~~

~~(YR Mod. 76 as further modified by Regional approval on June 12/14)~~

~~Where the requested amendment to this Plan does not come into force the ‘Deferral Area’ hatching shall no longer apply and the provisions of 9.7.8.3 of this Plan shall apply.~~

~~The land use designations as shown on Map 3 – Land Use shall be used to inform the update of the Cornell Secondary Plan for the lands south of Highway 7 west of Donald Cousens Parkway as shown in Figure 9.7.8.5. The update of the Cornell~~

Secondary Plan shall conform with the designations and policies of Official Plan Amendment No. 224 to the Official Plan (Revised 1987), as amended, once in force, and development of the lands will be informed by the findings of the Master Environmental Servicing Plan as it relates to the lands shown in Figure 9.7.8.5.



[Figure 9.7.8.5 \(Markham Mod. 54\)](#)

55. Modify Section 9.7.1 to replace the reference to Section 9.7.8.5 in Figure 9.7.1 as follows:



[Figure 9.7.1 \(Markham Mod. 55\)](#)

56. Modify Section 9.7.8.6 to clarify the York Region Modification 77 deferral applying to the as follows:

Northwest corner of Donald Cousens Parkway and Highway 7

9.7.8.6 A land use designation other than an 'Employment Lands' designation may be considered for the lands on the north west corner of Donald Cousens Parkway as shown in Figure 9.7.8.6 by amendment to this Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan for the Greater Golden Horseshoe and all other policies of this Plan and will also have regard for, among other things, the following criteria prescribed by Council, as applicable:

- Compatibility to adjacent land use;
- Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on the site;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and
- Where the location is appropriate, provide for affordable or seniors housing.

Until a decision is made on the application for amendment to this Plan filed before adoption of this Plan, the 'Business Park Office Priority Employment' designation on the lands shown in hatching as 'Deferral Area' on Map 3 – Land Use is deferred and the provisions of the Official Plan (Revised 1987), as amended, and Secondary Plan PD 29-1 shall apply to the lands.

This deferral cannot be released on its own but must be assessed in conjunction with all employment land use deferrals in this Plan, including Sections 9.2.10, 9.4.7 c), 9.4.14, 9.5.14, 9.6.6, 9.7.8.5, 9.7.8.7, and 9.16.14 as set out in the June 12, 2014 decision of Regional Council. The collective consideration of these deferral requests requires further study by the Region. Determination of the removal of the deferral must await the Region's consideration of the potential collective impact of all employment land use deferrals through substantial completion of the forecasting and land budget component of the next Regional *municipal comprehensive review* by April 2015.

(YR Mod. 77 as further modified by Regional approval on June 12/14)

Where the requested amendment to this Plan does not come into force the 'Deferral Area' hatching shall no longer apply and the provisions of 9.7.8.3 of this Plan shall apply. (Markham Mod. 56)

57. Modify Section 9.7.8.7 to clarify the York Region Modification 78 deferral applying to the lands as follows:

North side of Highway 7 west of Donald Cousens Parkway

9.7.8.7 A land use designation other than an 'Employment Lands' designation may be considered for the lands on the north west corner of Donald Cousens Parkway as shown in Figure 9.7.8.7 by amendment to this Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan for the Greater Golden Horseshoe and all other policies of this Plan and will also have regard for, among other things, the following criteria prescribed by Council, as applicable:

- Compatibility to adjacent land use;
- Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on the site;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and
- Where the location is appropriate, provide for affordable or seniors housing.

Until a decision is made on the application for amendment to this Plan filed before adoption of this Plan, the 'Business Park Office Priority Employment' designation on the lands shown in hatching as 'Deferral Area' on Map 3 – Land Use is deferred and the provisions of the Official Plan (Revised 1987), as amended, and Secondary Plan PD 29-1 shall apply to the lands.

This deferral cannot be released on its own but must be assessed in conjunction with all employment land use deferrals in this Plan, including Sections 9.2.10, 9.4.7 c), 9.4.14, 9.5.14, 9.6.6, 9.7.8.5, 9.7.8.6, and 9.16.14 as set out in the June 12, 2014 decision of Regional Council. The collective consideration of these deferral requests requires further study by the Region. Determination of the removal of the deferral must await the Region's consideration of the potential collective impact of all employment land use deferrals through substantial completion of the forecasting and land budget component of the next Regional *municipal comprehensive review* by April 2015.

(YR Mod. 78 as further modified by Regional approval on June 12/14)

Where the requested amendment to this Plan does not come into force the 'Deferral Area' hatching shall no longer apply and the provisions of 9.7.8.3 of this Plan shall apply. (Markham Mod. 57)



58. Modify Section 9.7.10 to correct a typographical error as follows:

Convenience Retail and Personal Service

- 9.7.10 A convenience retail and personal service use ~~shall be required~~ may be provided for in a detached dwelling, semi-detached dwelling, townhouse or small multiplex building containing 3 to 6 units, with a maximum building height of 4 storeys, on the 'Residential Low Rise' lands at 474 White's Hill Avenue and 498 Cornell Rouge Boulevard as shown in Figure 9.7.10. (YR Mod. 81) (Markham Mod. 58)

59. Modify Section 9.10.4 to correct a typographical error as follows:

- 9.10.4 The land use designations for the Highway 404 North (Employment) lands, shown outlined in purple on Map 3 – Land Use, and the related policies of this Plan shall be used to inform the update of the secondary plan for the Highway 404 North (Employment) lands. Until an revised updated secondary plan is approved for the Highway 404 North (Employment) lands, the provisions of the Official Plan (Revised 1987), as amended, and Secondary Plan PD 42-1, as amended, shall apply to the lands shown in ~~the~~ Figure 9.10.1 ~~and outlined in purple on Map 3 – Land Use.~~ (YR Mod. 86) (Markham Mod. 59)

60. Modify Section 9.14.4 to correct the wording reference to be consistent with other policies as follows:

- 9.14.4.4 An application for *development approval* ~~on~~ within the Markville key development area lands shall ~~require~~ address the requirements of a *comprehensive block plan* in accordance with Section 10.1.4 of this Plan. (YR Mod. 90) (Markham Mod. 60)

61. Subject to Ministerial approval of the Special Policy Area policies, modify Section 9.14.6 to delete the reference to York Region Deferral 2. (Markham Mod. 61)

62. Modify Section 9.16.14 to delete the York Region Modification 94 and replace the existing section with a new Section 9.16.14 and a new Figure 9.16.14 as follows:

- ~~9.16.14 A land use designation other than an 'Employment Lands' designation may be considered for the lands on the north side of Copper Creek Drive between the Box Grove By-Pass and Donald Cousens Parkway as shown in Figure 9.6.14 by amendment to this Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan for the Greater Golden Horseshoe and all other policies of this Plan, and will also have regard for, among other things, the following criteria prescribed by Council, as applicable:~~

- ~~• Compatibility to adjacent land use;~~

- ~~Achieving an increase in the number of jobs that would otherwise be provided under the ‘Employment Lands’ designation on the site, or at a minimum, no net reduction in jobs on the site;~~
- ~~Proximity to transit;~~
- ~~Provision of lands for a VIVA terminal;~~
- ~~Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and~~
- ~~Where the location is appropriate, provide for affordable or seniors housing.~~

~~Until a decision is made on the application for amendment to this Plan filed before adoption of this Plan, the ‘Service Business Park Employment’ designation on the lands shown in hatching as ‘Deferral Area’ on Map 3 – Land Use is deferred and the provisions of the Official Plan (Revised 1987), as amended, shall apply to the lands. (YR Mod. 94)~~

~~This deferral cannot be released on its own but must be assessed in conjunction with all employment land use deferrals in this Plan, including Sections 9.2.10, 9.4.7, 9.5.14, 9.6.6, 9.7.8.5, 9.7.8.6, and 9.7.8.7. The collective consideration of these deferral requests requires further study by the Region. Determination of the removal of the deferral must await the Region’s consideration of the potential collective impact of all employment land use deferrals through substantial completion of the forecasting and land budget component of the next Regional *municipal comprehensive review* by April 2015. (YR Mod. 94 as further modified by Regional approval on June 12/14)~~

~~Where the requested amendment to this Plan does not come into force the ‘Deferral Area’ hatching shall no longer apply and the ‘Service Business Park Employment’ designation shown on Map 3 – Land Use shall come into force without the requirement for further amendment to the Plan. (YR Mod. 94)~~

9.16.14 Only the following uses shall be permitted on the ‘Mixed Use Mid Rise’ lands shown in Figure 9.16.14:

- a) restaurant provided it is located within a building containing a trade and convention centre and/or banquet hall;
- b) trade and convention centre;
- c) banquet hall; and
- d) seniors residence.



Figure 9.16.14 (Markham Mod. 62)

63. Modify Section 9.16.1 to replace the reference to Section 9.16.14 in Figure 9.16.1 as follows:

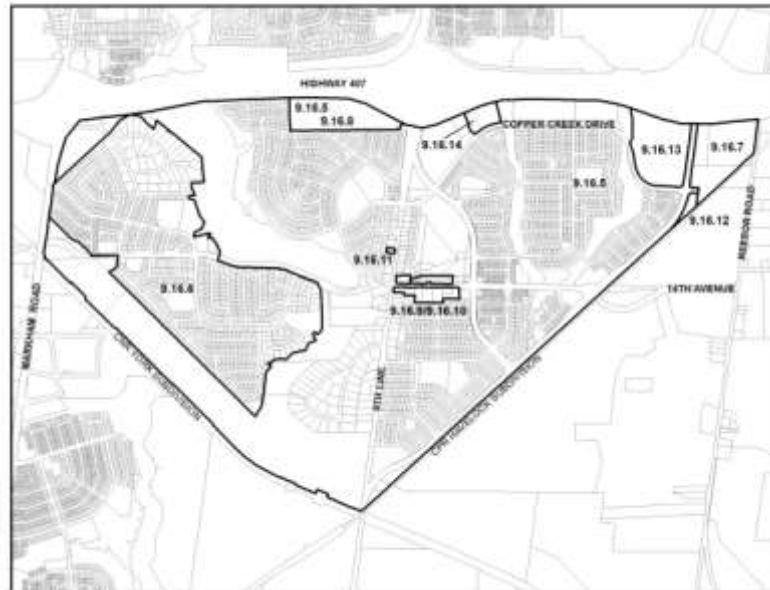


Figure 9.16.14 (Markham Mod. 63)

64. Modify Section 9.17 to add a new Section 9.17.8 and Figure 9.17.8 as follows:

365 Hood Road

9.17.8 A private school with accessory dormitories shall also be permitted on the 'Business Park Employment' lands municipally known as 365 Hood Road, Lot 53 and Part Lot 52, Plan M-1792, being Parts 4 and 5, Plan 65R-30317 as shown in Figure 9.17.8.

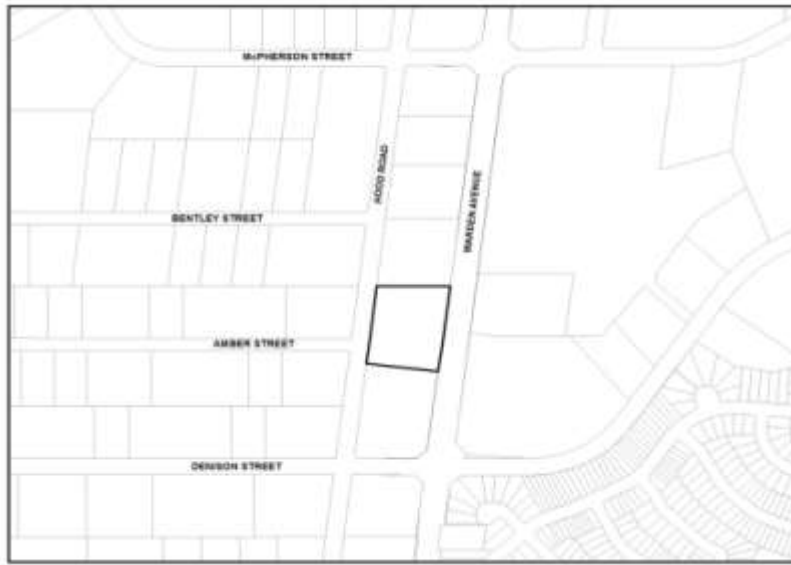


Figure 9.17.8 (Markham Mod. 64)

65. Modify Section 9.17.1 to add a reference to Section 9.17.8 in Figure 9.17.1 as follows:

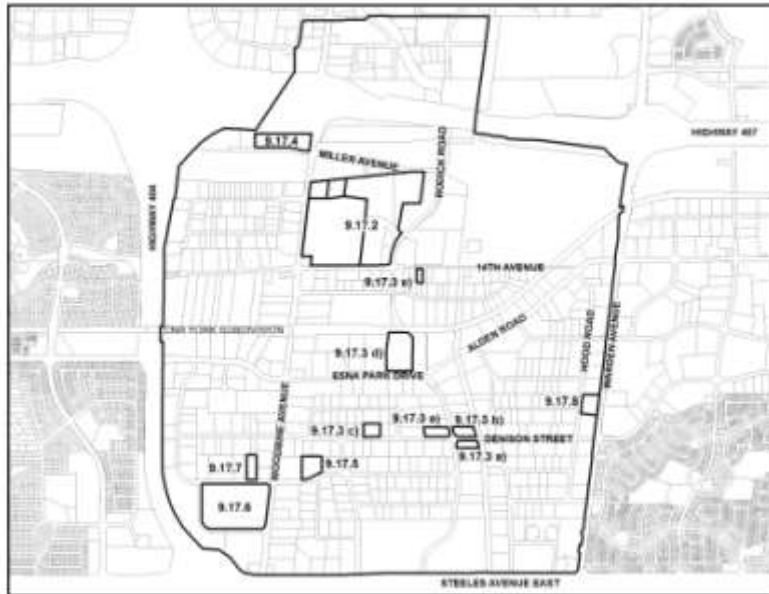


Figure 9.17.1 (Markham Mod. 65)

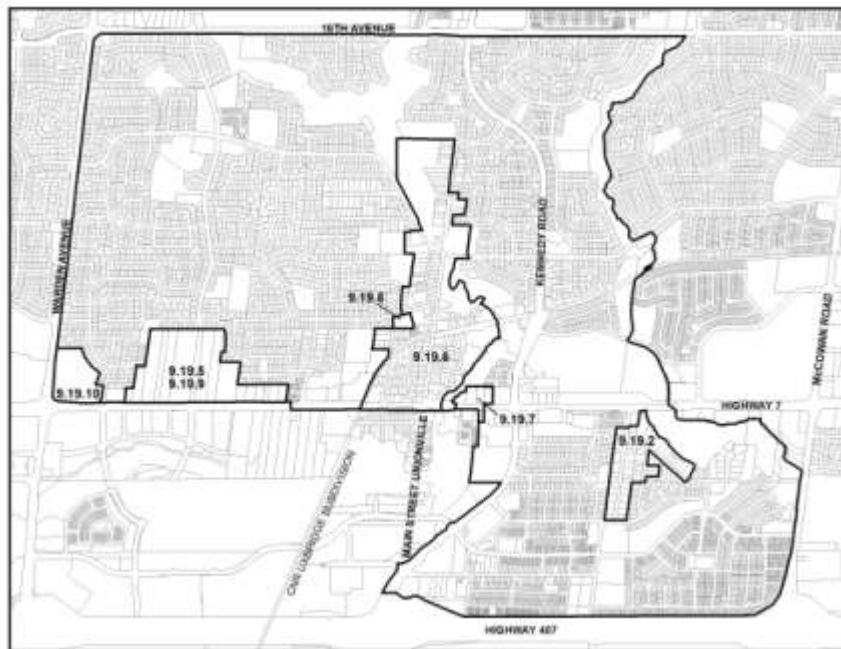
66. Modify Section 9.18.13.7 to a wording reference as follows:

9.18.13.7 The following use, building type and height provisions shall apply to the 'Mixed Use Heritage Main Street' lands shown in black tone in Figure 9.18.13:

- a) only the following building types uses shall be permitted:
  - i. retail;
  - ii. service;

- iii. office;
- iv. financial institution;
- v. hotel;
- vi. *bed and breakfast establishment*;
- vii. institutional facilities including community facilities and government services;
- viii. restaurant; and
- ix. dwelling unit provided it is located above the ground floor and where appropriate to the rear of street-related retail and service uses; ([Markham Mod. 66](#))

67. Modify Section 9.19.1 to insert a missing reference to Section 9.19.9 in Figure 9.19.1 as follows:



[Figure 9.19.1](#) ([Markham Mod. 67](#))

68. Subject to Ministerial approval of the Special Policy Area policies, modify Section 9.19.2 to delete the reference to York Region Deferral 2. ([Markham Mod. 68](#))
69. Subject to Ministerial approval of the Special Policy Area policies, modify Section 9.19.7 to delete the reference to York Region Deferral 2. ([Markham Mod. 69](#))

70. Subject to Ministerial approval of the Special Policy Area policies, modify Section 9.19.8 to delete the reference to York Region Deferral 2 and correct a typographical error as follows:

20 Fred Varley Drive

- 9.19.78 Improvements to or *redevelopment* of the existing shopping plaza at 20 Fred Varley Drive as shown in Figure 9.19.8 shall:  
(Markham Mod. 70)

71. Subject to Ministerial approval of the Special Policy Area policies, modify Section 9.19 to add a new Section 9.19.11 as follows:

New Lot Creation and Additional Dwelling Unit Creation – Special Policy Area 9.19.11

For the ‘Residential Low Rise’ lands shown in Figure 9.19.11, which fall within a *Special Policy Area* as shown on Map 8 – Special Policy Areas, Council may consider a zoning by-law amendment to permit a consent (severance) to create :

- a) 3 new lots on the lands fronting on Annina Crescent shown as Parcel ‘A’ to permit 3 additional dwelling units in detached dwellings; and
- b) new lots and/or additional dwelling units in detached dwellings, semi-detached dwellings or townhouses without direct frontage on a public street on the lands at 8202 and 8192 McCowan Road shown as Parcel ‘B’. The number of new lots and/or additional dwelling units shall be determined in consultation with the Toronto and Region Conservation Authority and have regard for a maximum site density of 35 units per hectare.

Approval of a zoning by-law amendment to permit a consent (severance) to create new lots and to permit additional dwelling units on the new lots shall be subject to the satisfaction of the Toronto and Region Conservation Authority.



Figure No. 9.19.11 (Markham Mod. 71)

72. Subject to Ministerial approval of the Special Policy Area policies, modify Section 9.19 to add a reference to Section 9.19.11 in Figure 9.19.1 and revise Figure 9.19.1 as follows:

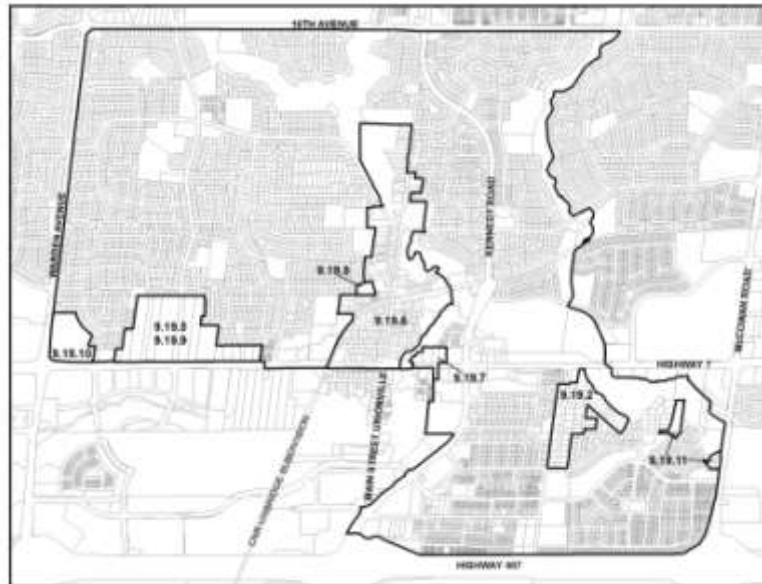


Figure 9.19.1 (Markham Mod. 72)

## **Chapter 10 – Implementation**

73. Modify Section 10.1.4.2 to correct a wording reference as follows:  
 10.1.4.2 **That** a *comprehensive block plan* shall be prepared, in cooperation with landowners, to provide detailed guidance regarding the pattern, nature and

phasing of development and to address, among other things, the following:  
(Markham Mod. 73)

74. Modify Section 10.6.2.3 to correct wording references to be consistent with other policies as follows:

10.6.2.3 **To require the development proponent** to submit the following information or materials to the satisfaction of City in order to constitute a “complete” application for an official plan amendment, zoning by-law amendment, plan of subdivision and consent (severance) applications:

- a) the minimum submission requirements in accordance with the Planning Act requirements incorporated into a standardized application form;
- b) any one or more of the following technical studies, plans and/or other items listed below or identified in Markham’s Submission Requirements for Development Applications:

**Cultural Requirements:**

- archaeological assessment
- heritage conservation plan
- heritage impact assessment

**Environmental Requirements:**

- air quality impact study
- contaminant management plan
- demarcation of the limits of natural heritage features
- environmental impact study
- environmental site assessment
- hydrological evaluation
- natural heritage evaluation
- record of site condition
- tree and vegetation study

**Planning and Urban Design Requirements:**

Secondary Plan, Precinct Plan, Comprehensive Block Plan Requirements:

- community and architectural design plan
- community infrastructure impact statement
- economic/fiscal impact assessment
- housing impact statement
- master streetscape plan
- parks and open space plan
- retail and service needs study
- streets and block plan



**Site and Building Design Requirements:**

- angular plane study
- computer generated building mass model
- retail impact study
- sensitive land use compatibility study
- sun and shadow analysis
- sustainable [development assessment design practices and technologies](#) checklist
- wind impact study

**Services and Utilities Requirements:**

- functional servicing report and brief
- geotechnical report
- master environmental servicing [plan report](#)
- noise and vibration study
- scoped [master](#) environmental ~~master~~ servicing [plan report](#) for intensification
- stormwater management report and/or design brief

**Transportation Requirements:**

- functional traffic design study
- transportation impact assessment
- transportation demand management strategy  
and/or any other technical studies, plans and/or other items required by this Plan or specified in an implementing secondary plan relevant to the proposal.

Prior to undertaking technical studies, or providing plans and/or other items, appropriate staff shall be consulted to establish the details, scope and terms of reference. (Refer to Markham's Submission Requirements for Development Applications.) (YR Mod. 105) (Markham Mod. 74)

**Chapter 11 – Interpretation**

75. Modify the text of the entire Official Plan to italicize the word *cemeteries*. (Markham Mod. 75)
76. Modify the definition of *comprehensive block plan* to correct wording as follows:

**Comprehensive block plan(s)** shall provide detailed guidance regarding the pattern, nature and phasing of development and shall be prepared, [in cooperation with landowners, by proponents of development](#) prior to and required in order to achieve *development approval* for development sites that meet the applicable criteria identified in Section 10.1.4.2. Matters to be addressed include street and block layout, traffic and transportation issues, urban design, deployment of height and density, contextual

issues, land use patterns, open space and local services. (Markham Mod. 76)

77. Modify the definition of *contaminant management plan* to correct wording as follows:

**Contaminant management plan** is a report that demonstrates how development proposals, involving the manufacturing, handling and storage of bulk fuels or **hazardous** chemicals (**activities prescribed under the Clean Water Act**) ~~as defined in O/Reg.347~~, will implement that demonstrates safety measures ~~will be implemented in order~~ to help prevent contamination of groundwater or surface water supplies. The *contaminant management plan* must include a list of all chemicals used on the subject lands and within any structures and demonstrate how the risk of release to the environment will be mitigated and managed. (YR Mod. 108) (Markham Mod. 77)

78. Subject to Ministerial approval of the Special Policy Area policies, modify Section 11.2 to modify the text of the entire Official Plan to italicize *flooding hazard* and add a definition of *flooding hazard* as follows:

**Flooding hazard** means the inundation of areas adjacent to a river or stream and small inland lake systems, where the floods resulting from the rainfall actually experienced during the Hurricane Hazel storm (1954) occurred or could have occurred over watersheds in the general area. The *flooding hazard* also includes high points of land in the area of inundation not subject to flooding. (Markham Mod. 78)

## **Map Index**

79. Modify the Map Contents page to correct a wording reference as follows:

## **M13 HERITAGE CONSERVATION DISTRICTS BOUNDARIES** (MARKHAM MOD. 79)

### **Map 1 – Markham Structure**

80. Modify Map 1 – Markham Structure to correct reference to Dickson Hill as follows:  
Dickson Hill (Markham Mod. 80)
81. Modify Map 1 – Markham Structure to replace the ‘Mixed Use Neighbourhood Area’ structural element shown on the north side of Clegg Road east of Rodick Road with an ‘Employment Area’ structural element to be consistent with the ‘Business Park Employment’ and ‘Business Park Office Priority Employment’ designations shown on Map 3 – Land Use as follows:



(Markham Mod. 81)

82. Modify Map 1 – Markham Structure to replace the ‘Employment Area’ structural element on the lands located south of 14<sup>th</sup> Avenue between Middlefield Road and Markham Road with a ‘Neighbourhood Area’ structural element as follows:



(Markham Mod. 82)

83. Modify Map 1 – Markham Structure to replace the ‘Employment Area’ structural element on the City-owned Community Centre lands located at the southeast corner of 14<sup>th</sup> Avenue and Middlefield Road with a ‘Neighbourhood Area’ structural element as follows:



(Markham Mod. 83)

84. Modify Map 1 – Markham Structure to replace the ‘Employment Area’ structural element on the lands located on the north side of Copper Creek Drive between 9<sup>th</sup> Line and the Donald Cousens Parkway with a ‘Mixed Use Neighbourhood Area’ and ‘Neighbourhood Area’ structural element as follows:



(Markham Mod. 84)

85. Modify Map 1 – Markham Structure to replace the ‘Employment Area’, ‘Mixed Use Neighbourhood Area’, ‘Neighbourhood Area’ structural elements on the lands located on the south side of Highway 7 west of Donald Cousens Parkway with ‘Mixed Use Neighbourhood Area’, ‘Neighbourhood Area’ and ‘Greenway System’ structural elements as follows:

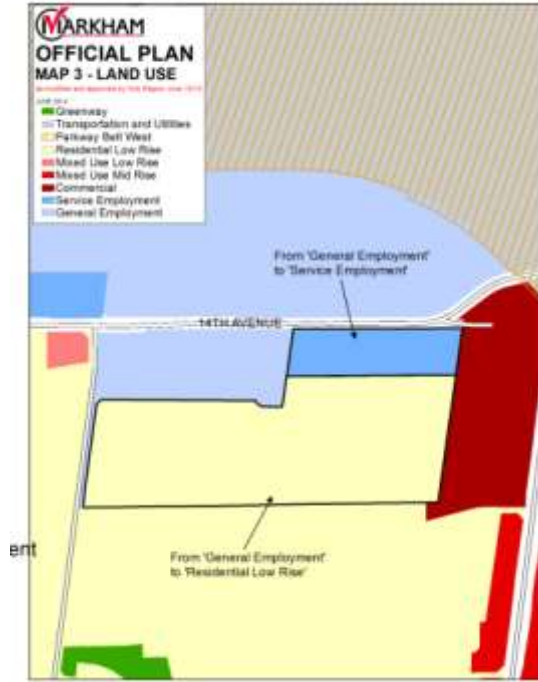


(Markham Mod. 85)

86. Modify Map 1 – Markham Structure to remove the ‘Future Urban Area’ overlay on the Cornell Centre lands located east of Donald Cousens Parkway north and south of Highway 7. (Markham Mod. 86)

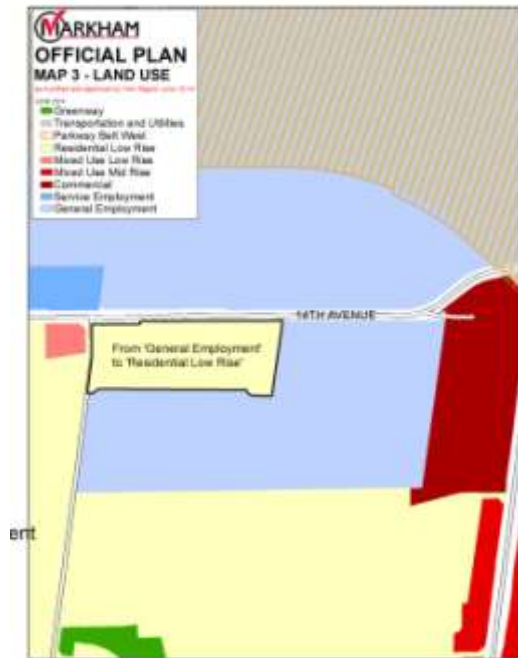
### **Map 3 – Land Use**

87. Subject to Ministerial approval of the Special Policy Area policies, Modify Map 3 – Land Use to delete the reference to York Region Deferral 2. (Markham Mod. 87)
88. Modify Map 3 – Land Use to remove the deferral hatching and the Section 9.2.10 reference on the lands located south of 14<sup>th</sup> Avenue between Middlefield Road and Markham Road and redesignate the ‘General Employment’ lands to ‘Service Employment’ and ‘Residential Low Rise’ as follows:



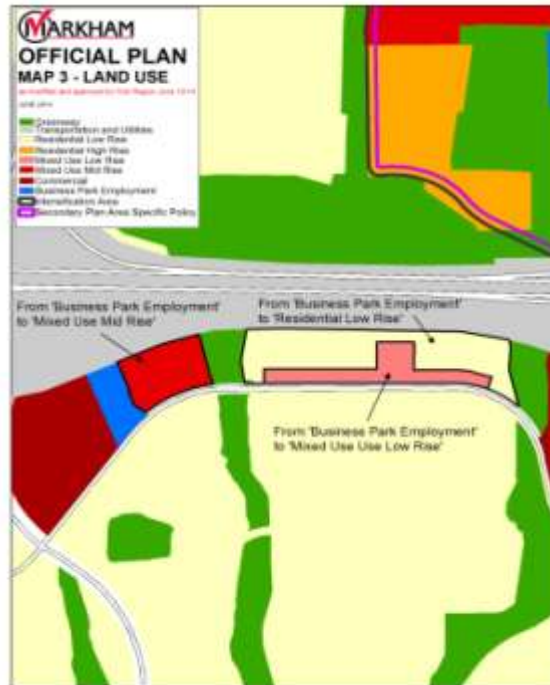
(Markham Mod. 88)

89. Modify Map 3 – Land Use to redesignate the City-owned Community Centre lands at the southeast corner of 14<sup>th</sup> Avenue and Middlefield Road from ‘General Employment’ to ‘Residential Low Rise’ as follows:



(Markham Mod. 89)

90. Modify Map 3 – Land Use to remove the deferral hatching and the Section 9.18.20 reference on the lands located at 360 John Street.  
(Markham Mod. 90)
91. Modify Map 3 – Land Use to remove the deferral hatching and the Section 9.16.14 reference on the lands located on the north side of Copper Creek Drive between 9<sup>th</sup> Line and the Donald Cousens Parkway and redesignate the ‘Business Park Employment’ lands to ‘Mixed Use Mid Rise’, ‘Mixed Use Low Rise’ and ‘Residential Low Rise’ as follows:



(Markham Mod. 91)

92. Modify Map 3 – Land Use to remove the Future Urban Area overlay on the Cornell Centre lands located east of Donald Cousens Parkway north and south of Highway 7 and to redesignate the lands from ‘Future Employment Area’ lands to ‘Business Park Employment’ and ‘Service Employment’ as follows:





(Markham Mod. 92)

93. Modify Map 3 – Land Use to remove the deferral hatching and the Section 9.7.8.5 reference on the lands located on the south side of Highway 7 west of Donald Cousens Parkway and redesignate the ‘Business Park Employment’, ‘Business Park Office Priority Employment’, and ‘Residential High Rise’ lands to ‘Mixed Use High Rise’, ‘Residential High Rise’, ‘Residential Mid Rise’ and ‘Greenway’ as follows:



(Markham Mod. 93)



### **Map 7 – Provincial Policy Areas**

94. Modify Map 7 – Provincial Policy Areas to condense wording related to the Parkway Belt West Plan boundary and the Minister’s Zoning Order Parkway Belt West as follows:

**Parkway Belt West Plan Boundary** (This boundary is illustrative of the Parkway Belt West Plan boundary. ~~The exact boundary of the Parkway Belt West Plan and should be confirmed with the Province Ministry of Municipal Affairs and Housing.~~)(YR Mod. 144)(Markham Mod. 94)

95. Modify Map 7 – Provincial Policy Areas to condense wording related to the Minister’s Zoning Order Parkway Belt West as follows:

**Minister’s Zoning Order - Parkway Belt West** (This boundary is illustrative of the Minister’s Zoning Order – Parkway Belt West boundary. ~~The exact boundary of the Minister’s Zoning Order Parkway Belt West and should be confirmed with the Province Ministry of Municipal Affairs and Housing.~~)(YR Mod. 145)(Markham Mod. 95)

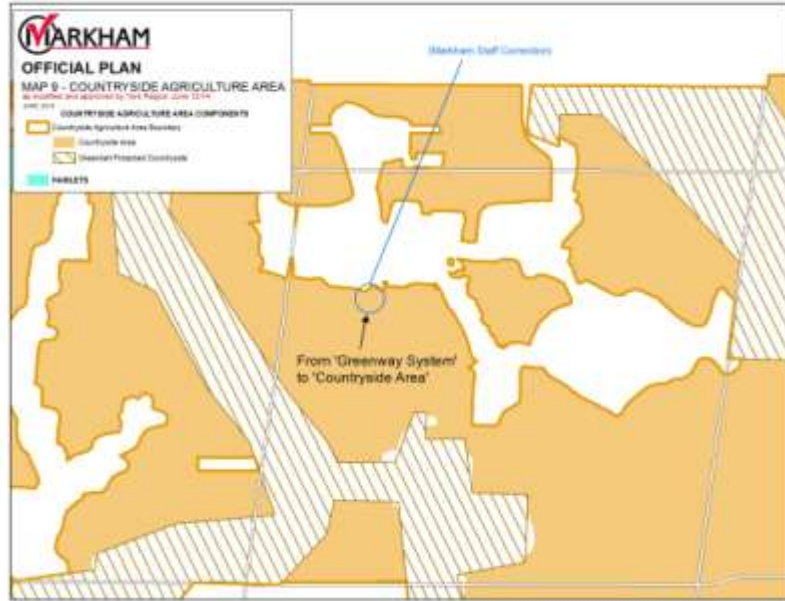
96. Subject to Ministerial approval of the Special Policy Area policies, Modify Map 7 – Provincial Policy Areas to remove the yellow highlight shown on the Special Policy Area lands and delete the reference to York Region Deferral 2. (Markham Mod. 96)

### **Map 8 – Special Policy Areas**

97. Subject to Ministerial approval of the Special Policy Area policies, Modify Map 8 – Special Policy Areas to remove the yellow highlight shown on the Special Policy Area lands and delete the reference to York region Deferral 2. (Markham Mod. 97)

### **Map 9 – Countryside Agriculture**

98. Modify Map 9 – Countryside Agriculture to correct a mapping error in the ‘Countryside Area’ designation as it applies to the lands located at 11207 Kennedy Road to be consistent with York Region Modifications 130, 135,137, 139 and 167 that apply to the lands as follows:



(Markham Mod. 98)

**Map 10 – Road Network**

99. Modify Map 10 – Road Network to correct a mapping error to add Bur Oak Avenue south of Highway 7 as a ‘Major Collector Road’ as follows:



(Markham Mod. 99)

### **Map 11 – Minor Collector Road Network**

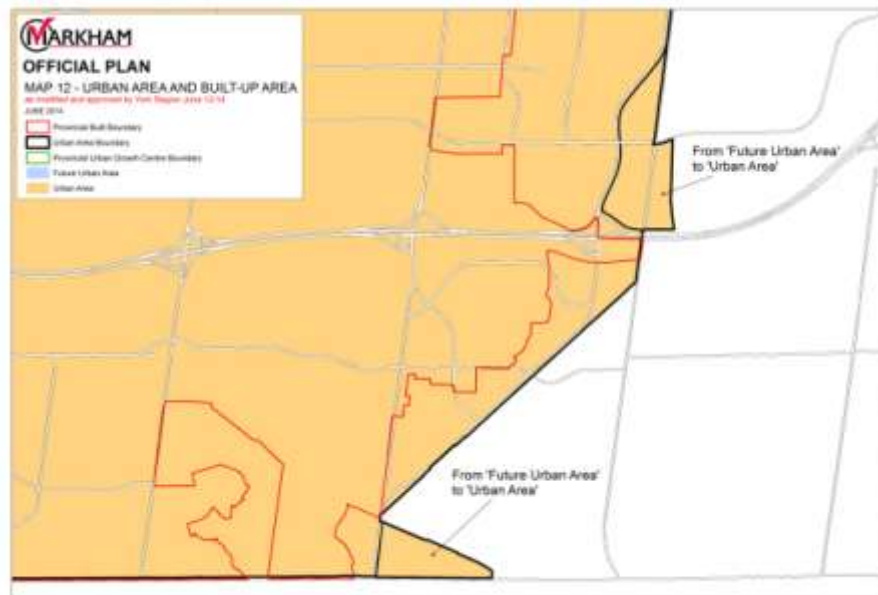
100. Modify Map 11 – Minor Collector Road Network to correct a mapping error to add four Minor Collector Roads: Stony Hill Boulevard, Vine Cliff Boulevard, Cathedral High Street and Pope John Paul II Square as follows:



(Markham Mod. 100)

### **Map 12 – Urban Area and Built-Up Area**

101. Modify Map 12 – Urban Area and Built-Up Area to replace the Future Urban Area tone with Urban Area tone on the Cornell Centre lands east of Donald Cousens Parkway and Little Farm lands north of Steeles Avenue East and east of 9<sup>th</sup> Line as follows:



(Markham Mod. 101)

**Appendices Index**

102. Modify the Appendices Contents page to correct a wording reference to be consistent with other policies as follows:

**J**      ~~**TORONTO AND REGION SOURCE PROTECTION AREA CLEAN WATER ACT HIGHLY VULNERABLE AREAS AQUIFERS (YR MOD. 172)**~~

(Markham Mod. 102)

**Appendix B – Headwater Drainage Features**

103. Modify Appendix B – Headwater Drainage Features to delete ‘Headwater’ from the ‘Headwater Drainage Features’ legend subtitle as follows:



(Markham Mod. 103)

**Appendix J – Clean Water Act Highly Vulnerable Aquifers**

104. Modify Appendix J – Clean Water Act Highly Vulnerable Aquifers to replace ‘Areas’ with ‘Aquifers’ in Map title and legend to be consistent with York Region Mod. 19 as follows:



(Markham Mod. 104)