

City of MARKHAM



Comprehensive
Zoning By-law
Project



**Task 3:
Review & Assessment of
Existing City Parent Zoning
By-laws**

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Markham Zoning By-law Consultant Team

Gladki Planning Associates, R. E. Millward, Woodfield Consulting, Clarion Associates and Antony Usher

Draft

Contents

1 Introduction	1
1.1 Purpose	1
1.2 Evolution of Markham's Zoning By-laws	2
1.3 The City-Wide, Infill, and Heritage By-laws	3
1.4 By-law Number Sequence	5
1.5 Zoning Method	6
2 Review of Parent Zoning By-laws	7
2.1 Format	7
2.2 Layout	8
2.3 Structure	8
3 REVIEW OF BEST PRACTICES FROM OTHER MUNICIPAL BY-LAWS	17
3.1 City of Mississauga Zoning By-law 0225-2007	17
3.2 City of Toronto Zoning By-law 569-2013	19
3.3 City of Ottawa Zoning By-law 2008-250	20
3.4 City of Hamilton Zoning By-law 05-200	21
3.5 Town of Oakville Zoning By-law 2014-014	22
4 Identified Issues, Options and Conclusions	23
4.1 Aspects of Zoning By-law Methodology to be Considered	23
4.2. Aspects of Zoning By-law Format to be Considered	24
4.3 Aspects of the Zoning By-law Structure to be Considered	25
4.4 Aspects of the Zoning By-law Layout to be Considered	26
4.5 Aspects of the Zoning By-law Mapping to be considered	27
5 Conclusion	29
Appendix A	31
A Analysis of Existing Zoning By-laws in Markham	32
Appendix B	111
B.1 Example of Zone Regulations in Mississauga Zoning By-law 0225-2007	112
B.2 Examples from Mississauga and Toronto By-laws - Zones	113

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1 Introduction

1.1 Purpose

The purpose of this report is to review and assess the current 46 zoning by-laws in the City of Markham in terms of zoning method, format, structure, layout, and mapping in order to identify issues and provide options for addressing these issues in the new comprehensive zoning by-law. Chapter 2 and the appendix of this report outlines a general and detailed review of each parent by-law in terms of:

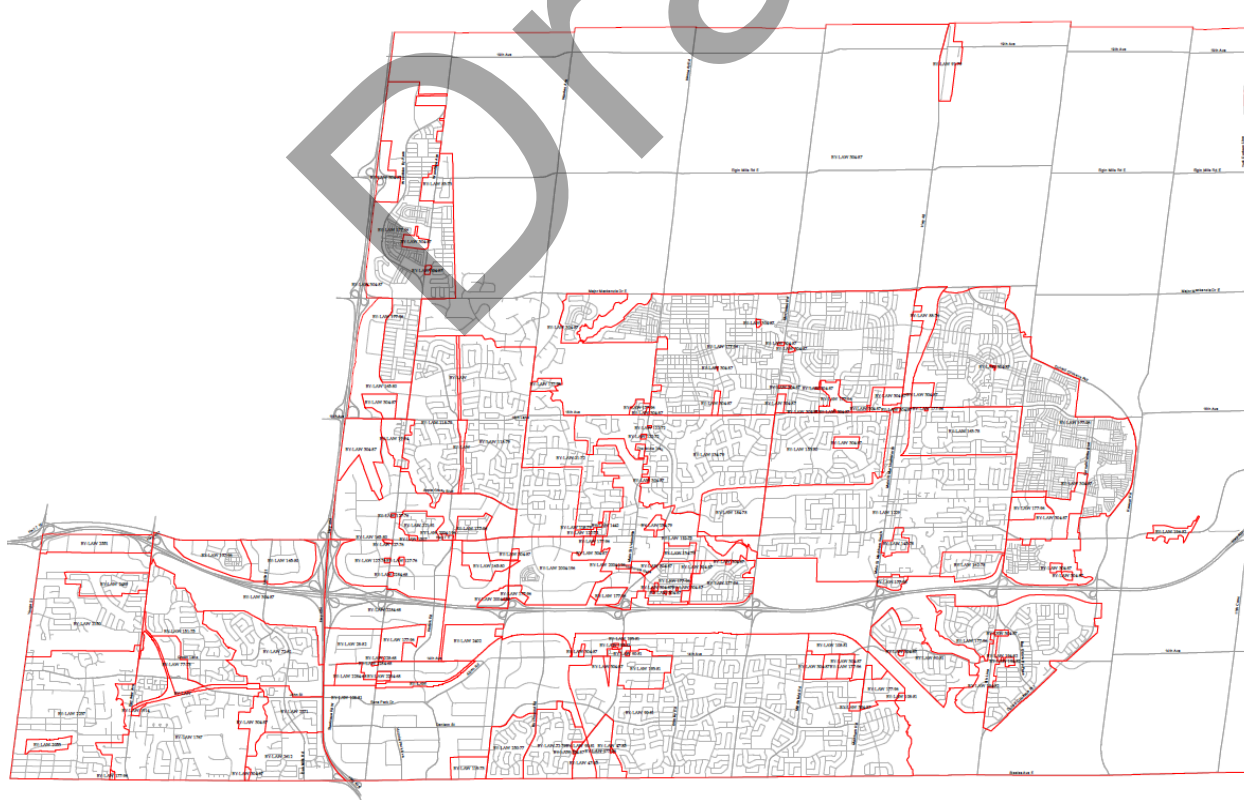
- Background – where it pertains to geographically and when the by-law was adopted by City Council and approved by the Ontario Municipal Board.
- Format- how the by-law organizes its provisions in terms numbering and sequence.
- Structure- outlining the various sections, their topic matters and the order to which these matters are set out in the by-law.
- Definitions- the number of defined terms set out in the original by-law.
- Zones- a listing of the zones identified in the original by-law.
- Standards- a discussion on how the standards are organized under the sections.
- Amending By-laws- a listing of the current amending by-laws (both in effect and repealed)

Chapter 3 of this report reviews some recent examples of 'best practices' found in five other municipal zoning by-laws in Ontario that have undertaken comprehensive reviews of their respective by-laws. Chapter 4 outlines the identified issues (both common and unique issues discovered in the parent by-laws) and together with the 'best practices' review, provides a list of options for consideration for the new comprehensive zoning by-law and provides some general conclusions.

1.2 Evolution of Markham's Zoning By-laws

The zoning by-laws that currently implement land use controls in the City of Markham have evolved over the past sixty years. Initially as a set of 'village by-laws' pertaining to specific areas surrounded by rural lands in the 1950s and 1960s; then the evolution of both residential and industrial subdivision zoning by-laws in the 1970s and 1980s; to the development of 'urban' zoning regulations as reflected in both the New Urban Area By-law 177-96 in 1996 and the Markham Centre By-law 2004-196 in 2004. The result has been the development of close to 50 area zoning by-laws (some of which have been repealed and replaced) in a 'geographical patchwork' zoning system. Currently there are 46 'in effect' zoning by-laws in the City of Markham, which cover the entire municipality (see Table 1). The geographic area of each of the by-laws range significantly from small subdivision areas to the rural area of the north and eastern portion of the municipality. The by-laws vary in terms of 'land use theme'. Some are set out around organized areas such as traditional villages and centres with mixed land uses, while other by-laws pertain to planned areas such as residential subdivisions or industrial areas. Also, through amendments, some lands are 'removed' from one zoning by-law and 'placed' in another zoning by-law as part of the evolution of lands from rural to urban uses. Therefore, the boundaries of the original parent zoning by-laws vary over time with new development and the establishment of newer zoning by-laws over time. Figure 1 outlines the current boundaries of the 46 'in effect' parent zoning by-laws in Markham.

FIGURE 1: Map of Existing Parent Zoning By-laws, City of Markham Source: City of Markham Planning Department



1.3 The City-Wide, Infill, and Heritage By-laws¹

Like all zoning by-laws, they get amended over time. Throughout Markham’s zoning by-law history the parent zoning by-laws have been modified in terms of major amendments across all (or most) of the parent zoning by-laws. These types of by-laws have been referred to as the omnibus by-laws, or ‘city-wide by-laws’, which are by-laws that amend specific regulations around a particular planning issue or sets of issues. Examples include by-laws concerning changing regulations to parking standards (By-law 28-97), home occupation (By-law 53-94), a new definition of ‘adult entertainment parlour’ (By-law 73-86), the deck provisions (By-law 142-95), prohibiting casinos (By-law 247-98), and redefining the land use term ‘public authority’ (By-law 2009-96). Up until 2014, there were 20 in effect city-wide by-laws. In 2014, an additional four city-wide by-laws were passed, as well as an amendment to the city-wide parking standards by-law. These by-laws are listed in Table 2.

Another form of major by-law amendments are the ‘infill’ and ‘heritage’ zoning by-laws. These are considered different from the city-wide by-laws in that they amend and introduce a series of regulations to specific parent zoning by-laws as it pertains to residential zone definitions and regulations for four parent by-laws with older residential areas, and heritage regulations for the Thornhill-Markham Heritage Conservation District within the area of By-law 2237. These by-laws are listed in Table 3.

TABLE 1: List of Parent Zoning By-laws in effect in the City of Markham

By-law Number	Name or Area Description
1229	Zoning By-law of the Village of Markham
1442	Greentree (Sciberras/Highway 7) (portion of former Police Village of Thornhill)
1507	Hughson Drive/ Lunar Crescent (Markham Township)
1767	Thornhill (Bayview Avenue/ John Street)
1914	Thornhill (Bayview Avenue/ Laureleaf Road)
2053	Thornhill Industrial Area
2150	North Thornhill Zoning By-law
2237	South Thornhill Zoning By-law
2402	14 th Avenue/ Warden Avenue
2489	Thornhill North
2551	The Langstaff Area Zoning By-law
2571	The Leslie East Zoning By-law
2612	The Bayview Summit-Leslie East Zoning By-law
2284-68	Don Mills Open Storage Industrial By-law
11-72	Northwest Unionville Zoning By-law
122-72	Unionville Zoning By-law
77-73	Thornlea Industrial Area Zoning By-law
83-73	Victoria Square (Hamlet) Zoning By-law
119-73	South Don Mills Industrial Area Zoning By-law
151-75	Thornlea Zoning By-law
88-76	Mount Joy Industrial Zoning By-law
127-76	Browns Corners Zoning By-law

¹ As these by-laws are all considered ‘amending by-laws’, they will be discussed and reviewed as part of the Task 4 report.

By-law Number	Name or Area Description
250-77	Risebrough Zoning By-law
145-78	Main Street Markham/ Highway 7
162-78	South East Markham
163-78	North-East Markham Residential
184-78	Markville/ Centennial
72-79	Birchmount Avenue/ Steeles Avenue
91-79	Dicksons Hill Zoning By-law
118-79	Town Centre North
134-79	Unionville Northeast
153-80	16 th Avenue/ McCowan Road
165-80	Brown's Corners District Zoning By-law
72-81	Thornlea East Zoning By-law
90-81	Risebrough East Zoning By-law
108-81	South Markham Industrial Area Zoning By-law
193-81	Hagerman Corners Zoning By-law
221-81	Brown's Corners Residential Zoning By-law
28-82	14 th Avenue/ Highway 404
194-82	The Box Grove Hamlet Zoning By-law
196-82	The Locust Hill Hamlet Zoning By-law
47-85	Risebrough Centre Zoning By-law
304-87	Town of Markham Rural Area Zoning By-law
19-94	The Buttonville Core Area By-law
177-96	New Urban Area By-law (Northeast Markham/Cornell)
2004-196	Markham Centre By-law

TABLE 2: List of City-Wide Zoning By-laws in effect in the City of Markham

By-law Number	Name or Area Description
208-81	Private Home Day-Care Provisions
426-85	Private Home Day-Care Provisions
73-86	Adult Entertainment Parlour Definition By-law
238-86	Home Occupation By-law
331-86	Conviction Fine By-law
276-88	Satellite Dish By-law
220-91	Enlargement and Alteration By-law
110-92	Wheelchair Ramp By-law
53-94	Home Occupation By-law
61-94	Standardized Side Yards By-law
141-95	Recreational Vehicle and Storage By-law
142-95	Deck By-law
71-96	Outdoor Patio By-law

Task 3: Review & Assessment of Existing Parent Zoning By-laws

By-law Number	Name or Area Description
285-96	Private Club By-law
28-97	Parking Standards By-law
247-98	Prohibiting Casinos By-law
211-1999	Prohibiting Funeral Homes By-law
2004-205	Repeal of Group Home Provisions By-law
2006-96	Driveway By-law (Front Yard Parking)
2009-96	Public Authority By-law
2009-96	Mount Joy Industrial Zoning By-law
2014-62	Medical Office & Business Office Definition By-law
2014-63	Residential Side Yard Door Entrance By-law
2014-64	Technical Amendments By-law
2014-65	Amendments to Parking Standards By-law 28-97
2014-83	Lot Coverage Definition By-law

TABLE 3: List of Infill and Heritage Zoning By-laws in effect in the City of Markham

By-law Number	By-law Name or Description
99-90	Residential Zone Definitions & Regulations amending By-law 1229
100-90	Residential Zone Definitions & Regulations amending By-law 1767
101-90	Residential Zone Definitions & Regulations amending By-law 2237
16-93	Residential Zone Definitions & Regulations amending By-law 122-72
223-94	Heritage By-law amending By-law 2237 as it pertains to the Thornhill-Markham Heritage Conservation District

1.4 By-law Number Sequence

The zoning by-law numbers and sequence are based on different chronological numbering systems that have evolved over the last six decades. Fundamentally, the by-laws are numbered in a chronological order based on the time when council adopted the by-law and are numbered in accordance with a numbering system that applies to all by-laws passed by council. The oldest by-laws were based on a purely sequential numbering system, without any reference to the year in which the by-law was adopted by city council. The first parent zoning by-law numerically is By-law 1229, although given the time in which it was passed by council, it is actually became the eight eldest parent zoning by-law in Markham. This would suggest that By-law 1229 was in place earlier (pre-1953) and that it was substantially amended years later to reflect the version that was adopted by City Council in 1965 (which is the version reviewed in this report). Further, there are references in many of the parent zoning bylaws to ‘former area parent by-laws’ that are no longer in effect, yet chronologically would have been in place during the 1950s and 1960s. In 1968, By-law 2284-68 (the Don Mills Open Storage Industrial By-law) was simply a combination of the sequential number of the by-law (2284) and the year to which it was adopted by council (68, in short for the year 1968). From 1972 until 1998, the by-law number system changed fundamentally to indicate both the sequential by-law number that was passed by council in a given year. For example, By-law 127-76 (Browns Corners Zoning By-law) reflects that it was the 127th by-law passed by council in the year 1976. In 1999, the numbering system was modified to reflect a four digit year based on the preparation for the turn of the millennium, and in 2001 the system was changed again to

place the four digit year in front of the by-law number, as in the example of By-law 2004-196 pertaining to the Markham Centre By-law.

1.5 Zoning Method

The zoning by-laws, like any other by-law passed by city council, is a form of legislation. In this case it is legislation granted to the municipality under the Provincial Planning Act. As such, there has been some consistency to the approach to how each of the parent zoning by-laws have been formulated and organized. Most of the parent zoning by-laws in Markham follow a traditional “Euclidean” zoning approach, whereby land use zones are established by a map and a series of provisions that relate to each zone sets out such matters as permitted uses and associated development standards. Zoning regulations that are not zone specific are organized under general topic areas that may pertain to all lands (regardless of zone). Examples include, certain non-building related standards such as required parking and loading rates based on use, as well as provisions outlining the ‘exceptions’ to the regulations that pertain to a certain property or areas within the geography of the parent zoning by-law.

As the review of the 46 parent by-laws in Chapter 2 and the appendix will show, the parent by-laws evolved over time, incorporating new definitions, regulations, and zones that were designed to address emerging issues that were occurring at the time of the by-law’s introduction, while at the same time still building on the previous by-laws in terms of methodology and structure. As planning issues evolved and became more ‘complex’ in the early 1990s, the parent zoning by-laws began to get amended in a variety of ways – both in terms of city-wide by-laws and site specific development by-laws.

The New Urban Area By-law 177-96 in 1996 started a new way to format zoning by-laws in Markham. While it too followed the traditional Euclidean approach, it was different from the preceding parent by-laws in terms of organizing provisions under tables and charts and introduced a comprehensive inventory of new zones ranging from residential, retail, mixed use, employment, and open space/ greenways. It was Markham’s first attempt at modernizing zoning in the municipality, and is the only parent zoning by-law that is updated ‘electronically’ on a regular basis. Its approach is fundamentally different in that most new developments in the City of Markham since 1996 (other than Markham Centre), are usually rezoned to be incorporated under this parent by-law with its more modern zoning language than simply becoming a site specific amendment under the old area parent by-law. This helps to explain why the geography of By-law 177-96 is varied (see Appendix A.45 of this report) and why it currently consists of 362 pages of site specific exception regulations.

The Markham Centre By-law 2004-196 is also a ‘modern by-law’ compared to the other parent zoning by-laws and also follows a Euclidean approach. By-law 2004-196, however, begins to introduce some form-based zoning elements into the zoning system. For example, it includes a schedule for both minimum and maximum heights for particular sites within the zoning by-law area.

2 Review of Parent Zoning By-laws

The consulting team reviewed each of the 46, in effect, parent zoning by-laws in terms of their format, layout, structure and mapping (See Appendix A). As noted in section 1.5 of this report, the current parent by-laws fundamentally follow the traditional Euclidean zoning method. They all involve controls on the location of permitted land uses, establish development standards associated with the permitted land uses, and have site specific exceptions that either involve more “permissive” regulations or more “restrictive” regulations, or a combination of both. They all have been amended in terms of addressing changing and emerging planning issues or by site specific or area subdivision development proposals.

2.1 Format

Most of the parent zoning by-laws include a title page which appears to have been a recent addition to most of the by-laws reviewed. Some of the by-laws include a table of contents listing the various sections in the by-law and their respective page numbers. All of the by-laws appear to order the regulations under groups of titles and sub-titles, with a corresponding numbering system. All of the by-laws contain standard provisions set out in words under each of the sections. Again in most cases the provisions are numbered in sequence under each of the respective sections and sub-sections. In some of the earlier by-laws, each definition within the definition section was numbered. Most of the by-laws referred to each of its chapters as “Sections”. In many cases, there would be a list of the by-law amendments at the beginning of the document; however there was some inconsistency found in this format practice.

The by-laws reflect the era to which they were produced. Most of the bylaws which were produced prior to the 1990s were typewritten, and their formatting was not suited for future amendments in terms of numbering, placement of future provisions, or the deletion of provisions. This created a ‘patchwork’ of provisions and amendments (see Figure 2).

In terms of writing style, the older by-laws were typically written in more 'legalese', with introductory language such as "whereas" statements found in the zoning by-laws written prior to 1973. The 1970s and 1980s by-laws began to formulate a certain style to the definitions section (which will be discussed in more detail under the Task 5 report). The use of 'negative' terminology is typical of most zoning by-laws developed over this era. Many of the provisions begin with the use of the terms "No person shall...", "No building shall...", or "nothing in this by-law shall...", which again emphasises the Euclidean approach by identifying the issues that "were not wanted", as oppose to writing regulations that explained "what is wanted or desirable".

Some by-laws involved inclusion of development standard charts to ease the reader in understanding how standards varied across particular zones. It appears that some of these charts were introduced as amendments to the parent by-laws, as opposed to originally being constructed as such. Some of the older by-laws, especially by some of their site specific amending by-laws, used surveying language to describe lands that were affected by certain provisions instead of simply pointing to mapping references.

The New Area By-law 177-96 set out a new format involving charts for each of the zone groups and the use of the colour red in the charts of its by-law. The Markham Centre By-law 2004-197 incorporates many coloured schedules (maps) as part of its format, which is more graphic oriented than the other preceding parent zoning by-laws.

2.2 Layout

All the parent zoning by-laws are organized on typical 8 ½" x 11" paper size format. The parent zoning by-laws have numbered pages for their respective "original" by-law. Subsequent amendments over time have resulted in a series of "patchwork" provisions included within the original text by either handwritten notation or "pasting in" of excerpts of text from the amending by-law. While one is able to determine which provisions have been deleted and replaced and which ones have been added to the document given the notation provided, it is done in a casual way that would presumably prevent it from being shown as a "public document" (see example in Figure 2 on page 8). Mapping is located at the end of the by-law and is usually referred to as "Schedule 'A'" to the particular zoning by-law. The schedule is also on an 8 ½" x 11" paper scale, sometimes orientated vertically and other times horizontally. The New Area By-law 177-96 mapping is much more detailed and is laid out on a series of 21 maps.

2.3 Structure

The parent zoning by-laws have many elements in common in terms of how the by-laws are structured. The order of the by-laws sections and the nature of the sections outlined in each parent by-law do, in fact, vary.

At the beginning of the by-laws, many involve Ontario Municipal Board decisions that may have made amendments to the by-law and note the date to which the Board approved the document.

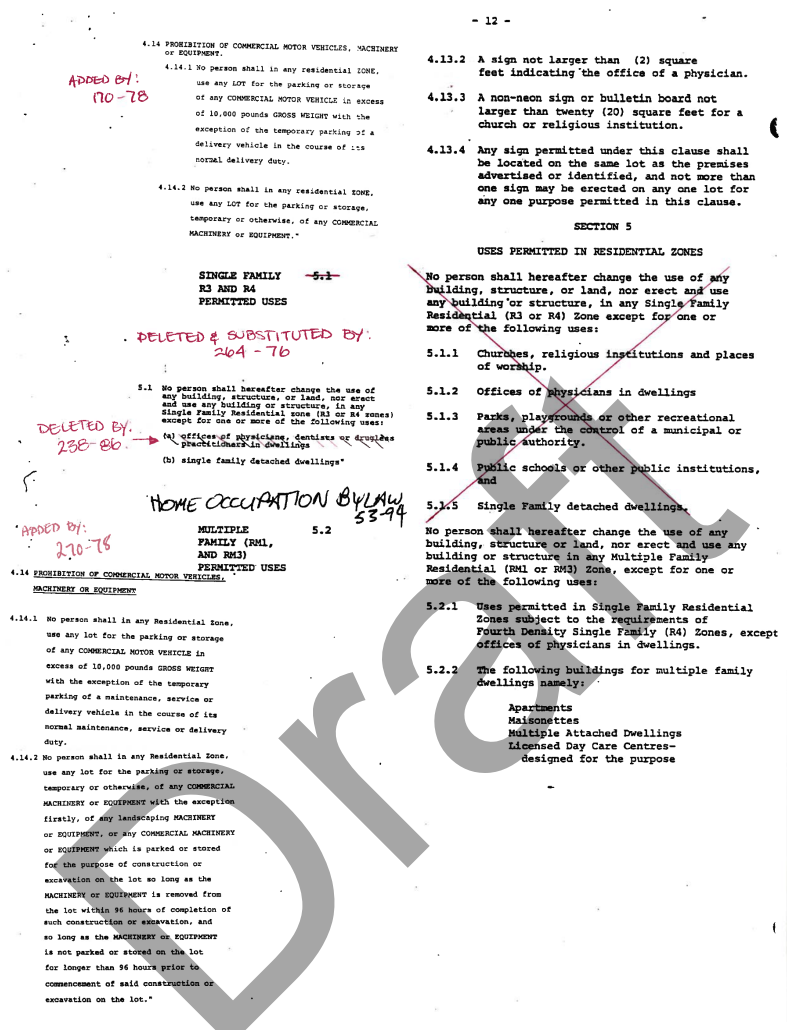
Most of the by-laws have a "Titles and Area Restricted" section at the beginning of the by-law which is designed to explain the purpose of the by-law, may establish a name for the by-law and the geography to which it pertains by referencing the zoning map under Schedule 'A', and explaining the boundary on said map.

In many cases, this is followed by the "Definitions" section, which lists terms that are specifically defined in that particular by-law. The definitions are organized alphabetically, although there are variations of defined terms based on groups of words and definitions associated with a particular set of terms, for

Task 3: Review & Assessment of Existing Parent Zoning By-laws

example, “front lot line” and “rear lot line” may be arranged in the definitions chapter as “lot line, front” and “lot line, rear”, respectively.

FIGURE 2: Example of How Parent Zoning By-law Has Been Amended (Source: By-law 11-72, Page 12)



With the exception of By-law 1507, each of the original parent zoning by-laws contain a definition section. The number of definitions found in each parent zoning by-law range from as low as 15 terms to as high as 157 terms, with most parent by-laws averaging between 140 and 150 terms per by-law.²

Following the definitions section there may be in some by-laws a section referred to as “Interpretation”. This section is intended to outline how to read the by-law, the interpretation of the zone boundaries, the interpretation of the zone symbols and their application to the regulations, as well as stylistic use of wording throughout the by-law.

Most by-laws include a section on the “Zones and Zoning Maps”, which precedes or follows the section on interpretation. This section usually lists the “zone” and associated “symbol” for each of the zones established in the by-law. It explains the link between the symbol and that shown on the zoning map,

2 There will be more in depth discussion and analysis on Definitions under the Task 5 Report.

and made include provisions regarding other types of zones, such as the use of (H) Holding zones. Also, based on subsequent amendments, new zones were introduced into the parent by-laws, both in terms of amendments to the “zone and zoning map” section, as well as to specific sites within the by-law area.³

Based on the review of the 46 in effect parent zoning by-laws, there is approximately 124 different zones. The list of these zones is in Table 4. Note that a zone with a particular label in one by-law may in fact be different than the same zone label in another zoning by-law. Also zones introduced into the parent zoning by-laws by amendment are included in Table 4, and will be identified as part of the Task 4 report.

TABLE 4: Zones Types

Zone Category	Zone Label	Zone Description(s)
Residential	R1	Residential 1st Density; Single Family Residential 1st Density; Residential Zone; Residential One Zone
Residential	R2	Residential 2nd Density; Single Family Residential 2nd Density; Residential Two Zone
Residential	R3	Residential 3rd Density; Single Family Residential 3rd Density; Residential Three Zone
Residential	R4	Residential 4th Density; 4th Density Single Family Residential; Single Family Residential- Fourth Density; Residential Four Zone
Residential	RD	Residential Development Zone
Commercial	C1	General Commercial; Commercial One Zone
Commercial	C2	Central Area Commercial
Commercial	C3	Service Commercial; Highway Commercial
Employment/ Industrial	M	Industrial; Select Industrial
Institutional	I	Institutional
Open Space	O	Open Space
Residential	RM1	1st Density Multiple Family Residential; Multiple Family Residential 1st Density; First Density Multiple Family Residential
Residential	GR	Greenbelt Residential
Residential	SR1	Special Residential 1st Density
Residential	SR2	Special Residential 2nd Density
Residential	SR3	Special Residential 3rd Density
Residential	R2A	Single Family Residential 2nd Density
Residential	R3A	Single Family Residential 3rd Density
Residential	R3S	Single Family Residential Special
Residential	R4A	Single Family Residential 4th Density
Residential	RM2	Multiple Family Residential 2nd Density
Residential	RM3	Multiple Family Residential 3rd Density
Commercial	CC	Community Commercial
Commercial	NC	Neighbourhood Commercial; Neighbourhood Commercial One Zone

³ There will be more in depth discussion and analysis on zones introduced by amendments under the Task 4 Report.

Task 3: Review & Assessment of Existing Parent Zoning By-laws

Zone Category	Zone Label	Zone Description(s)
Commercial	HC1	Highway Commercial (General)
Commercial	HC2	Highway Commercial (Automobile); Highway Commercial Two Zone; Highway Commercial Zone
Open Space	O1	Open Space; Open Space One Zone
Institutional	O2	Special Uses; Open Space (Special Use); Institutional and Open Space; Institutional
Residential	R4S	Single Family Residential (Special)
Agricultural	A.1	Agricultural Zone
Employment/ Industrial	M.4	Rural Industrial
Residential	RSD1	Semi-Detached Residential 1st Density; First Density Semi-Detached Residential
Residential	RSD2	Semi-Detached Residential 2nd Density
Residential	RM1/3	Multiple Family Residential Combined Density
Agricultural	A1	Agricultural; Agricultural One Zone
Employment/ Industrial	M4	Industrial Fourth Category
Employment/ Industrial	M5	Industrial Fifth Category
Rural Residential	RRH	Single Family Rural Residential; Single Family Rural
Rural Residential	RR1	Single Family Rural Residential; Single Family Rural
Rural Residential	RR4	Agricultural & Single Family Residential; Agricultural and Single Family; Rural Residential Four Zone
Commercial	MS	Commercial Main Street
Commercial	CA	Community Amenity
Employment/ Industrial	BC	Business Corridor
Employment/ Industrial	R.IND	Rural Industrial
Commercial	M.HC.	Highway Commercial
Employment/ Industrial	M.I	Select Industrial and Warehousing
Employment/ Industrial	M.IC	Select Industrial with Limited Commercial
Employment/ Industrial	M.C	Select Industrial and Limited Commercial
Employment/ Industrial	M.AC	Select Industrial and Automotive Commercial
Employment/ Industrial	A. MC	Select Industrial and Automotive Commercial
Residential	R6	Single Family Residential 6th Density

Task 3: Review & Assessment of Existing City Parent Zoning By-laws

Zone Category	Zone Label	Zone Description(s)
Residential	R8	Single Family Residential 8th Density; Eighth Density- Single Family Residential
Residential	RSD3	Semi-Detached Residential 3rd Density; Third Density- Semi-Detached Residential; Semi-Detached Residential Third Density
Residential	RST1	Street Townhouse Residential 1st Density; First Density- Street Townhouse Residential; Street Townhouse Residential First Density
Residential	RST1-S	First Density- Street Townhouse residential- Special
Employment/ Industrial	M.1	Select Industrial and Warehousing Zone
Employment/ Industrial	M.1C	Select Industrial with Limited Commercial
Residential	R9	Ninth Density - Single Family Residential; Single Family Residential- 9th Density
Residential	RSD4	Fourth Density- Semi-Detached Residential; Semi-Detached Residential- 4th Density
Commercial	LC	Local Commercial
Commercial	LCC	Local Community Commercial Zone
Residential	R7	Single Family Residential- Seventh Density
Residential	RHD1	1st Density- High Density Residential; High Density Residential - First Density
Commercial	SC1	Special Commercial; Special Commercial 1
Commercial	DC	District Commercial
Commercial	SC1-S	Special Commercial One - Special
Commercial	SC2S	Special Commercial Two - Special
Residential	R5	Fifth Density - Single Family Residential
Residential	R10	Tenth Density - Single Family Residential
Residential	R10(S1)	Tenth Density (Special One)- Single Detached Residential
Residential	R10(S2)	Tenth Density (Special Two)- Single Detached Residential
Residential	R11	Eleventh Density - Single Family Residential
Employment/ Industrial	M (CS)	Select Industrial with Controlled Storage
Employment/ Industrial	M (WR)	Select Industrial with Warehouse Retail
Residential	SUR1	Suburban Residential First Density
Residential	SUR2	Suburban Residential Second Density
Residential	SUR3	Suburban Residential Third Density
Employment/ Industrial	M8	Select Industrial
Employment/ Industrial	MCS3	Select Industrial with Control Storage

Task 3: Review & Assessment of Existing Parent Zoning By-laws

Zone Category	Zone Label	Zone Description(s)
Employment/ Industrial	MCS4	Select Industrial with Control Storage
Commercial	CH	Hamlet Commercial
Commercial	SC2	Special Commercial 2
Commercial	SC3	Special Commercial 3
Commercial	SC4	Special Commercial 4
Rural Residential	RR2	Rural Residential Two Zone
Commercial/ Open Space	CR	Commercial Recreation Zone
Institutional	INST.	Institutional Zone
Transportation	T	Transportation Zone
Open Space	O3	Open Space (Environmental Buffer)
Residential	RMD1	Residential Medium Density 1
Residential	RMD1-S	Residential Medium Density 1- Special
Residential	RMD2	Residential Medium Density 2
Residential	RMD2-S	Residential Medium Density 2- Special
Residential	RS-S	Residential Two- Special Zone
Residential	RS-LA	Residential Two- Lane Access Zone
Commercial	NC2	Neighbourhood Commercial Two Zone
Commercial	NC3	Neighbourhood Commercial Three Zone
Commercial	CA1	Community Amenity Area One; Community Amenity One Zone
Commercial	CA2	Community Amenity Area Two; Community Amenity Two Zone
Commercial	CA3	Community Amenity Three Zone
Commercial	CA4	Community Amenity Four Zone
Commercial	AC1	Automotive Commercial One Zone
Commercial	AC2	Automotive Commercial Two Zone
Commercial	MJC	Major Commercial Zone
Employment/ Industrial	BP	Business Park
Employment/ Industrial	GI	General Industrial
Open Space	G	Greenway Zone
Open Space	OS1	Open Space One Zone
Open Space	OS2	Open Space Two Zone
Mixed Use	MC-D1	Markham Centre Downtown One Zone
Mixed Use	MC-D2	Markham Centre Downtown Two Zone
Mixed Use	MC-D3	Markham Centre Downtown Three Zone
Mixed Use	MC-D4	Markham Centre Downtown Four Zone
Mixed Use	MC-D5	Markham Centre Downtown Five Zone
Open Space	MC-PS1	Markham Centre Public Space One Zone

Zone Category	Zone Label	Zone Description(s)
Open Space	MC-PS2	Markham Centre Public Space Two Zone
Residential	HR	Heritage Residential
Commercial	HMS	Heritage Main Street Commercial
Institutional	I(S)	Institutional (Special)
Commercial	C4	Office/Residential
Mixed Use	RD4/O	Residential Density Four/Office
Commercial	CCA	Commercial Corridor Area
Residential	RHD1S	High Density Residential (Special)
Residential	RHD2S	Second Density- High Density Residential (Special)
Residential	RHD2	Second Density- High Density Residential
Residential	RST2	Second Density - Street Townhouse Residential
Residential	RM2S	Second Density Multiple Family Residential (Special)
Commercial	SC5	Special Commercial 5
Mixed Use	I.RHD2	Institutional and Second Density- High Density Residential
Employment	M.SC	Industrial-Commercial Service Centre
Employment	RW	Retail Warehouse Zone

Up until this point, the structure of the by-laws have been focussed on interpretation and definition regulations and explanations. The first section to incorporate overall land use or development standards are usually found in the section called “General Provisions”, or “General Provisions Applying to All Zones”. The regulations found in this section usually pertain to such things as: “Non-conforming Use”, “Discontinued Use”, “Frontage on Street”, other by-laws and licenses which may be applicable, accessory use provisions that are not specific to a zone, permissions for public uses or special uses outlined in the by-law, parking and loading rates based on particular land uses, general landscaping requirements, signage issues (which in many cases have been deleted), and in many cases a specific list of “Prohibited Land Uses”. Depending on the complexity of the parent by-law, these regulations may be further classified and grouped as general provisions under different categories of zones, such as residential, commercial, or employment. There is an inconsistency amongst the parent by-laws on how ‘general provisions’ are organized and structured, based on the fact that some by-laws focus on certain sets of land uses, while other incorporate a range of land use categories.

Depending on the nature of the parent zoning by-law, the next set of sections are usually based around the categories of zones or sections for each zone. They consistently range in order from agricultural and rural, residential (lowest density form to the highest density form), commercial, industrial (employment), open space, and institutional open space. Obviously for by-laws that are dealing exclusively with particular unique areas, such as the rural area by-law, an industrial area by-law, or the Markham Centre by-law this structure is designed differently. There are also a few by-laws that incorporate standards, such as setbacks, into chart formats and are referred to as “schedules”.

After the zone regulations, there is usually a section on site and area specific regulations, commonly referred to as “Exceptions”. These are usually individual paragraphs that set out unique sets of rules for particular lands for new developments which required a zoning amendment and which vary from their base regulations as determined from the zoning map. Many of the earlier by-laws added site specifics

Task 3: Review & Assessment of Existing Parent Zoning By-laws

to the parent by-law by amending this particular section. Later site specific by-laws were structure more as “standalone” by-laws that made reference to the parent by-law without it necessarily amending the exceptions section of that parent by-law.⁴

Finally, most of the parent zoning by-laws conclude with an “Administration” or “Administration and Validity” section, which basically describes the enforcement rules, allowance for inspection of premises, the continuation of existing regulations, penalties, and the validity of the by-law even if one provision is determined in court to be invalid.

2.4 Mapping

Each of the by-laws involve mapping. As noted earlier, the most common mapping in the parent zoning by-law is the “zoning map”, which is often referred to as “Schedule ‘A’”. Figure 3 is an example of such as map.

The zoning map displays the various zones found within the parent zoning by-law area with zone symbols and zone boundaries. They include a geographic reference to the surrounding by-law area boundaries and include a legend with the meanings of the different zones. Like the text itself, the zone map is usually signed by the Mayor and Clerk and dated.

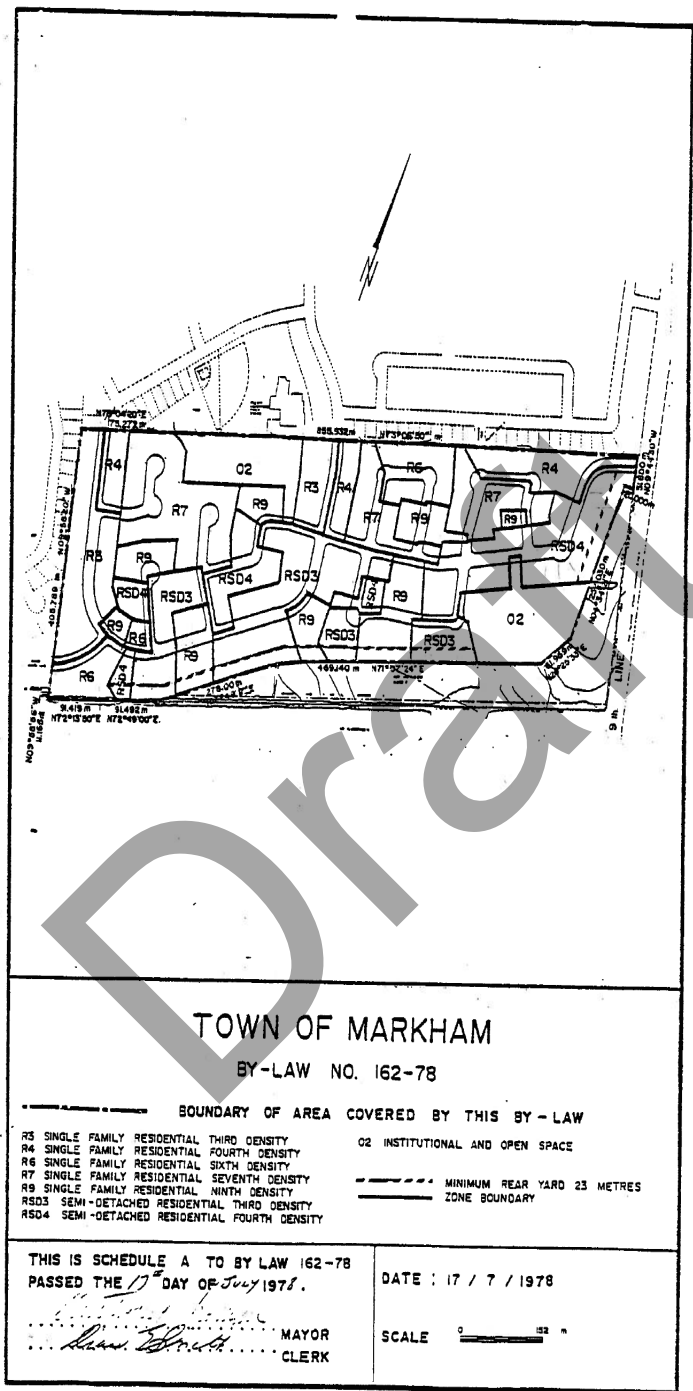
Other maps found in the by-laws are usually associated with the site specific by-laws and specify the location to where the site specific regulations apply. With the exception of the New Urban Area By-law 177-96 and a few other by-laws that incorporate “setback” charts as schedules, all of the maps associated with the parent by-laws are structured on an individual mapping. Therefore there needs to be careful considerations when amalgamating the zoning maps into one zone map on where the boundaries of zones from one former by-law area meet up with the boundaries of zones from another former by-law area.

Within a parent by-law area, boundaries between zones appear to follow the rule of “centreline” of the shared road between different zones. Other matters to consider include precise location of zone boundaries on a GIS system to be property specific. It is assumed that some form of zone boundary conversion has already taken place, but this will need to be confirmed.

With the exception of the Markham Centre By-law 2004-196, all of the other parent by-laws use mapping for indicating zone locations *only*. By-law 2004-196 incorporates four maps in its by-law, “Location of Zones” under Schedule ‘A1’, “Maximum Permitted Net Floor Area and Dwelling Units” under Schedule ‘A2’, “Minimum and Maximum Heights” under Schedule ‘A3’, and “Setbacks” under Schedule ‘A4’. Even amending by-laws to By-law 2004-196 in corporate amending schedules in line with those established by the parent by-law.

4 There will be more in depth discussion and analysis on **Site Specific Zoning Amendment** under the Task 4 Report.

Figure 3: Example of a Parent By-law Zoning Map (Source: By-law 162-78, Schedule 'A')



3 REVIEW OF BEST PRACTICES FROM OTHER MUNICIPAL BY-LAWS

In the *Recent Trends in Zoning Controls* report undertaken by Gladki Planning Associates in September 2014 as part of Task 1 of the Markham Zoning Issues & Strategic Directions Report, five municipalities in Ontario that had undertaken updating and consolidating of their respective zoning by-laws were reviewed as case studies. Given the fact that these five new, city-wide comprehensive zoning by-laws have been adopted and implemented under similar planning legislation (i.e., the *Planning Act*), involve large and growing urban environments like the City of Markham, and needed to update their respective zoning by-laws to be compatible and reflect the policies of their respective Official Plans, it was felt that these would serve as a good sample of the ‘best practices’ from other municipalities when it comes to zoning by-law method, format, layout, structure, and mapping.

3.1 City of Mississauga Zoning By-law 0225-2007

Characteristics and Best Practices

- The by-law text and maps are available in both pdf files and an online “searchable” version, although there is no direct link from the map to the provisions.
- The by-law includes information on “How This By-law Works” that is useful to the reader, but which does not form part of the by-law, by explaining the by-law’s purpose and how it is structured, that words that are defined are bolded, and that illustrations found in Section 1.3 of the by-law are designed to help clarify certain provisions, which do not form part of the by-law.
- Within the zone regulations themselves, the by-law uses a “column” chart format to list and number each of the regulations which incorporate both permitted uses and standards together in one location for each zone type (see example in Appendix B.1).

Task 3: Review & Assessment of Existing City Parent Zoning By-laws

- Exceptions are also provided in column chart format outlining the specific “exception label” and on which zone map(s) that label is to be found, and listing the regulations that are exceptions to the zone rule, while all other regulations associated with that zone which are not specifically identified would apply.
- Maps associated with Site Specific exceptions immediately follow the text and also part of the “zone” part regulations.
- The by-law “Parts” are organized in the online version as separate files.
- The by-law is set out in “Parts” and sub-parts of the by-law by the various titles, which one can click and view directly. This layout allows one to focus on all the related regulations for a particular class of zone (i.e., residential) including all the site specific zone regulations for properties under that same zone.
- There is a table of contents at the beginning of each “Part”.
- Pages are numbered in sequence based on the “Part” and “sub-Part” that it is dealing with. For example, Sub-part 1.1 *Administration, Interpretation, Enforcement and Definitions* begins on page 1.1~1 and goes to page 1.1~6.
- The date of when the “page” was last updated is also indicated at the bottom left corner of each page.
- Numbering sequence can go as many as five decimal places in some cases. This allows for the insertion of new provisions in logical locations, while still keep a consecutive number sequence.
- Includes a Title Page that clearly identifies the zoning by-law number, the municipality to which it pertains, and provides a cautionary note to real estate agents. The title page (online) also provides a hyperlink to purchase a paper version of the by-law.
- Includes a listing of the status of the sections of the by-law in terms of Ontario Municipal Board approval, as well as the status of amendments to the by-law in terms of council approval and/or OMB approval.
- Organizes the provisions into “Parts”, with the administration “part” incorporating definitions and illustrations as “sections”, which arranging the various land use zoning regulations with a “general provisions” part, followed by various zone regulations and exceptions by zone type, with zoning maps at the back forming Part 13.
- Land Use Parts and associated Exceptions are in the order of Residential Zones, Office Zone, Commercial Zones, City Centre Zones, Employment Zones, Open Space Zones, Greenbelt Zones, and Other Zones (Utility, Institutional, Development, Buffer, and Airport Zones).
- The by-law establishes 54 zones under 11 zoning categories.
- The by-law establishes a “purpose statement” at the beginning of each of the Land Use Parts.
- Provisions involving permitted land uses and zone regulations are organized in a chart and number format for logical ordering of rules and ease to the rule itself and its application by zone.
- Since the exceptions are bundled together by zone type, the associated mapping for exceptions are also found within the zone regulation parts.
- The zoning map involves a “key map” to assist the reader in finding one of the by-law’s 74 zoning maps, known as Schedule ‘A’.
- Each zone map (referred to a Schedule ‘B’) illustrates the zone label and zone boundaries, as well as the municipal streets and their names and a “shaded” greenbelt overlay where applicable.

- The zone maps indicate the adjacent zone map number on the edges of each map.

3.2 City of Toronto Zoning By-law 569-2013

Characteristics and Best Practices

- The by-law text and maps are available in both pdf files and an online “searchable” version.
- The by-law chapter numbering system intentionally not sequential in order to allow for new provisions to be located in logical locations, without the need of renumbering existing provisions.
- The numbering sequent is designed to be similar for each of zone categories and zone regulations in each of the chapters.
- All provisions are numbered (including each of the definitions), and titles before provisions are actually not part of the by-law, but are there for convenience to the reader.
- All defined terms are bolded in the by-law.
- The new by-law did not “repeal” the former municipal zoning by-laws, in part because the former by-laws are still in effect and there are lands that did not come into the new by-law at this time.
- The by-law is set out in “Parts”, “Chapters”, “Sections”, “Articles”, and “Clauses”. There a three parts to the by-law: Part 1 consists of the text of the main regulations outlined from Chapters 1 through 800; Part 2 the exceptions found in the residential and residential apartment zone categories of Chapter 900.1 to 900.7; and Part 2 the exceptions found in all the other zoning categories of Chapter 900.10 to Chapter 995 (the Overlay Maps).
- The numbering system is key to understanding the layout, as “types” of provisions are consistently numbered similarly under each zone chapter. For example, all provisions with the second digit “5” pertain to the regulations for that particular zoning category (eg. 50.5.40.70 pertains to the Commercial Residential Employment zone (CRE) [50]; provisions pertaining to all zones in the category [5]; principle building requirements [40]; and setbacks [70].
- Land use permissions are set out in lists under each zone under “permitted use” and “permitted use- with conditions”. It is noted in Chapter 1 that a “use that is not listed is a use that is not allowed”.
- All the zone labels are designed to be “land use intuitive”. They may be supplemented with other zone characteristics such as density, lot frontage, lot area, etc. as part of the determination as to what constitutes a zone on the map.
- Some of the exception provisions have been rewritten in the new terminology of the by-law, while many other site specific exceptions are merely referred to in Chapter 900 and the reader still needs to look at the original site specific by-law.
- Includes a Title Page that clearly identifies the zoning by-law number, the municipality to which it pertains, and notes when it was adopted by council and the date to which the by-law has been updated.
- Organizes the “administration” provisions at the beginning, including a separate chapter on “compliance with the by-law” to provide regulations regarding “transition” from the old by-laws to the new by-law and the criteria for recognition certain minor variances granted under the previous by-laws.

- Land Use Chapters are in the order of Residential, Residential Apartment, Commercial, Commercial Residential, Commercial Residential Employment, Employment Industrial, Institutional, Open Space, and Utility and Transportation which correspond and are in line with similar Official Plan policy designations.
- The by-law establishes 26 zones under 8 zoning categories.
- The by-law establishes purpose statements for each of the zone categories in the administration chapter of the by-law.
- Regulations to specific uses, regardless of zone, are set out in its own chapter.
- Parking, Loading, and bicycle parking rates are set out in a separate chapter.
- Definitions are located in a chapter at the back of the main text portion of the by-law.
- Many properties were not brought into the new zoning by-law due to conflict between the existing zoning permissions and the new land use policy under the Official Plan, or were lands subject to an active development application under review. These lands were identified as “holes” and are still governed by the former municipal zoning by-law.
- The zone maps involves a “key map” to assist the reader in finding the area zoning map, which is in black and white on a pdf files, or in colour for the online version.
- In addition to the zone map, the by-law has overlay mapping regulations pertaining to height, lot coverage, policy areas, rooming house areas, and major streets.
- The zone maps indicate the adjacent zone map number on the edges of each map.
- The zone maps and overlay maps identify lands which are “not part of this by-law”.

3.3 City of Ottawa Zoning By-law 2008-250

Characteristics and Best Practices

- The by-law text is available in both pdf files and an online “searchable” version. The zoning map uses the online *GeoOttawa* website service.
- The numbering system within each part is set out in a series of “sections”, simply listed in groups of sections under each part. (eg. Sections 1-54 fall under Part 1 Administration, Sections 55-72 fall under Part 2 General Provisions, etc.)
- Within the zone regulations themselves, the by-law uses a “column” chart format to list and number each of the regulations, which include the purpose of the particular zone.
- The by-law parts are also organized between the “urban” and “rural” portions of the municipality.
- There is a pdf version of the entire by-law, as well as examining the by-law by each of its parts.
- The by-law is set out in “Parts” and “sections” of the by-law by various titles, which one can click and view directly online. The layout allows one to focus on all the related regulations for a particular class of zone (i.e., residential). Exceptions are listed in a separate part (Part 15) of the by-law and are divided between urban (2,100) and rural area (800) exceptions.
- The by-law establishes 40 zones under 9 zoning categories.
- Organizes the provisions into “Parts”, with the administration section incorporating the definitions in Part 1, with general provisions, specific use provisions, parking, queuing and

Task 3: Review & Assessment of Existing Parent Zoning By-laws

loading provisions in each of their own parts, followed by parts for each of the land use category provisions.

- The by-law also includes an appendices containing “administrative lists and processes”, which includes a list of land uses specifically mentioned or defined in the zoning by-law, an amendment schedule to the zoning by-law and list of interim control by-laws, an excerpt of the Committee of Adjustment legislation under the Planning act, and an excerpt of the Ontario Municipal Board appeal legislation under the Planning Act.
- Schedules pertaining to area and site specific zoning by-laws are set out in individual pdf files under Part 17 of the by-law. In some cases the schedule provides both a map and verbal description of the subject lands (in both English and French).
- Part 18 is the location of the zoning map. The online version takes the reader to a very detailed map that can search for specific zoning by address and display building and lot parcels as well as zoning areas. There is also a “text box” link that appear once the reader selects a particular property that connects to the specific zone related text information regarding permitted uses and standards.

3.4 City of Hamilton Zoning By-law 05-200

Characteristics and Best Practices

- The by-law text is available in both pdf files and an online “searchable” version. The zoning map is currently not linked to the City’s GIS-based online map system.
- Within the zone regulations themselves, the by-law follows traditional listing of provisions, beginning with permitted uses, prohibited uses, and zone regulations.
- The by-law currently does not pertain to all the zones that apply to the City of Hamilton, and has been implemented on a “zone by zone” basis since 2005.
- The by-law establishes 20 zones under 4 zoning categories;
- The numbering sequence is based on the section and sub-section number, followed by a page number (i.e., 6.1-1, where 6.1 is the subsection and -1 denotes the page number).
- The by-law is set out in “Sections” that follow a “partial layout”: 1- Administration; 2- Interpretation; 3- Definitions; 4- General Provisions; 5- Parking Regulations; 6- Downtown (D1, D2,D3,D4,D5,D6 zones); 7- Open Space and Park (P1,P2,P3,P4,P5 zones); 8- Institutional (I1, I2, I3 zones); 9- Industrial (M1,M2,M3,M4,M5,M6 zones); *since the residential zones in Hamilton are not yet part of the new by-law.*
- Zone labels following traditional lettering associated with the land use categories, instead of the more contemporary labels (eg. M (for manufacturing) instead of E (for employment)).
- The by-law includes a series of schedules, including the zone maps, property details, special exceptions (text), holding provisions (text), temporary use provisions (text), and Special Features (maps).
- The by-law also includes an “information map” depicting the “Residential Care Facilities Radial Distance Separation Map”.

3.5 Town of Oakville Zoning By-law 2014-014

Characteristics and Best Practices

- The by-law text and maps are available in both pdf files and an online “searchable” version.
- The by-law is set out into 20 “Parts” ranging from general administrative parts, to parts setting out each of the nine zone categories.
- Part 2 “Establishment of Zones” is a very comprehensive explanation as to the structure of the zones found in the by-law, with margin notes explaining the general purposes of the different zone types, and outlining such provisions as determining zone boundaries, split zoning, and the use of “suffix zones”.
- The by-law establishes 44 zones under 9 zoning categories;
- The online version opens with a disclaimer, while the by-law is still subject to Ontario Municipal Board approval.
- The by-law numbering is simple two digit decimal format, with provisions listed under subset lettering (i.e., a)).
- The by-law text uses ¾ of the page width to permit an “examples”, “margin notes”, and “illustrations” along the right-hand side of the page help to describe the adjacent by-law legislation, while noting that this column of information is not part of the by-law.
- Page numbering follows the part number followed by the page number (i.e., 1-1, means Part I, page 1).
- Land Use Parts have the regulations organized in convenient chart format, and list under each zone categories the list of applicable zones, permitted land use chart, a regulations chart outlining the development standards by zone, and other regulations in regular text format.
- The zoning maps include an index map of the areas that are subject to the by-law, with the individual zoning maps in colour depicting the zone labels and zone boundaries over the property lot configurations.
- The zone maps indicate the adjacent zone map number on the edges of each map.

4 Identified Issues, Options and Conclusions

Based on the review of the existing 46 parent zoning by-laws in the City of Markham and the five recent comprehensive zoning by-laws in Mississauga, Toronto, Ottawa, Hamilton, and Oakville, we have identified certain issues and options to consider regarding the format, structure, layout, mapping and zoning method for the proposed new city-wide zoning by-law in the City of Markham.

4.1 Aspects of Zoning By-law Methodology to be Considered

The current Markham zoning by-laws and the other municipal zoning by-laws reviewed in this report are all fundamentally all Euclidean-based zoning by-laws. They all apply to built-up, existing municipalities that had been formed under previous zoning by-law regimes. The fundamental aspect of organizing land into certain land use groups (zones) and provide such basic regulation elements as permitted uses, development standards, and parking and loading standards.

In considering zoning methodology, it needs to be clear that the establishment of a new city-wide zoning by-law for the City of Markham is to bring forward the best regulations that exist in the old by-laws and introduce new regulations that need to address issues that the old by-laws ignored or that the new Official Plan policies require. In the case of zoning methodology, there is a tendency to feel that, *“if it ain’t broke, don’t try and fix it.”* For most areas in Markham, the Euclidean-based methodology has worked well and should continue as the framework of the new city-wide by-law. However, as certain areas develop with more complex developments (such as Markham Centre, or the future evolution of employment areas), and the desire to help shape that development more specifically becomes an important public policy, then there should be consideration, through the new city-wide zoning by-law process, to consider alternative zoning methodologies for those areas. These could include the

creation of a “development permit by-law” for the area that would incorporate a range of standards and conditions for the area over a longer period of time, without the need to involve changes to the zoning by-law by means of rezoning on a site by site basis. Further, built form and massing issues may be considered more important than traditional land use matters for this area, so other methodologies such as form-based zoning could also be a consideration for controlling and directing development in this area.

Options to Consider under Zoning Methodology:

- Maintain a Euclidean-based zoning methodology that builds on the previous zoning system, but in a way that helps to simplify the system and address the matters that need to be addressed.
- Identify particular areas of the municipality, such as Markham Centre or employment areas under redevelopment pressure, to be considered for an alternative form-based zoning methodology or development permit system, but *only* after the new zoning by-law has been implemented.
- Make sure that the new zoning by-law will demonstrate its connection to the old by-laws in important ways, while being developed to incorporate new, modern regulations that relate to the relevant and current policies of the Official Plan.

4.2. Aspects of Zoning By-law Format to be Considered

In terms of format, there has been some variation in how the existing zoning by-laws in Markham are different. This is fundamentally tied to the era and various authors to which the parent by-laws were written and the way they were amended over time. Some of the parent by-laws included administration and validity sections at the end of their by-laws, and others did not. Some by-laws listed amending by-laws at the beginning of the document, and others did not. Fundamentally, all the parent by-laws were in a traditional text format with the provisions, with one zoning map indicating the location of the zones. The exceptions to this are the New Urban Area By-law 177-96 and the Markham Centre By-law 2004-196, where the format of the provisions in charts, the numbering sequence, and the organization of site specific regulations are radically different. In the case of the other municipalities reviewed, the numbering systems were radically changed to tie in with a particular “Part” or “Section” numbers, and in the case of Toronto, provision numbers were “gapped” to allow for regulations derived in the future to be located in logical sequence without the need to renumber existing provisions.

Options to Consider under Zoning By-law Format:

- The new by-law should be able to be formatted for both print copy (i.e., in a pdf type format), as well as in an online format that allows the reader the ability to move from provision to provision, or section to section in an easy and logical manner.
- Establish a section numbering system that allows for amendments to be easily inputted into the new by-law, while at the same establishing a system that avoids having to renumber existing regulations as new ones are made.
- The section numbering system should work both for printed and online versions of the by-law in terms of ease of search and logical location of regulations.
- Each page in the new by-law should have a date indicating when the page was last updated or amended.

Task 3: Review & Assessment of Existing Parent Zoning By-laws

- When amended, provisions should indicate by notation which amending by-law number produced the amended provision.
- All zoning by-laws involve a definition section, of which most are located near the beginning of the document (with the exception of Toronto). Locating a definition section near the beginning of the document is consistent with where other legislative documents locate their definitions section.
- The provisions should include titles and sub-titles to assist the reader in finding and understanding the purpose of the regulation. Regulations that “repeat” in different sections of the by-law should be located in a consistent location within each applicable section.
- Sections on zones could be formatted in “chart form”, as well as organizing both the permitted use regulations in combination with the development standards for a given zone.

4.3 Aspects of the Zoning By-law Structure to be Considered

Obviously the fundamental structure of the 46 Markham zoning by-laws are different from the five other municipal zoning by-laws based on the fact that they are a comparison between ‘area by-laws’ and ‘city-wide by-laws’. The main purpose of the new zoning by-law exercise is to convert Markham’s area by-laws into one city-wide by-law. As result, a new zoning by-law structure can result for Markham which will consolidate the regulations, reduce repetition, and in many cases inconsistency of regulations and definitions. There is also an opportunity to simplify the wording of provisions to make the regulations better understood by members of the general public, as well as providing notation assistance through the use of examples or illustrations when dealing with more complex regulations.

For example, there are defined terms in the current by-laws which have similar terms, but are defined differently in different by-laws. There are also defined terms that apply in one area of the City, and not in another. There are also defined terms that apply to specific developments, but not to other properties within the same by-law area or other by-law areas. These are examples to a by-law structure that need to be fundamentally changed to allow for consistency of application across all properties in the City of Markham.

The creation of a city-wide zoning by-law also provides the opportunity to re-examine the purpose and need to distinguish one zone from another zone, and will allow the municipality to seriously reduce the number of zones that collectively exist in the 46 by-laws to an array of zones that make sense going forward.

Options to Consider under Zoning By-law Structure:

- The new by-law should include a section that is devoted to explaining how the by-law works, how it is organized, a listing of amendments and their status, and this should probably be located somewhere at the beginning of the document.
- The Markham zoning by-laws currently have approximately 124 different land use zones. The new by-law should aim to have no more than 60 zones, if not fewer.
- What should constitute a zone? Is it just the land use component, or should it include other variables (i.e., density, min lot area, min lot frontage, height, etc.) as part of the “zone label” and as part of what determines the zone area on the map. For example, the City of Mississauga uses primarily land use symbols to determine what a zone is. The City of Toronto in certain areas

(residential), involves a set of standards with the land use symbol in determining what a zone is. The key is to determine the fundamental characteristics that constitute what a zone should be versus the complexity of displaying too many zone types that the distinctions lose meaning. (see Appendix B.2 for zone map examples from Mississauga and Toronto)

- Each group of similar zones (zone category) should probably constitute a section in the by-law, with regulations divided within the section between regulations that apply to all the zones in the category and the individual regulations applicable to a particular zone.
- Parking and loading regulations dealing with “rates” should be located in its own section, while location of parking and loading should be within the provisions associated with a particular zone.
- There should be consideration for a section on uses that have special regulations, regardless of zone regulations, in order to reduce the regulation every time in a zone that permits the use. For example, there may be regulations associated with *gas stations* that are universally applied (eg. location of access driveways to gas stations on corner lots), regardless of what zones permit this use.
- The number of definitions should be reduced and focused on terms that really need defining, and rely on common dictionaries for the purposes of understanding more common terminology.
- Ensure that definitions are universal across the City of Markham, and not to a specific area or property, and that the definition is ‘truly’ a definition and not a regulation ‘disguised’ as a definition.
- Site specific regulations should have the same logical order and sequence as and the new city-wide zoning by-law.
- Site specific regulations should only include those regulations that differ from the base zone to which it applies, and not become ‘complete’ zoning by-laws unto themselves.

4.4 Aspects of the Zoning By-law Layout to be Considered

The new city-wide zoning by-law needs to be laid out in a way that allows it to be produced in two formats: 1) a hard copy printed document; and 2) an online format that allows readers to navigate the provisions in a logical and easy manner as possible. The use of chart layout for zone regulations has become very popular in more recently developed by-laws. Another area for consideration is the change of certain regulations from text layout to mapping. For example, the City of Toronto by-law uses a series of regulations (height, lot coverage, policy areas, rooming houses, etc.) in a series of mapping overlays to demonstrate where provisions apply differently.

Options to Consider under Zoning By-law Format:

- The text should be formatted to fit an 8 ½” x 11” paper format in terms of the hard copy version, and should factor in font size, section listing hot links, and illustrations as part of the online version.
- Page numbering needs to consider if the document as a whole should be able to be divided into sections for the convenience of narrowing regulations to a particular category of zones.
- The numbering of provisions also needs to consider how future amendments will be numbered and located logically within the text of the existing provisions.

Task 3: Review & Assessment of Existing Parent Zoning By-laws

- A chart layout design allows readers to view common zone related regulations, particularly permitted uses and development standards, to be organized in a convenient way, which allows the distinction between different zones within a zone category to be better understood.
- There should be consideration which provisions would be better suited in a mapping format instead of a text format, such as determining where the application of conservation regulations apply or that *height* or *lot coverage* varies over geography that are not necessarily the same geography as the land use zones, and are better understood as a map *overlay*. Examples of these types of map overlays are found in Toronto By-law 569-2013.

4.5 Aspects of the Zoning By-law Mapping to be considered

The use of mapping and what regulations and information has been put on maps has evolved significantly. As stated earlier, most of Markham's 46 parent zoning by-laws focus mapping on the 'zone map'. As demonstrated in the review of the other municipal zoning by-laws, mapping can be used more in zoning by-laws by applying different types of regulations, such as "height areas" or "lot coverage areas". Mapping has evolved from black and white, hand drawn line drawings, with one layer of information, to coloured, computer generated and accurately scaled, and multi-layered information drawings. Most of the new zoning by-laws incorporate property lines, street lines, and existing building outlines as part of their basic zoning label maps. The online version allow readers to "zoom-in and zoom-out" to properties. The online mapping also includes links to the zoning text information by the use of "pop-up" tables and "hot links" to text provisions. The zone mapping, along with site specific zone maps, need to be checked against the Official Plan designation mapping to ensure that there will be no conflict between the zoning proposed under the new by-law and the land use designation under the Official Plan.

Options to Consider under Zoning By-law Mapping:

- All of the 'zone maps' in Markham's 46 parent zoning by-laws need to be integrated into one zone map system that can be formatted and updated for both printed and online versions of the by-law.
- When developing the city-wide zoning map, there should be a consistency of where the zone boundaries are located (i.e., along the centre line of roads), where two former zoning by-law areas abut.
- Consideration needs to be made as to what regulations, beyond the zones districts themselves, would be better suited in a map format (overlay map). One such example may be the location of lands within a certain distance of conservation authority regulations.
- If current zoning for a particular property or area is deemed to be inconsistent with the applicable Official Plan designation, there needs to be determination if a site or area specific exception has been included in the Official Plan for that particular property or area, or if the site needs to be 'rezoned' to be in compliance with the Official Plan policies, or if it needs to be "left out" of the new zoning by-law.
- Recognize that while coloured mapping is helpful, it does raise concerns for use by those who maybe coloured blind or have printers that print with black ink only.
- Need to consider other "accessibility" issues, such as font size, audible version of the by-law and other requirements that may be necessary under the *Accessibility for Ontarians with Disabilities Act*.

- How site specific zones are identified by mapping is another important consideration. For example, if a rezoning involves a change of the zone label, then the mapping should reflect that change, as oppose to a rezoning that maintains the same zone label, but has certain regulations that differ from the based zone regulations. This would result in either a new zone symbol for the property on the zone map, or the inclusion of an 'exception' symbol/number on the zone map with the base zoning symbol.

Draft

5 Conclusion

The 46 zoning by-laws in the City of Markham have served the municipality very well over the past 50 years. They are a reflection of the evolution of the municipality as a collection of villages and areas to a major growing city in Ontario. The by-laws had been written over time by many different authors and councils. The new comprehensive zoning by-law for Markham offers an opportunity to bring about land use regulations that are universal across the municipality, which is designed to implement the most recent policies of the Official Plan, while still recognizing the unique and distinct characteristics of each of the city's neighbourhoods, commercial nodes, industrial areas, and city centre.

It is an opportunity to provide consistency to language, definitions, land use zones, parking and other associated regulations. The new by-law can set out a consistent structure to how the regulations are worded, formatted, and interpreted. The new by-law should incorporate the "meanings" behind each of the land use zones that are established. The zones should be structured in a way that reflects the land use designations established in the Official Plan. It is an opportunity to remove antiquated regulations and definitions that serve no purpose in today's planning regime. It is also an opportunity to introduce new provisions, such as those dealing with energy and "green" policies into the zoning by-law across the municipality.

The new zoning by-law can be created in such a way to be more easily understood by planners, the Council, and the general public. It can be designed to follow a logical methodology, structure, format, and mapping that can be adapted and designed to be on the internet. There are some good case studies in other Ontario municipalities that were reviewed in this report which the City of Markham can note and apply where appropriate. The important part is that the new zoning by-law should set out a structure that will last for a long period of time. A structure that can adapt to constant regulation amendments, while establishing a regulatory system that is easily understood and serves the City of Markham in the best manner as possible.

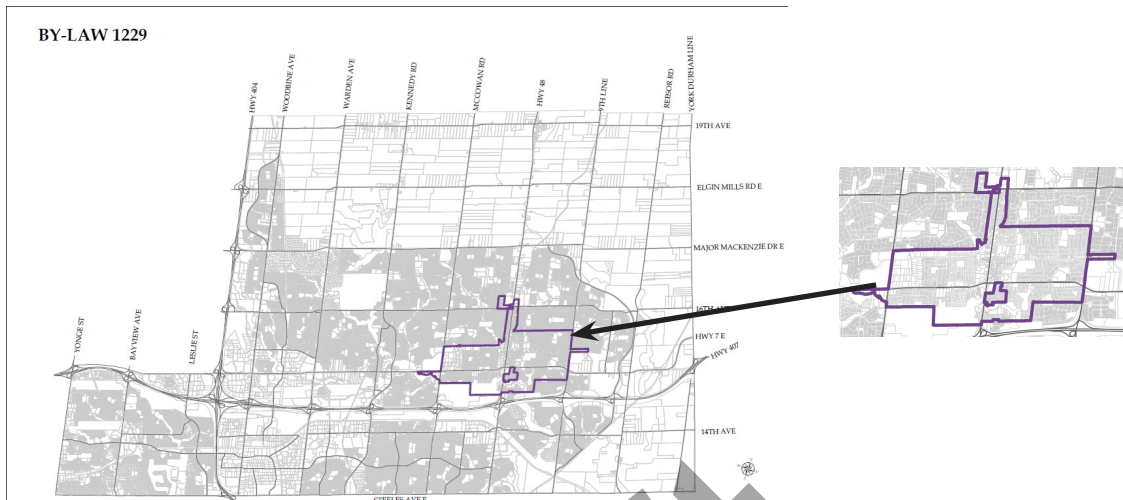
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Appendix A

Analysis of Existing Zoning By-laws in Markham

Draft

A.1 BY-LAW 1229 Zoning By-law of the Village of Markham



BACKGROUND

The eighth oldest of the in force parent zoning by-laws in the City of Markham. Originally adopted by council on November 29, 1965, with Ontario Municipal Board approval on December 30, 1966 and with subsequent amendments and approval by OMB on April 22, 1968. The by-law pertains to the original Village of Markham area, an area surrounded by the intersection of Highway 7 and Main Street Markham. It is a by-law with a range of land use zones from open space to industrial.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- General; Section 2- Administration; Section 3- Definitions; Section 4- Zones; Section 5- General Provisions for All Zones; Section 6- Residential Zones (R); Section 7- Commercial Zones (C); Section 8- Industrial Zone (M); Section 9- Institutional Zone (I); Section 10- Open Space Zone (O); Section 11- Standards; Section 12- Exceptions to Standards and Permitted Uses.

Original by-law was 14 pages in length, plus Zoning Map.

DEFINITIONS

The original by-law established 61 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 3) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 4: R1 - Residential 1st Density; R2 - Residential 2nd Density; R3 - Residential 3rd Density; R4 - Residential 4th Density; C1 - General Commercial; C2 - Central Area Commercial; C3 - Service Commercial; M – Industrial; I – Institutional; O - Open Space. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 12. Section 5 sets out the standards that are applicable to all zones and include such matters as “home occupation”, “prohibited uses”, and “non-conforming uses”. Sections 6 through 10 are standards set out for each of the zones found in the by-law, including the permitted uses by zone. Section 11 sets out other “area standards” for land within the zoning by-law area, regardless of which zone they are located. Section 11 was subsequently amended to include a chart of standards set out by “dwelling type” and zones to which they are located. Section 11 originally included provisions related to parking standards. Section 12 pertains to site specific by-laws that were initially established under the parent by-law. Subsequent site specific zoning by-laws do not necessarily make reference to Section 12 when amending the parent by-law.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, the “infill by-law”, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

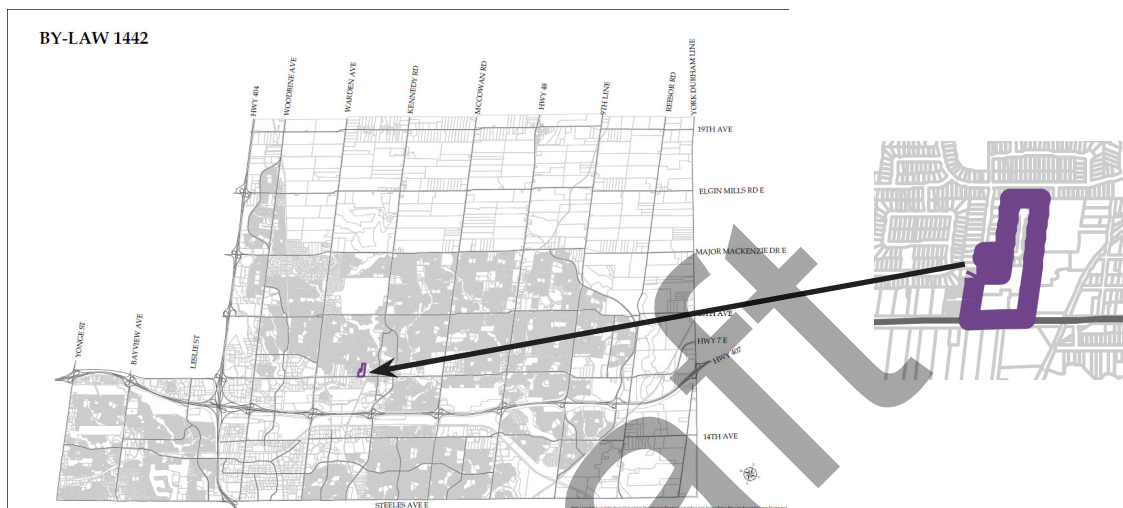
Amending By-laws In Effect:

1306, 1387, 1412, 1413, 1459, 80-71, 92-71, 112-71, 134-71, 142-71, 31-72, 86-72, 174-73, 155-74, 6-75, 35-75, 112-75, 147-75, 170-75, 12-76, 17-76, 90-76, 119-76, 121-76, 202-76, 278-76, 127-77, 144-77, 232-77, 88-78, 109-78, 210-78, 249-78, 272-78, 35-79, 71-79, 197-79, 264-79, 130-80, 154-80, 166-80, 168-80, 11-81, 31-81, 44-81, 124-81, 242-81, 117-82, 204-82, 326-82, 327-82, 336-82, 55-83, 136-83, 248-83, 255-83, 284-83, 345-83, 13-84, 140-84, 156-84, 193-84, 217-84, 248-84, 290-84, 309-84, 335-84, 45-85, 173-85, 176-85, 254-85, 338-85, 426-85, 73-86, 77-86, 163-86, 177-86, 195-86, 225-86, 228-86, 238-86, 250-86, 258-86, 312-86, 331-86, 361-86, 425-86, 84-87, 122-87, 260-87, 264-87, 265-87, 343-87, 448-87, 28-88, 35-88, 111-88, 230-88, 276-88, 309-88, 331-88, 366-88, 370-88, 385-88, 386-88, 157-89, 186-89, 225-89, 295-89, 26-90, 46-90, 99-90, 162-90, 220-90, 256-90, 259-90, , 118-91, 131-91, 166-91, 188-91, 195-91, 199-91, 220-91, 226-91, 52-92, 110-92, 118-92, 147-92, 76-93, 104-93, 34-94, 50-94, 53-94, 61-94, 111-94, 121-94, 123-94, 140-94, 167-94, 168-94, 172-94, 180-94, 181-94, 57-95, 66-95, 87-95, 96-95, 114-95, 141-95, 142-95, 157-95, 158-95, 176-95, 21-96, 40-96, 65-96, 71-96, 122-96, 157-96, 169-96, 207-96, 285-96, 28-97, 74-97, 114-97, 115-97, 227-97, 231-97, 247-97, 286-97, 175-98, 227-98, 247-98, 88-1999, 96-1999, 211-1999, 216-1999, 266-1999, 225-2000, 82-2000, 218-2000, 2001-75, 2001-93, 2001-145, 2001-231, 2002-35, 2002-91, 2002-103, 2002-163, 2003-24, 2003-84, 2003-95, 2003-129, 2003-303, 2003-309, 2004-82, 2004-182, 2004-205, 2004-348, 2005-213, 2005-221, 2005-269, 2005-270, 2006-44, 2006-96, 2006-101, 2006-154, 2006-176, 2006-273, 2006-283, 2007-33, 2007-152, 2007-162, 2007-226, 2008-196, 2009-53, 2009-96, 2009-111, 2009-114, 2009-204, 2009-205, 2010-33, 2010-102, 2010-136, 2010-166, 2011-129, 2011-171

Amending By-laws Repealed:

1394, 1395, 83-71, 129-71, 134-73, 26-74, 118-76, 221-79, 222-79, 142-80, 136-81, 208-81, 305-82, 316-83, 291-86, 163-87, 164-87, 420-87, 69-88, 260-88, 275-88, 308-88, 11-89, 210-89, 166-90, 72-91, 155-91, 186-92, 141-94, 27-95, 55-95, 121-95, 114-98, 171-2000, 2003-287, 2003-312

A.2 BY-LAW 1442 Greentree (Sciberras/ Highway 7)



BACKGROUND

The oldest of the in force parent zoning by-laws in the City of Markham. Originally adopted by council on September 21, 1953, with Ontario Municipal Board approval on April 5, 1954 and subsequent amendments that were approved by the OMB on December 15, 1959. The by-law use to pertain to the original Police Village of Thornhill, but has been subsequently removed from that area and now only pertains to a small area on the north side of Highway 7, west of Main Street Unionville. It has evolved to pertain to a small residential pocket around Sciberras and Highway 7.

FORMAT

The parent by-law is formatted in traditional legal terminology and simple listing format from 1 to 40 regulations. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: 1- Defined Area; 2- Definitions; 3 through 40 with specific provisions in no particular order or structure.

Original by-law was 9 pages in length, with no mapping.

DEFINITIONS

The original by-law established 15 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 3) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law did not establish any zones. Under amending By-law 113-74 in 1974, By-law 1442 incorporates two zones: R4 - 4th Density Single Family Residential and RM1 - 1st Density Multiple Family Residential.

STANDARDS

By-law 1442 set out regulations for “residential” uses under provision numbers 6 through 13 and “commercial and industrial” land regulations under provision numbers 14 through 25. A series of provisions regarding “prohibited” uses and location restrictions were outlined under provision numbers 25 through 36. Provision numbers 35 and 36 established regulations pertaining to the “Unionville Residential Area”. Site specific and general prohibitive regulations were listed under provision numbers 37 to 40.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

1482, 1514, 1554, 1620, 1635, 1773, 2114, 2133, 2203, 2341, 2406, 2417, 25-72, 113-74, 127-77, 236-78, 193-82, 195-82, 73-86, 331-86, 137-89, 220-91, 110-92, 53-94, 141-95, 71-96, 285-96, 247-98, 211-1999, 2001-93, 2004-205, 2010-102

Amending By-laws Repealed:

166-90, 72-91

A.3 BY-LAW 1507 Hughson Drive/ Lunar Crescent (Markham Township)



BACKGROUND

The second oldest of the in force parent zoning by-laws in the City of Markham. Originally adopted by council on August 16, 1954, with Ontario Municipal Board approval on April 26, 1956. The by-law currently pertains to a site on the north side of Highway 7, east of Woodbine Avenue (Part of Township Lot 11, in the Fourth Concession in the former Township of Markham) known as Plan of Subdivision 4556.

FORMAT

The parent by-law is formatted in traditional legal terminology and simple listing format from 1 to 7 regulations.

STRUCTURE

Original by-law structure is a simple listing of provisions from numbers 1 through 7, with some subparagraphs organized by small lettering (e.g., (a))

Original by-law was 3 pages in length, with no mapping.

DEFINITIONS

The original by-law established no defined terms. Subsequent amendments incorporated defined terms into the by-law. Analysis of the subsequent definitions will be analysed under Task 5.

ZONES

Parent by-law did not establish any zones.

STANDARDS

By-law 1507 set out restrictions pertaining to the subdivision lots numbered 1 through 46 under provision 2; set out restrictions to blocks lettered (a) to (e) under provision 3; and subsequently inserted development control under provision 4; and other general regulations under provisions 5 through 7. There are many amendments to the by-law that restructured and added more provisions to the base by-law over time.

Task 3: Review & Assessment of Existing Parent Zoning By-laws

AMENDING BY-LAWS

The parent by-law has been amended numerous times by mainly city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

1595, 180-75, 426-85, 73-86, 238-86, 331-86, 276-88, 220-91, 110-92, 53-94, 141-95, 142-95, 71-96, 285-96, 28-97, 247-98, 211-1999, 2001-93, 2001-164, 2001-167, 2001-169, 2004-205, 2006-96, 2009-96, 2010-102, 2012-12

Amending By-laws Repealed:

208-81, 166-90, 72-91, 154-2000, 2010-6, 2011-50

A.4 BY-LAW 1767 Thornhill (Bayview Avenue/ John Street)



BACKGROUND

The third oldest of the in force parent zoning by-laws in the City of Markham. Originally adopted by council on July 20, 1959, with Ontario Municipal Board approval on February 8, 1960. The by-law pertains to an area in the south-western part of the City, east of Bayview Avenue, west of Leslie Street, north of Steeles Avenue East, and south of John Street. It is a by-law with a range of residential-type zones.

FORMAT

The parent by-law is formatted in traditional legal terminology and simple listing format from 1 to 23 regulations.

STRUCTURE

Original by-law structure: 1- Defined Area; 2- Definitions; 3- Schedule 'A' (Zoning Map); 4- Zones; 5- Compliance with This By-law; 6- Non-Conforming Use; 7- Licenses Permits and Other By-laws; 8- Discontinuation of a Non-Conforming Use; 9- Permitted Yard Encroachments; 10- Special Uses Permitted; 11- Continuation of Agricultural Use; 12- General Provisions for Residential Zones; 13- SR1 Zone regulations; 14- SR2 Zone Regulations ; 15- SR3 Zone Regulations; 16- R1 Zone Regulations; 17-

R2 Zone Regulations; 18- R3 Zone regulations; 19- R4 Zone Regulations; 20- GR Zone Regulations; 21- Administration; 22- Continuation of Existing Regulations; 23- Validity.

Original by-law was 13 pages in length, with Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 39 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 4: GR - Greenbelt Residential; SR1 - Special Residential 1st Density; SR2 - Special Residential 2nd Density; SR3 - Special Residential 3rd Density; R1 - Residential 1st Density; R2 - Residential 2nd Density; R3 - Residential 3rd Density; R4 - Residential 4th Density. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 9 through 20. Sections 9 to 11 deal with specific regulations, while section 12 deals with general residential regulations and sections 13 to 20 deal with zone specific regulations. Subsequent site specific zoning by-laws amend specific sections of By-law 1767, where it was deemed necessary.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, the "infill by-law", and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

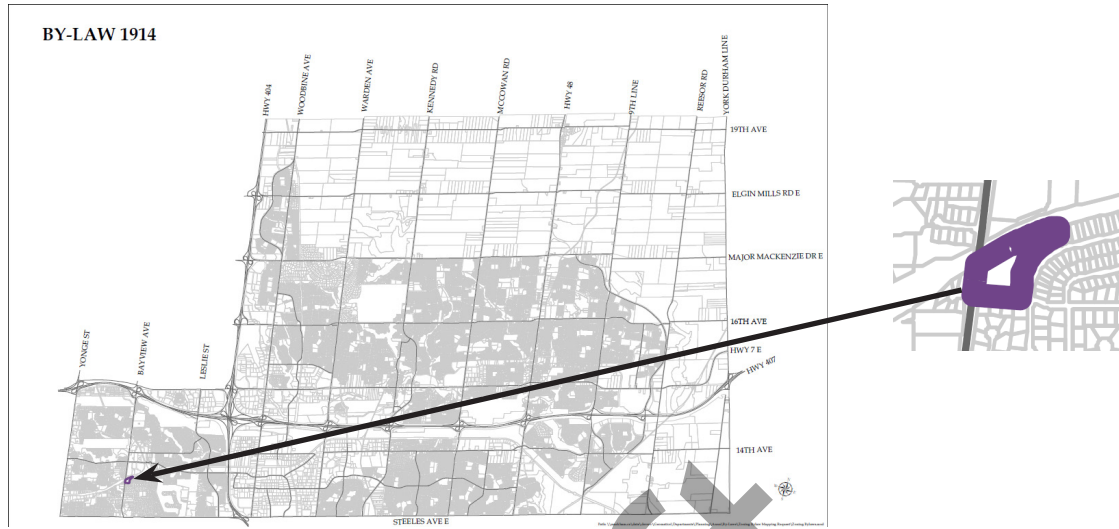
Amending By-laws In Effect:

1797, 1917, 1984, 2044, 2432, 2458, 2544, 2548, 43-71, 58-73, 79-73, 138-74, 99-75, 187-76, 263-76, 126-77, 127-77, 231-77, 282-77, 40-78, 103-78, 278-78, 279-79, 17-80, 61-80, 89-80, 169-80, 246-80, 92-81, 122-81, 245-82, 317-83, 339-83, 98-84, 192-84, 194-84, 280-84, 101-85, 401-85, 426-85, 73-86, 125-86, 202-86, 238-86, 433-86, 345-87, 72-88, 73-88, 276-88, 356-88, 124-89, 181-89, 182-89, 61-90, 100-90, 205-90, 220-91, 260-91, 110-92, 53-94, 61-94, 120-94, 250-94, 141-95, 142-95, 163-95, 48-96, 54-96, 71-96, 285-96, 28-97, 247-98, 211-1999, 2001-93, 2001-266, 2003-177, 2003-255, 2004-134, 2004-169, 2004-205, 2005-46, 2005-47, 2005-245, 2005-292, 2005-355, 2006-96, 2009-96, 2009-127, 2010-102

Amending By-laws Repealed:

1885, 1976, 55-74, 19-75, 20-76, 277-76, 276-77, 70-79, 133-79, 208-81, 171-86, 84-89, 166-90, 72-91

A.5 BY-LAW 1914 Thornhill (Bayview Avenue/ Laureleaf Road)



BACKGROUND

The fourth oldest of the in force parent zoning by-laws in the City of Markham. Originally adopted by council on August 2, 1961, with Ontario Municipal Board approval on December 12, 1961. The by-law pertains to residential development block in the south-western part of the City, on the east side of Bayview Avenue, and on the south side of the Canadian National Railway line. The by-law pertains to one residential zone.

FORMAT

The parent by-law is formatted in traditional legal terminology and simple listing format from 1 to 10 regulations.

STRUCTURE

Original by-law structure: 1- Defined Area; 2- Definitions; 3- Schedule 'A' (Zoning Map); 4- Compliance with The By-law; 5-Licenses Permits and Other By-laws; 6- Permitted Yard Encroachments; 7 and 8- Special Uses Permitted; 9- Administration; 10- General Provision relating to other by-laws.

Original by-law was 13 pages in length, with Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 34 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law did not include any zones. The first zone introduced into the by-law was under amendment By-law 92-81 in 1981, which established an R4 - Single Family Residential Fourth Density zone for a portion of the lands. Other zones (if any) that were introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 6 through 8. Sections 6 deals with permitted yard encroachments, while Section 7 deals with special circumstances such as temporary buildings, scaffolding and the like, while section 8 sets our permissions for 27 types of commercial uses to be permitted on the lands with parking, loading, setback and yard requirements, and signage.

AMENDING BY-LAWS

The parent by-law has been amended by By-law 92-81 to introduce the R4 zone for a portion of the lands. Most of the other by-law amendments pertain to city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

190-76, 92-81, 73-86, 202-86, 220-91, 920-91, 110-92, 71-96, 285-96, 247-98, 28-97, 211-1999, 2001-93, 2002-94, 2009-96

Amending By-laws Repealed:

None

A.6 BY-LAW 2053 Thornhill Industrial Area



BACKGROUND

The oldest 'exclusively industrial area' in force parent zoning by-law in the City of Markham. Originally adopted by council on February 21, 1964, with Ontario Municipal Board approval on July 29, 1964. The by-law pertains to an industrial subdivision in the south-western area of the City of Markham, east of Yonge Street, south of the Canadian National Railway line, along Doncaster Avenue. It is a by-law involving one zone for employment-industrial purposes.

FORMAT

The parent by-law is formatted in traditional legal terminology and simple listing format from 1 to 26 regulations.

STRUCTURE

Original by-law structure: 1- Defined Area; 2- Definitions; 3- Schedule 'A' (Zoning Map); 4- Compliance with The By-law; 5- Licenses Permits and Other By-laws; 6- Permitted Yard Encroachments; 7- Special Uses Permitted; 8- Permitted Uses; 9- Prohibited Land Uses; 10- Frontage on a Street; 11- Municipal Services; 12- Minimum Frontage; 13- Minimum Lot Size; 14- Maximum Lot Coverage; 15- Minimum Size of Building; 16- Set Back of Buildings; 17- Yard Requirements; 18- Parking Requirements; 19- Loading Requirements; 20- Landscaping; 21- Building Construction; 22- Signs; 23- Illumination; 24- Administration; 25- Penalty; 26- Continuation of Existing Regulations.

Original by-law was 10 pages in length, with Schedule 'A', boundary of area covered by this by-law.

DEFINITIONS

The original by-law established 32 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law did not include any zones. The first zone introduced into the by-law was under amendment established an M- Industrial zone for the lands, although it is unclear from the amending by-law provided, which amendment by-law introduced the M zone into By-law 2053. Other zones (if any) that were introduced into the by-law on a site specific basis, will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 6 through 20, as outlined in the Structure paragraph.

AMENDING BY-LAWS

The parent by-law has been amended a few times over the years. Most of the by-law amendments pertain to city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

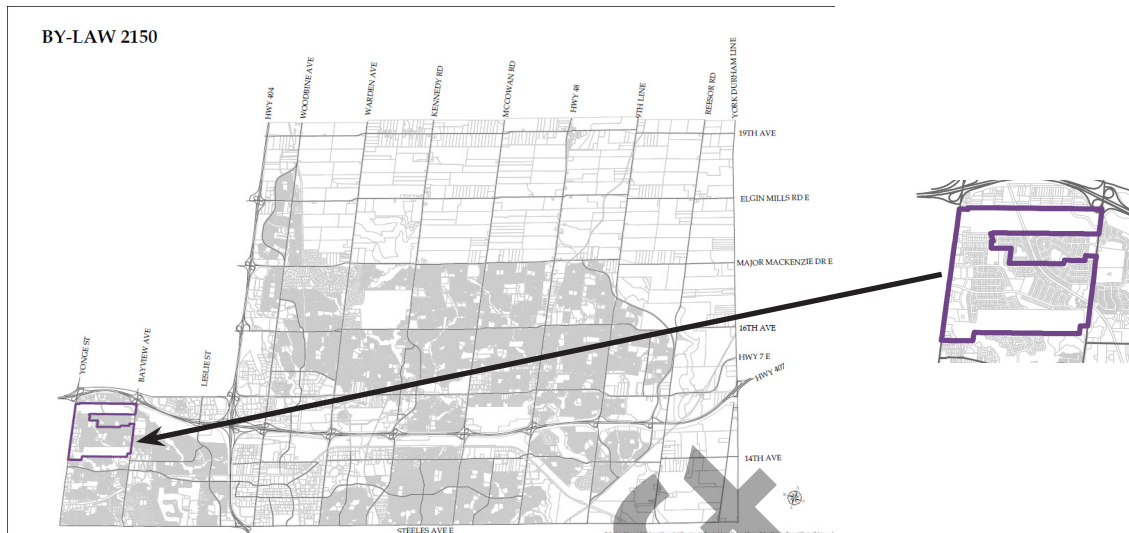
Amending By-laws In Effect:

2062, 58-71, 127-77, 280-81, 21-85, 73-86, 331-86, 220-91, 110-92, 220-94, 71-96, 285-96, 171-98, 247-98, 211-1999, 2001-93, 2001-94, 2009-96

Amending By-laws Repealed:

9-81, 219-94

A.7 BY-LAW 2150 North Thornhill Zoning By-law



BACKGROUND

Originally adopted by council on March 25, 1965, with Ontario Municipal Board approval on April 23, 1965. The by-law pertains to the northern portion of the Thornhill area, east of Yonge Street, south of Highway 407, north of Highway 7, and west of Bayview Avenue. It is a by-law involving residential, commercial, open space and special use zones.

FORMAT

The parent by-law is formatted in traditional legal terminology and simple listing format from 1 to 11 regulations.

STRUCTURE

Original by-law structure: 1- Title and Description of Defined Area; 2- Definitions; 3- General Provisions applying to all zones; 4- General Provisions for Residential Zones; 5- Uses Permitted in Residential Zones; 6- Requirements for Residential Zones; 7- General Requirements for Commercial Zones; 8- Uses Permitted in Commercial Zones; 9- General Provisions for Open Space and Special Use Zones; 10- Uses Permitted in Open Space and Special Use Zones; 11- Administration.

Original by-law was 17 pages in length, plus Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 42 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R2A - Single Family Residential 2nd Density; R3A - Single Family Residential 3rd Density; R4A - Single Family Residential 4th Density; RM1 - Multiple Family Residential 1st Density; RM2 - Multiple Family Residential 2nd Density; RM3 - Multiple Family Residential 3rd Density; CC - Community Commercial ; NC - Neighbourhood Commercial ; HC1 - Highway Commercial (General) ; HC2 - Highway Commercial (Automobile); O1 - Open Space ; O2

Task 3: Review & Assessment of Existing Parent Zoning By-laws

- Special Uses. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 3 through 10. Section 3 outlines standards for all the zones. Sections 4 through 10 set out separate “standards” from “permitted land uses” for each of the three groups under this by-law, namely residential, commercial, and open space/ special use areas.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

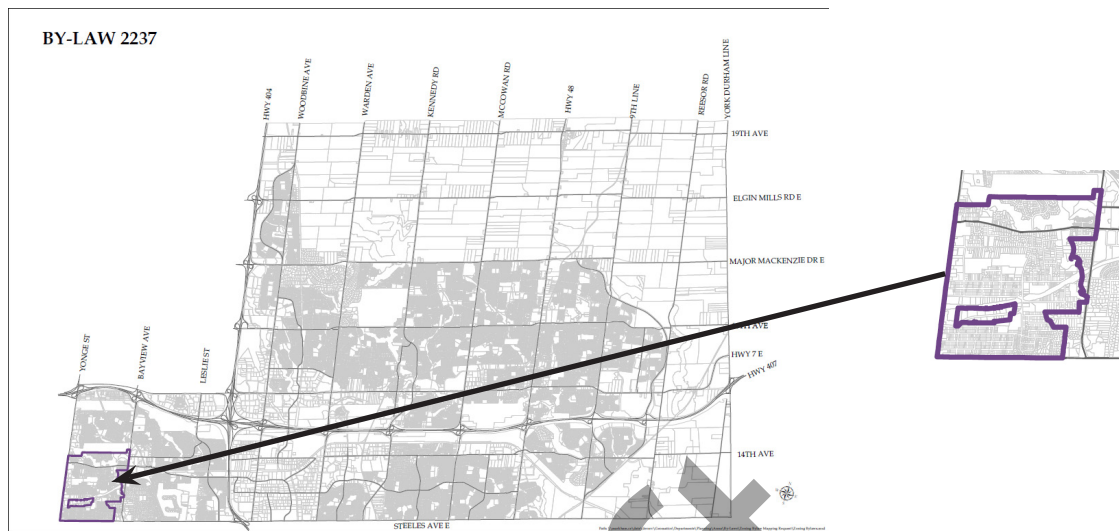
Amending By-laws In Effect:

2151, 2223, 2230, 2366, 2374, 2395, 2424, 2469, 2526, 2535, 2570, 2618, 122-71, 68-71, 142-73, 60-74, 7-75, 39-75, 153-76, 185-76, 189-76, 127-77, 261-77, 106-78, 273-78, 21-81, 121-81, 148-81, 199-82, 59-83, 333-84, 50-85, 143-85, 426-85, 73-86, 111-86, 202-86, 238-86, 276-88, 384-88, 131-89, 180-89, 261-90, 220-91, 30-92, 110-92, 53-94, 61-94, 119-94, 141-95, 142-95, 71-96, 143-96, 237-96, 285-96, 28-97, 247-98, 211-1999, 2001-93, 2001-115, 2001-206, 2004-180, 2004-205, 2006-96, 2009-96, 2010-102, 2012-181

Amending By-laws Repealed:

276-76, 158-78, 208-81, 250-83, 106-89, 179-89, 166-90, 72-91

A.8 BY-LAW 2237 South Thornhill Zoning By-law



BACKGROUND

Originally adopted by council on July 11, 1966, with Ontario Municipal Board approval on July 12, 1967. The by-law pertains to the southern portion of the Thornhill area, east of Yonge Street, south of Highway 7, north of Steeles Avenue East, and west of Bayview Avenue. It is a by-law involving residential, commercial, open space and special uses, and industrial zones.

FORMAT

The parent by-law is formatted in traditional legal terminology and simple listing format from 1 to 13 regulations.

STRUCTURE

Original by-law structure: 1- Title and Description of Defined Area; 2- Definitions; 3- General Provisions for all zones; 4- General Provisions for Residential Zones; 5- Uses Permitted in Residential Zones; 6- Requirements for Residential Zones, including a chart; 7- General Requirements for Commercial Zones; 8- Uses Permitted in Commercial Zones; 9- General Provisions for Open Space and Special Use Zones; 10- Uses Permitted in Open Space and Special Use Zones; 11- General Requirements for Industrial Zones; 12- Uses Permitted in Industrial Zones; 13- Administration.

Original by-law was 20 pages in length, plus Zoning Map.

DEFINITIONS

The original by-law established 47 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R2 - Single Family Residential 2nd Density; R3 - Single Family Residential 3rd Density; R4 - Single Family Residential 4th Density; R4S - Single Family Residential (Special); RM1 - Multiple Family Residential 1st Density; RM2 - Multiple Family Residential 2nd Density; RM3 - Multiple Family Residential 3rd Density; CC - Community Commercial ;

Task 3: Review & Assessment of Existing Parent Zoning By-laws

NC - Neighbourhood Commercial; HC1 - Highway Commercial (General); HC2 - Highway Commercial (Automobile); M – Industrial. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 3 through 12. Section 3 outlines standards for all the zones. Sections 4 through 12 set out separate “standards” from “permitted land uses” for each of the four groups under this by-law, namely residential, commercial, and open space/ special use, and industrial areas.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, the “infill by-law”, the “heritage by-law” as it pertains to the Thornhill-Markham Heritage Conservation District and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

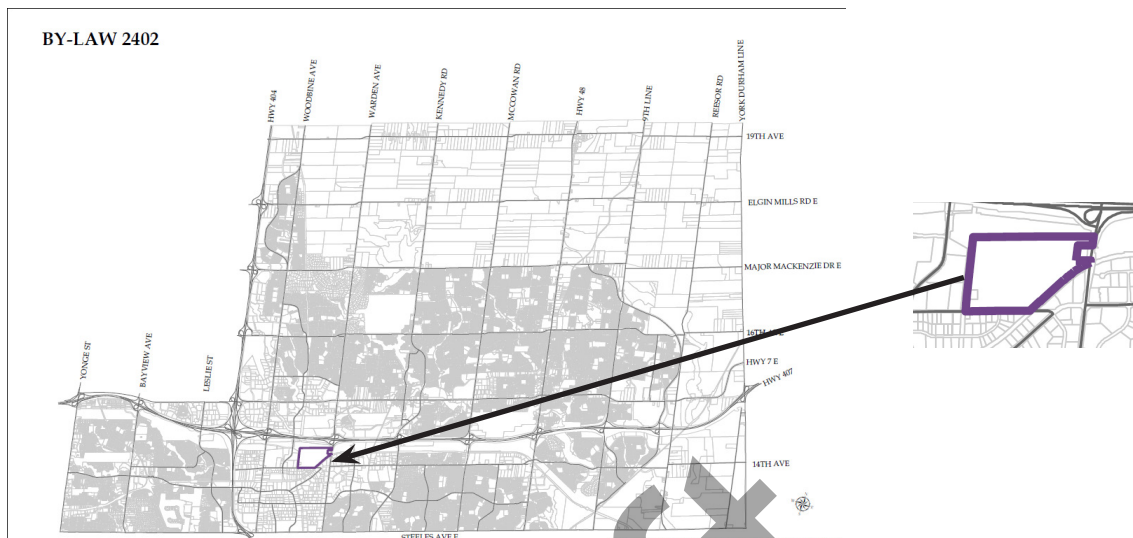
Amending By-laws In Effect:

2319, 2350, 2357, 2373, 2381, 2407, 2423, 2442, 2445, 2474, 2527, 113-71, 88-72, 94-72, 53-73, 63-73, 93-73, 125-73, 41-74, 166-74, 5-75, 54-75, 79-75, 80-75, 100-75, 58-76, 36-76, 126-76, 188-76, 283-76, 127-77, 221-77, 29-78, 100-78, 105-78, 230-78, 235-78, 279-78, 297-78, 56-79, 69-79, 163-79, 177-79, 217-79, 323-79, 262-80, 283-80, 144-81, 164-81, 281-81, 316-81, 304-82, 272-82, 381-82, 23-83, 426-85, 73-86, 202-86, 238-86, 288-86, 82-87, 370-87, 276-88, 21-89, 86-89, 132-89, 72-90, 101-90, 220-91, 110-92, 53-94, 61-94, 114-94, 209-94, 223-94, 52-95, 141-95, 142-95, 10-96, 71-96, 285-96, 28-97, 247-98, 2001-93, 2002-182, 2004-205, 2005-151, 2006-62, 2006-96, 2006-232, 2007-205, 2008-272, 2009-96, 2009-118, 2010-102, 2011-69

Amending By-laws Repealed:

119-74, 279-76, 303-78, 270-79, 208-81, 166-90, 72-91, 2006-312

A.9 BY-LAW 240214th Avenue/ Warden Avenue



BACKGROUND

Originally adopted by council on August 19, 1968, with Ontario Municipal Board approval on November 6, 1968. The by-law pertains to an area south of Highway 407, north of 14th Avenue, west of Warden Avenue. It is a by-law involving agricultural and rural industrial zones.

FORMAT

The parent by-law is formatted in traditional legal terminology and simple listing format from 1 to 6 regulations.

STRUCTURE

Original by-law structure: 1- General; 2- Definitions; 3- General Provisions for All Zones; 4- General Provisions for Industrial Zones; 5- Permitted Uses; and 6- Parking, Loading, and Development Standards.

Original by-law was 9 pages in length, plus Zoning Map.

DEFINITIONS

The original by-law established 16 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: A.1 - Agricultural Zone; and M.4 - Rural Industrial. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 3 through 6. Section 3 outlines standards for all the zones. Sections 4 through 6 set out regulations in by industrial, permitted uses, and parking/ loading and development standards, respectively.

Task 3: Review & Assessment of Existing Parent Zoning By-laws

AMENDING BY-LAWS

The parent by-law has been amended a few times, with most of the amendments pertaining to city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

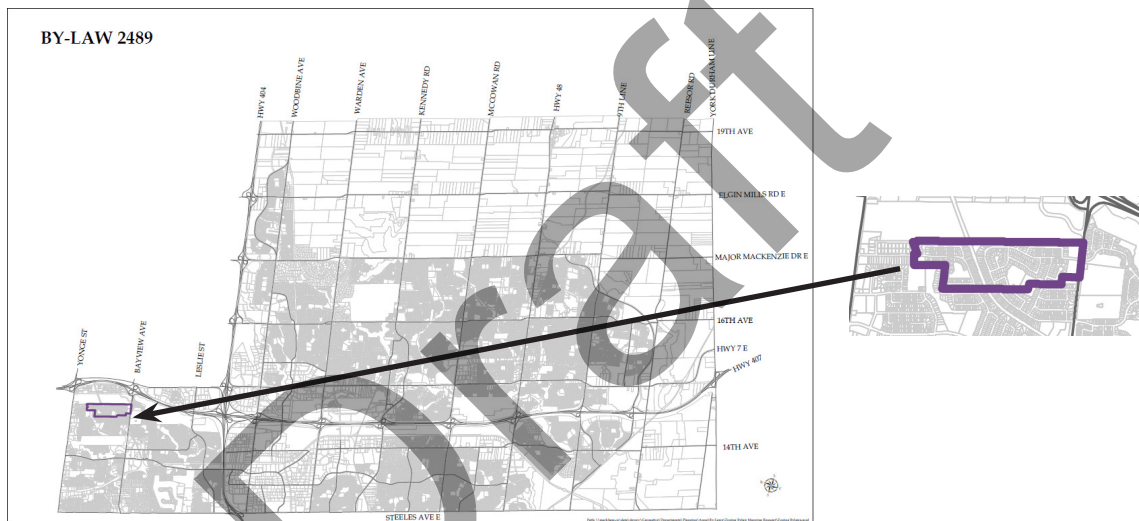
Amending By-laws In Effect:

2402, 127-77, 46-80, 73-86, 220-91, 110-92, 285-96, 211-1999, 2001-93, 2006-96, 2009-96, 2010-102

Amending By-laws Repealed:

155-91

A.10 BY-LAW 2489 Thornhill North



BACKGROUND

Originally adopted by council on September 29, 1969, with Ontario Municipal Board approval on December 22, 1969. The by-law pertains to an area south of Highway 407, west of Bayview Avenue. It is a by-law involving residential, local commercial, and open space zones.

FORMAT

The parent by-law is formatted in traditional legal terminology and simple listing format from 1 to 11 regulations.

STRUCTURE

Original by-law structure: 1- Area Restricted; 2- Definitions; 3- General Provisions Applying to All Zones; 4- General Provisions for Residential Zones; 5- Uses Permitted in Residential Zones; 6- Requirements for Residential Zones, including chart; 7- General Requirements for Commercial Zones; 8- Uses Permitted in Commercial Zones; 9- General Provisions for Open Space Zone; 10- Uses Permitted in Open Space Zone; 11- Administration.

Original by-law was 13 pages in length, plus Zoning Map.

DEFINITIONS

The original by-law established 40 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R2A - Single family residential 2nd Density; R3A - Single family residential 3rd Density; R4A - Single family residential 4th Density; RM1 - Multiple family residential; NC - Neighbourhood Commercial; O1 - Open Space. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 3 through 10. Section 3 outlines standards for all the zones. Sections 4 through 10 set out separate “standards” from “permitted land uses” for each of the three groups under this by-law, namely residential, commercial, and open space areas.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

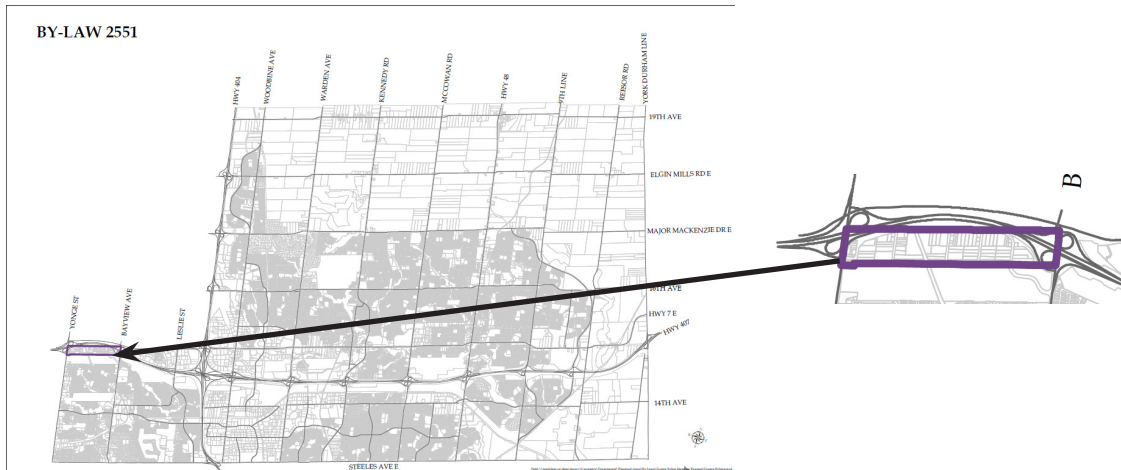
Amending By-laws In Effect:

2591, 81-71, 29-72, 127-77, 267-76, 189-76, 230-77, 108-78, 274-78, 426-85, 73-86, 202-86, 238-86, 276-88, 220-91, 110-92, 53-94, 61-94, 174-94, 141-95, 142-95, 71-96, 285-96, 28-97, 247-98, 211-1999, 2001-93, 2004-205, 2006-96, 2009-96, 2010-102

Amending By-laws Repealed:

208-81, 166-90, 72-91

A.11 BY-LAW 2551 The Langstaff Area Zoning By-law



BACKGROUND

Originally adopted by council on April 6, 1970, with Ontario Municipal Board approval on May 17, 1971. The by-law pertains to an area immediately south of Highway 407, between Yonge Street and Bayview Avenue, north of the North Thornhill Zoning By-law area. It is a by-law involving residential, commercial, institutional, and rural industrial zones.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- General; Section 2- Definitions; Section 3- General Provisions for All Zones; Section 4- Residential Zone; Section 5- Commercial Zones; Section 6- Institutional Zones; and Section 7- Rural Industrial Zones.

Original by-law was 10 pages in length, plus Schedule 'A' Zoning Map and Schedule 'B' Development Standards table.

DEFINITIONS

The original by-law established 24 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R1 - Residential Zone; HC1 - Highway Commercial General Zone; HC2 - Highway Commercial Zone; NC - Neighbourhood Commercial Zone; R.IND. Rural Industrial Zone; and INST. Institutional Zone. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 3 through 7. Section 3 outlines standards for all the zones. Sections 4 through 7 set out separate provisions for each of the four groups under this by-law, namely residential, commercial, rural industrial and institutional areas.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

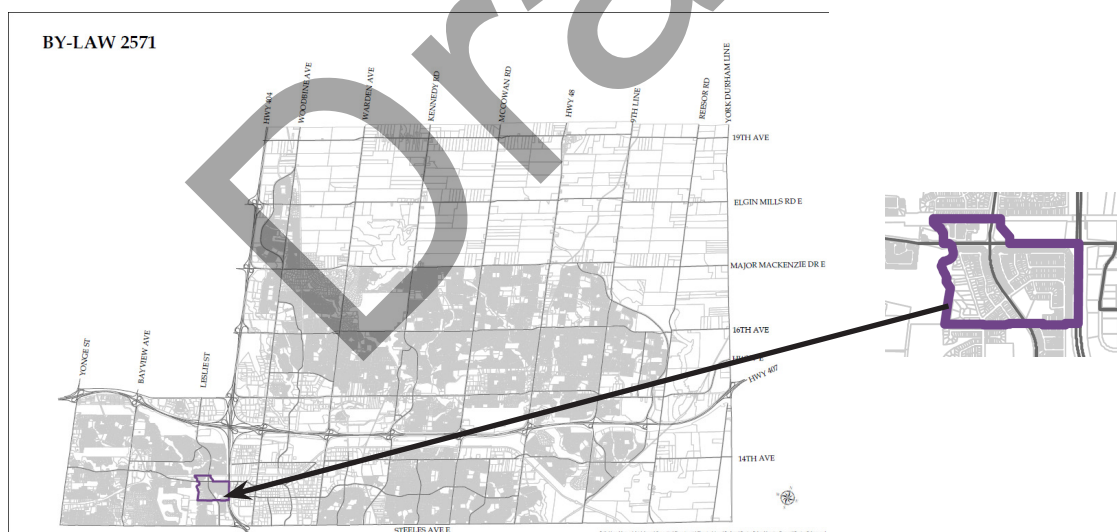
Amending By-laws In Effect:

67-71, 54-73, 127-77, 121-78, 209-78, 233-78, 119-79, 16-80, 140-80, 10-81, 286-82, 9-85, 333-85, 373-85, 75-86, 202-86, 360-86, 30-90, 202-90, 297-90, 155-91, 220-91, 227-91, 110-92, 128-92, 195-93, 79-95, 141-95, 142-95, 178-95, 17-96, 71-96, 285-96, 28-97, 101-98, 247-98, 211-1999, 2001-93, 2005-108, 2008-173, 2008-174, 2008-175, 2008-176, 2008-177, 2009-96, 2010-102, 2012-6, 2012-7, 2012-8, 2012-9, 2012-10, 2014-62, 2014-64, 2014-83

Amending By-laws Repealed:

15-72, 64-78, 66-78, 166-90

A.12 BY-LAW 2571 The Leslie East Zoning By-law



BACKGROUND

Originally adopted by council on May 19, 1970, with Ontario Municipal Board approval on September 3, 1970. The by-law pertains to an area immediately west of Highway 404 and south of 14th Avenue. It is a by-law involving residential, open space, and special use zones.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is

Task 3: Review & Assessment of Existing Parent Zoning By-laws

also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- General; Section 2- Definitions; Section 3- General Provisions Applying to All Zones; Section 4- General Provisions for Residential Zones; Section 5- Uses Permitted in Residential Zones; Section 6- Development Standards; Section 7- General Provision for Open Space and Special Use Zones; and Section 8- Uses Permitted in Open Space and Special Use Zones.

Original by-law was 12 pages in length, plus Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 47 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R1 - Single Family Residential 1st Density; R2 - Single Family Residential 2nd Density; R3 - Single Family Residential 3rd Density; R4 - Single Family Residential 4th Density; RSD1 - Semi-Detached Residential 1st Density; RSD2 - Semi-Detached Residential 2nd Density; O1 - Open Space; and O2 - Special Uses. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 3 through 8. Section 3 outlines standards for all the zones. Sections 4 and 5, and 7 and 8 set out separate "standards" from "permitted land uses" for each of the two groups under this by-law, namely residential and open space/ special use areas. Section 6 sets out the "development standards".

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

118-71, 268-76, 127-77, 107-78, 275-78, 256-81, 426-85, 73-86, 202-86, 328-86, 276-88, 334-88, 217-90, 218-90, 220-91, 110-92, 202-92, 53-94, 173-94, 141-95, 142-95, 71-96, 285-96, 28-97, 247-98, 211-1999, 2001-93, 2001-233, 2004-205, 2006-96, 2007-20, 2009-96, 2010-102

Amending By-laws Repealed:

208-81, 166-90, 72-91

A.13 BY-LAW 2612 The Bayview Summit-Leslie East Zoning By-law



BACKGROUND

Originally adopted by council on November 26, 1970, with Ontario Municipal Board approval on December 28, 1970. The by-law pertains to an area on the north side of Steeles Avenue East and on the west side of Highway 404. It is a by-law involving residential, commercial, open space, and special use zones.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- General; Section 2- Definitions; Section 3- General Provisions Applying to All Zones; Section 4- General Provisions for Residential Zones; Section 5- Uses Permitted in Residential Zones; Section 6- Development Standards for Residential Zones; Section 7- General Provisions for Commercial Zones; Section 8- Uses Permitted in Commercial Zones; Section 9- General Provisions for Open Space and Special Use Zones; and Section 10- Uses Permitted in Open Space and Special Use Zones.

Original by-law was 17 pages in length, plus Schedule 'A', the Zoning Map and Schedule 'B', the Development Standards chart.

DEFINITIONS

The original by-law established 49 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R2 - Single Family Residential 2nd Density; R3 - Single Family Residential 3rd Density; R4 - Single Family Residential 4th Density; RSD1 - Semi-Detached Residential 1st Density; RSD2 - Semi-Detached Residential 2nd Density; RM1 - Multiple Family Residential 1st Density; RM3 - Multiple Family Residential 3rd Density; RM1/3 - Multiple Family Residential Combined Density; CC - Community Commercial; O1 - Open Space; and O2 - Special Uses. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 3 through 10. Section 3 outlines standards for all the zones. Sections 4 and 5, 7 and 8, and 9 and 10 set out separate “standards” from “permitted land uses” for each of the three groups under this by-law, namely residential, commercial, and open space/ special use areas. Section 6 sets out the “development standards for residential uses”.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

119-71, 133-71, 75-72, 76-72, 87-72, 90-72, 40-74, 83-74, 134-74, 135-74, 162-75, 33-76, 43-76, 266-76, 127-77, 104-78, 231-78, 281-78, 263-79, 114-83, 426-85, 73-86, 202-86, 238-86, 276-88, 220-91, 110-92, 53-94, 115-94, 141-95, 142-95, 71-96, 285-96, 28-97, 283-97, 247-98, 211-1999, 2001-93, 2004-93, 2006-96, 2009-96, 2010-102, 2011-196

Amending By-laws Repealed:

208-81, 166-90, 72-91

A.14 BY-LAW 2284-68 Don Mills Open Storage Industrial By-law

BY-LAW 2284-68



BACKGROUND

Originally adopted by council on January 22, 1968, with Ontario Municipal Board approval on February 2, 1968. The by-law pertains to an areas near the corridor intersection of Highway 404 (east side) and Highway 407 (south side). As the name suggests, this is an industrial area, with some remaining agricultural zoning.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- General; Section 2- Definitions; Section 3- General Provisions for All Zones; Section 4- General Provisions for Industrial Zones; Section 5- Permitted Uses; and Section 6- Parking, Loading, and Development Standards.

Original by-law was 9 pages in length, plus Schedule 'A', the Zoning Map, and a Development Standards chart as part of Section 6.

DEFINITIONS

The original by-law established 16 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: A1 – Agricultural; M4 - Industrial Fourth Category; and M5 - Industrial Fifth Category. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

Task 3: Review & Assessment of Existing Parent Zoning By-laws

STANDARDS

The standard provisions are basically organized under Sections 3 through 6. Section 3 outlines standards for all the zones. Sections 4 and 5 set out separate “standards” from “permitted land uses”. Section 6 sets out the parking, loading and development standards, including a development standards chart.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

2323, 2382, 2422, 2446, 2475, 2479, 2559, 37-72, 143-71, 163-76, 240-76, 127-77, 46-78, 99-78, 193-78, 1-79, 23-81, 46-81, 303-85, 352-85, 73-86, 196-86, 262-86, 264-86, 331-86, 322-87, 422-87, 87-88, 154-88, 220-91, 63-92, 110-92, 87-93, 175-95, 192-95, 285-96, 28-97, 127-97, 160-97, 247-98, 211-1999, 2001-93, 2006-194, 2007-97, 2007-149, 2008-65, 2009-48, 2009-96

Amending By-laws Repealed:

None

A.15 BY-LAW 11-72 Northwest Unionville Zoning By-law



BACKGROUND

Originally adopted by council on January 11, 1972, with Ontario Municipal Board approval on January 12, 1972. The by-law pertains to an area on the east side of Warden Avenue, west of Kennedy Road, north of Highway 7, and incorporates lands both on the north and south sides of 16th Avenue. This is a predominantly residential area, with some commercial and special uses.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- General; Section 2- Definitions; Section 3- General Provisions Applying to All Zones; Section 4- General Provisions for Residential Zones; Section 5- Uses Permitted in Residential Zones; Section 6- Development Standards for Residential Zones; Section 7- General Requirements for Commercial Zones; Section 8- Uses Permitted in Commercial Zone; Section 9- General Provisions for Special Use Zones; Section 10- Uses Permitted in Special Use Zones; Section 11- Repeal Provision.

Original by-law was 16 pages in length, plus Schedule 'A', the Zoning Map, and a "Schedule 'B'- Development Standards chart.

DEFINITIONS

The original by-law established 48 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R3 - Single Family Residential 3rd Density; R4 - Single Family Residential 4th Density; RM3 - Multiple Family Residential 3rd Density; NC - Neighbourhood Commercial; and O2 - Special Uses. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 3 through 10. Section 3 outlines standards for all the zones. Sections 4, 5, and 6 set out separate "general provisions"; "permitted uses" and "development standards" for residential zones. Sections 7 and 8, and 9 and 10, respectively, set out the "general provisions" and "permitted uses" for commercial and special uses.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

93-72, 118-72, 119-72, 56-73, 57-73, 97-73, 84-74, 18-75, 264-76, 127-77, 190-77, 233-77, 170-78, 270-78, 307-78, 327-79, 243-81, 344-83, 426-85, 73-86, 238-86, 331-86, 276-88, 220-91, 110-92, 203-92, 170-93, 53-94, 176-94, 141-95, 142-95, 71-96, 285-96, 28-97, 284-97, 247-98, 211-1999, 2001-93, 2004-205, 2006-151, 2009-96, 2010-102

Amending By-laws Repealed:

208-81, 166-90, 72-91

A.16 BY-LAW 122-72 Unionville Zoning By-law



BACKGROUND

Originally adopted by council on November 24, 1972, with Ontario Municipal Board approval on March 28, 1977. The by-law pertains to the traditional area of Unionville, which are lands surrounding the intersection of Main Street Unionville and Highway 7. As a village area, it is made up of a variety of rural residential, residential, a variety of commercial, industrial, open space and special use areas.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Title; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions for All Zones; Section 6- Sign Provisions; Section 7- General Provisions for Residential Zones; Section 8- Single Family Rural Residential (RRH) Zone; Section 9- Single Family Rural Residential (RR1) Zone; Section 10- Agricultural and Single Family Rural Residential (RR4) Zone; Section 11- Single Family Residential (R3) Zone; Section 12- General Commercial (C1) Zone; Section 13- Highway Commercial (C3) Zone; Section 14- Commercial Main Street (MS) Zone; Section 15- Industrial (M) Zone; Section 16- Open Space (O1) Zone; Section 17- Open Space (Special Use) (O2) Zone; and Section 18- Administration and Validity.

Original by-law was 52 pages in length, plus Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 147 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: RRH - Single Family Rural Residential; RR1 - Single Family Rural Residential; RR4 - Agricultural & Single Family Residential; R3 - Single Family Residential; C1 - General Commercial; C3 - Highway Commercial; MS - Commercial Main Street; M - Industrial; O1 - Open Space; and O2 - Open Space (Special Use). Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 17. Section 5 outlines standards for all the zones, Section 6 the sign provisions, Section 7 the general provisions for residential zones, and Section 8 through 17 set out the provision for each of the ten zones established in the by-law.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, the “infill by-law”, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

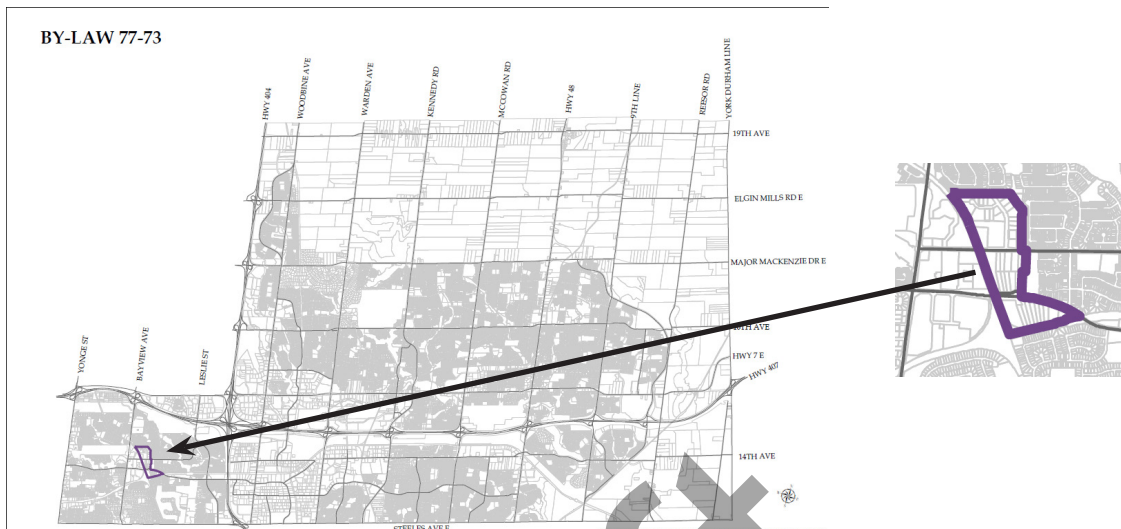
Amending By-laws In Effect:

74-73, 155-73, 193-73, 194-73, 59-74, 107-74, 127-74, 156-74, 29-75, 43-75, 47-75, 52-75, 98-75, 196-75, 108-76, 137-76, 152-76, 16-77, 54-77, 63-77, 112-77, 127-77, 150-77, 188-77, 189-77, 193-77, 233-77, 151-78, 156-78, 169-78, 199-78, 208-78, 276-78, 48-79, 161-79, 178-79, 194-79, 224-79, 226-79, 265-79, 305-79, 345-79, 131-80, 255-80, 284-80, 45-81, 93-81, 145-81, 165-81, 243-81, 260-81, 282-81, 312-81, 373-81, 6-82, 42-82, 246-82, 329-82, 151-83, 155-83, 165-83, 183-83, 185-83, 269-83, 302-83, 319-83, 340-83, 344-83, 14-84, 63-84, 121-84, 141-84, 190-84, 276-84, 279-84, 289-84, 308-84, 22-85, 51-85, 77-85, 104-85, 120-85, 124-85, 137-85, 140-85, 174-85, 175-85, 205-85, 249-85, 250-85, 251-85, 257-85, 375-85, 376-85, 402-85, 403-85, 404-85, 425-85, 426-85, 430-85, 451-85, 73-86, 198-86, 202-86, 230-86, 238-86, 261-86, 282-86, 311-86, 184-87, 263-87, 70-88, 109-88, 113-88, 211-88, 276-88, 371-88, 194-89, 196-89, 272-89, 288-89, 59-90, 163-90, 171-90, 221-90, 243-90, 248-90, 267-90, 20-91, 197-91, 220-91, 98-92, 111-92, 110-92, 204-92, 16-93, 120-93, 164-93, 209-93, 32-94, 53-94, 63-94, 110-94, 122-94, 126-94, 116-94, 190-94, 28-95, 33-95, 95-95, 107-95, 119-95, 129-95, 136-95, 141-95, 142-95, 191-95, 206-95, 71-96, 216-96, 271-96, 285-96, 28-97, 128-97, 158-97, 265-97, 272-97, 294-97, 305-97, 8-98, 27-98, 80-98, 247-98, 21-1999, 45-1999, 61-1999, 91-1999, 112-1999, 124-1999, 130-1999, 201-1999, 211-1999, 221-1999, 231-1999, 48-2000, 72-2000, 76-2000, 199-2000, 2001-93, 2001-107, 2001-153, 2001-160, 2001-187, 2002-20, 2002-49, 2002-256, 2002-257, 2002-270, 2003-5, 2003-21, 2003-149, 2003-167, 2003-175, 2004-205, 2005-43, 2005-136, 2005-153, 2005-195, 2005-241, 2005-307, 2006-96, 2006-131, 2006-145, 2006-150, 2006-190, 2006-239, 2007-25, 2007-208, 2008-199, 2009-96, 2010-39, 2010-43, 2010-47, 2010-102, 2010-161, 2011-80, 2011-211, 2012-11, 2012-151, 2013-22, 2014-12, 2014-25

Amending By-laws Repealed:

209-76, 245-79, 330-79, 63-80, 208-81, 10-88, 166-90, 72-91, 2001-103, 2002-106

A.17 BY-LAW 77-73 Thornlea Industrial Area Zoning By-law



BACKGROUND

Originally adopted by council on May 8, 1973, with Ontario Municipal Board approval on August 24, 1976. The by-law pertains to a small area east of Bayview Avenue in the south-west quadrant of the city along Green Lane. As an industrial area, it pertained to an industrial, which later introduced a business corridor zoning.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Title; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions; Section 6- Sign Provisions; and Section 7- Industrial Zone.

Original by-law was 39 pages in length, plus the Zoning Map.

DEFINITIONS

The original by-law established 145 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: M – Industrial. Other zones, such as BC – Business Corridor, were subsequently introduced into the by-law, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5, 6, and 7. Section 5 outlines standards for all the zones, Section 6 the sign provisions, and Section 7 the provisions for the M- Industrial zone.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

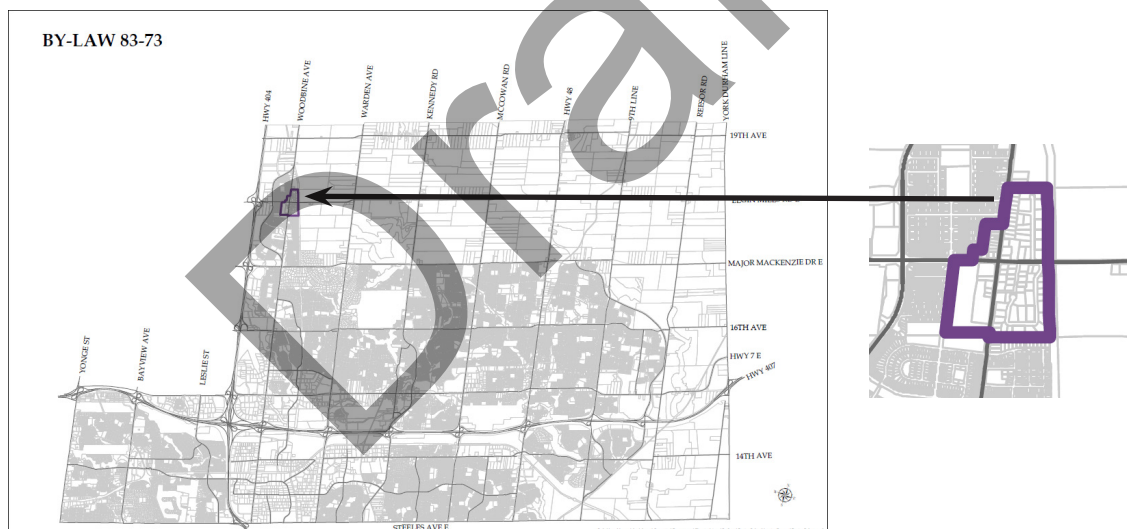
Amending By-laws In Effect:

44-75, 159-76, 237-76, 220-78, 30-79, 328-79, 8-81, 328-81, 408-81, 73-86, 76-86, 252-86, 137-87, 210-88, 246-88, 258-90, 220-91, 110-92, 81-95, 71-96, 103-96, 285-96, 28-97, 247-98, 211-1999, 2001-93, 2005-51, 2005-106, 2006-96, 2007-280, 2009-96, 2009-104, 2012-61

Amending By-laws Repealed:

None

A.18 BY-LAW 83-73 Victoria Square (Hamlet) Zoning By-law



BACKGROUND

Originally adopted by council on May 22, 1973, with Ontario Municipal Board approval on August 20, 1976. The by-law pertains to a small area around the intersection of Woodbine Avenue and Elgin Mills Road East. As a ‘hamlet’ area, it involves rural residential, commercial, rural industrial, and open space and special use zones.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g.

Task 3: Review & Assessment of Existing Parent Zoning By-laws

2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Title and Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions for All Zones; Section 6- Outdoor Sign Provisions for All Zones; Section 7- General Provisions for Residential; Section 8- Single Family Rural Residential (RRH) Zone; Section 9- Single Family Rural Residential (RR1) Zone; Section 10- Agricultural and Single Family Rural Residential (RR4) Zone; Section 11- General Commercial (C1) Zone; Section 12- Highway Commercial (C3) Zone; Section 13- Rural Industrial (R.IND.) Zone; Section 14- Open Space (O1) Zone; and Section 15- Open Space (Special Use) (O2) Zone.

Original by-law was 56 pages in length, plus Legend to Schedule 'A' and the Zoning Map.

DEFINITIONS

The original by-law established 145 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: RRH - Single Family Rural; RR1 - Single Family Rural; RR4 - Agricultural and Single Family; C1 - General Commercial; C3 - Highway Commercial; R.IND - Rural Industrial; O1 - Open Space; and O2 - Open Space (Special Use). Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 15. Section 5 outlines standards for all the zones, Section 6 the sign provisions for all zones, Section 7 the general provisions for residential zones, and Section 8 through 15 set out the provision for each of the eight zones established in the by-law.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

129-73, 169-75, 105-76, 106-76, 248-77, 223-78, 426-85, 73-86, 238-86, 78-88, 276-88, 220-91, 110-92, 141-95, 142-95, 71-96, 285-96, 247-98, 211-1999, 2001-93, 2003-282, 2006-96, 2006-233, 2006-328, 2008-268, 2009-96, 2010-102, 2011-5

Amending By-laws Repealed:

192-78, 208-81, 72-91

A.19 BY-LAW 119-73 South Don Mills Industrial Area Zoning By-law



BACKGROUND

Originally adopted by council on August 14, 1973, with Ontario Municipal Board approval on March 11, 1975. The by-law pertains to a small area on the north-west quadrant of Steeles Avenue East and Warden Avenue. The area is made up various industrial zones with some commercial zones.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Title and Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions; Section 6- Sign Provisions; Section 7- Select Industrial and Warehouse (M.I.) Zone; Section 8- Select Industrial with Limited Commercial (M.IC.) Zone; and Section 9- Highway Commercial (M.HC.) Zone.

Original by-law was 40 pages in length, plus Schedule 'A' the Zoning Map.

DEFINITIONS

The original by-law established 145 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: M.HC - Highway Commercial; M.I - Select Industrial and Warehousing; M.IC - Select Industrial with Limited Commercial. Amendment By-law 148-80 subsequently added the M.C - Select Industrial and Limited Commercial and M.AC - Select Industrial and Automotive Commercial zones. Amendment By-law 161-96 added the B.C - Business Corridor zone to

Task 3: Review & Assessment of Existing Parent Zoning By-laws

the by-law. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 9. Section 5 outlines the general provisions, Section 6 the sign provisions, and Sections 7, 8, and 9 the provisions for each of the three original zones established in the by-law.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

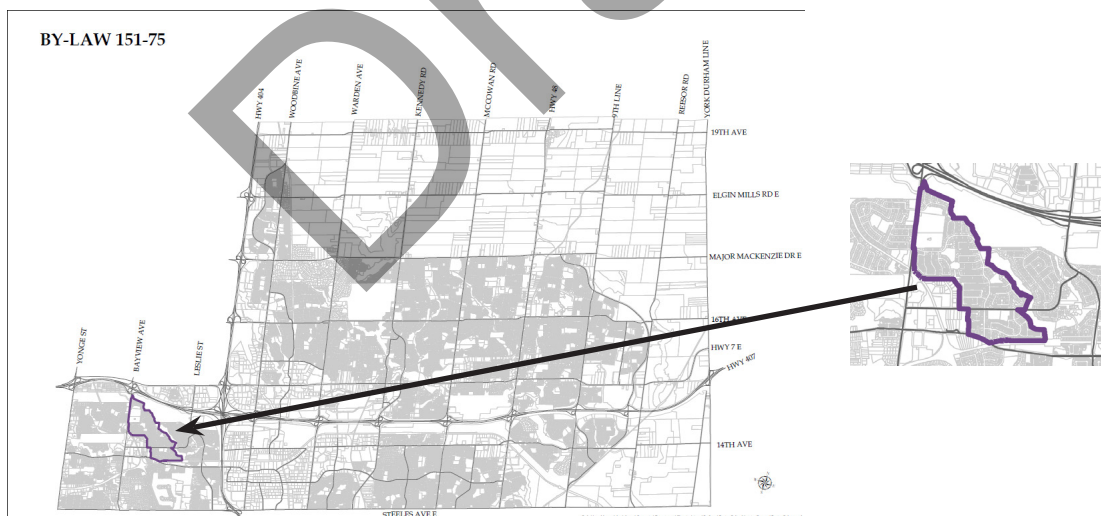
Amending By-laws In Effect:

169-73, 176-73, 53-75, 182-76, 78-78, 148-80, 244-81, 73-86, 389-87, 220-91, 110-92, 14-93, 207-95, 1-96, 71-96, 161-96, 238-96, 285-96, 247-98, 211-1999, 2001-93, 2003-199, 2004-195, 2009-19, 2009-96

Amending By-laws Repealed:

85-74, 136-74, 176-74, 4-75, 77-75, 24-76, 50-76, 94-76, 95-76, 104-76, 136-76, 238-76, 14-77, 17-77, 194-77, 249-77, 274-77, 279-77, 67-78, 87-78, 110-78, 126-78, 312-78, 27-79, 34-79, 200-79, 219-79, 220-79, 278-79, 354-79, 203-80, 215-80, 282-80, 299-80, 47-81, 71-81, 255-88, 377-88, 60-90, 203-90, 144-97

A.20 BY-LAW 151-75 Thornlea Zoning By-law



BACKGROUND

Originally adopted by council on September 23, 1975, with Ontario Municipal Board approval on February 9, 1976. The by-law pertains to an area east of Bayview Avenue, south of Highway 407 and north of the Canadian National Railway line. The area is predominantly a residential area with residential, open space and special use zones.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Title and Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions Applying to All Zones; Section 6- General Provisions for Residential Zones; Section 7- Single Family Residential (R4, R5, R6, R7, R8) Zones; Section 8- Semi-Detached Residential (RSD1, RSD2, RSD3) Zones; Section 9- Multiple Family Residential (RST1) Zone; Section 10- Open Space (O1) Zone; Section 11- Open Space (Special Use) (O2) Zone; Section 12- Administration and Validity.

Original by-law was 46 pages in length, plus Schedule 'A' the Zoning Map.

DEFINITIONS

The original by-law established 142 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R4 - Single Family Residential 4th Density; R5 - Single Family Residential 5th Density; R6 - Single Family Residential 6th Density; R7 - Single Family Residential 7th Density; R8 - Single Family Residential 8th Density; RSD1 - Semi-Detached Residential 1st Density; RSD2 - Semi-Detached Residential 2nd Density; RSD3 - Semi-Detached Residential 3rd Density; RST1 - Street Townhouse Residential 1st Density; O1 - Open Space; and O2 - Open Space (Special Use). Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 11. Section 5 outlines the general provisions, Section 6 the general provisions for all residential zones, and Sections 7 through 11 the provisions for each of the five sets of zones (single family, semi-detached, multiple family, open space, and open space (special use)) established in the by-law.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

11-76, 67-77, 68-77, 69-77, 100-77, 101-77, 127-77, 18-78, 49-78, 148-78, 173-78, 269-78, 43-79, 81-79, 356-79, 103-80, 13-81, 91-81, 123-81, 179-82, 273-84, 426-85, 73-86, 202-86, 238-86, 79-87, 89-87, 75-88, 209-88, 276-88, 21-91, 220-91, 110-92, 146-92, 53-84, 61-94, 141-95, 142-95, 71-96, 285-96, 28-97, 247-98, 211-1999, 2001-93, 2003-301, 2004-205, 2005-170, 2006-68, 2006-96, 2009-96, 2010-102

Task 3: Review & Assessment of Existing Parent Zoning By-laws

Amending By-laws Repealed:

208-81, 166-90, 72-91

A.21 BY-LAW 88-76 Mount Joy Industrial Zoning By-law



BACKGROUND

Originally adopted by council on May 11, 1976, with Ontario Municipal Board approval on August 17, 1978. The by-law pertains to an area along the east side of Highway 48, south of Major Mackenzie Drive, and north of 16th Avenue. The area is zoned for employment-industrial uses and limited commercial uses.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). Sections and sub-sections are in underlined titled format. There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Title and Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions Applying to All Zones; Section 6- Select Industrial and Warehousing (M.1) Zone; Section 7- Select Industrial with Limited Commercial (M.1C); Section 8- Highway Commercial (M.HC.) Zone; Section 9- Administration and Validity.

Original by-law was 36 pages in length, plus Schedule 'A' the Zoning Map.

DEFINITIONS

The original by-law established 142 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: M.HC - Highway Commercial; M.1 - Select Industrial and Warehousing Zone; and M.1C - Select Industrial with Limited Commercial. If there are other zones introduced into the by-law on a specific basis, these will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 8. Section 5 outlines the general provisions, and Sections 6 through 8 set out the provisions for each of the three zones established in the by-law.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

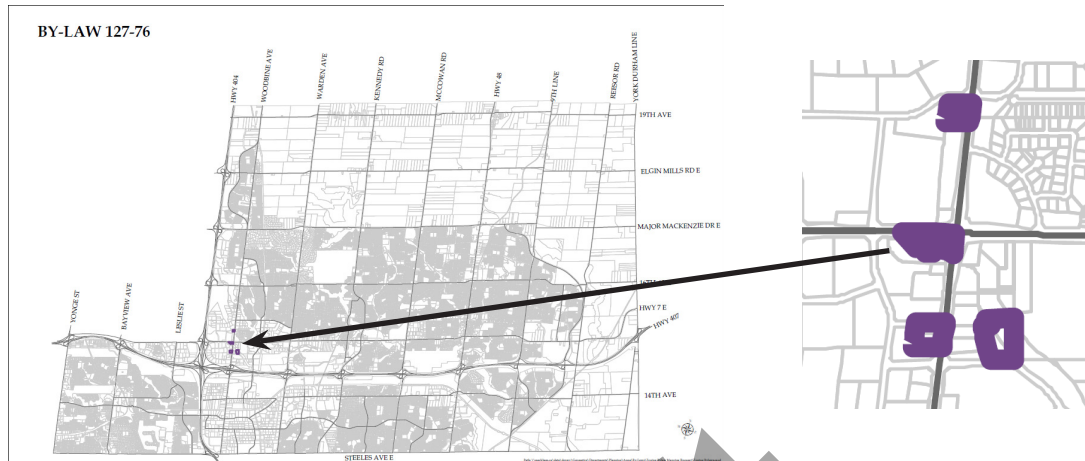
Amending By-laws In Effect:

123-76, 127-77, 198-78, 206-78, 18-80, 167-82, 188-84, 74-86, 176-86, 202-86, 285-87, 235-88, 236-88, 365-88, 19-89, 83-89, 195-89, 295-90, 167-91, 198-91, 220-91, 110-92, 119-92, 138-94, 184-94, 51-96, 71-96, 285-96, 28-97, 150-97, 60-98, 247-98, 211-1999, 2001-63, 2004-351, 2005-17, 2005-277, 2006-96, 2006-208, 2007-138, 2009-20, 2009-96, 2010-102, 2010-122, 2010-169

Amending By-laws Repealed:

181-80, 188-88, 259-91

A.22 BY-LAW 127-76 Browns Corners Zoning By-law



BACKGROUND

Originally adopted by council on July 13, 1976, with Ontario Municipal Board approval on July 19, 1978. The by-law pertains to four small area near the intersection of Woodbine Avenue and Highway 7. The areas pertaining to the by-law involve a range of rural residential, commercial, rural industrial and open space zones.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Title and Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions Applying to All Zones; Section 6- General Provisions for Residential Zones; Section 7- Single Family Rural Residential (RRH) Zone; Section 8- Single Family Rural Residential (RR1) Zone; Section 9- Agricultural and Single Family Rural Residential (RR4) Zone; Section 10- General Commercial (C1) Zone; Section 11- Highway Commercial (C3) Zone; Section 12- Rural Industrial (R.IND.) Zone; Section 13- Open Space (O1) Zone; Section 14- Open Space (Special Use) (O2) Zone.

Original by-law was 53 pages in length, plus Legend to Schedule 'A' and Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 144 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: RRH - Single Family Rural Residential Zone; RR1 - Single Family Rural Residential Zone; RR4 - Agricultural and Single Family Rural Residential Zone; C1 - General Commercial Zone; C3 - Highway Commercial Zone; R.IND. - Rural Industrial Zone; O1 - Open Space Zone; and O2 - Open Space (Special Use) Zone. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 14. Section 5 outlines the general provisions, Section 6 the general provisions for residential zones, and Sections 7 through 14 the provisions for each of the eight zones established in the by-law.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

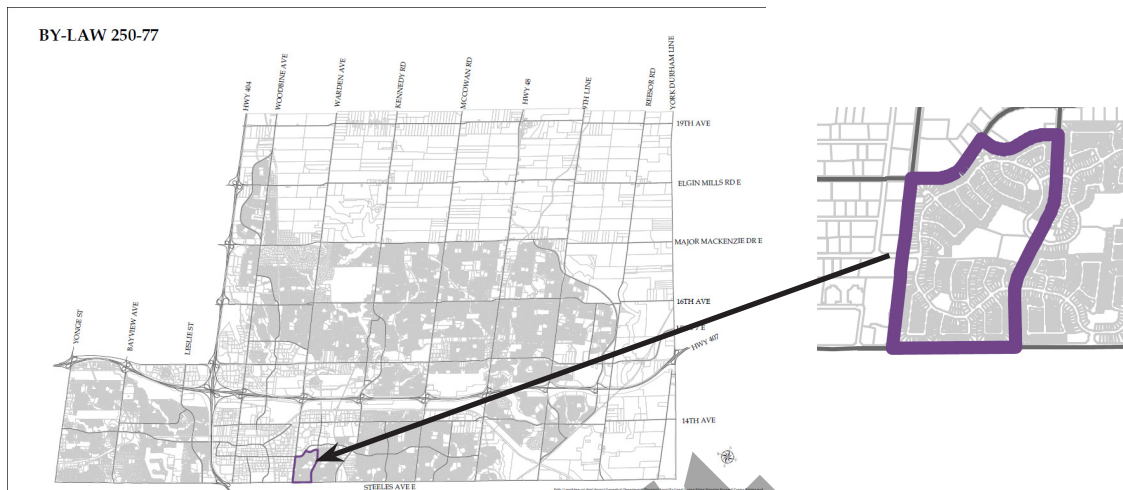
Amending By-laws In Effect:

128-76, 129-76, 130-76, 402-81, 11-84, 24-84, 282-84, 306-84, 121-85, 210-85, 73-86, 238-86, 256-86, 255-87, 449-87, 276-88, 212-89, 198-90, 22-91, 220-91, 257-91, 110-92, 190-92, 203-93, 53-94, 137-95, 141-95, 142-95, 180-95, 71-96, 172-96, 285-96, 28-97, 247-98, 211-1999, 177-2000, 2001-93, 2004-205, 2005-341, 2006-96, 2009-96, 2010-102

Amending By-laws Repealed:

84-90, 166-90, 72-91

A.23 BY-LAW 250-77 Risebrough Zoning By-law



BACKGROUND

Originally adopted by council on October 25, 1977, with Ontario Municipal Board approval on February 22, 1978. The by-law pertains to an area on the east side of Warden Avenue, the north side of Steele Avenue East, the west side of Birchmount Road, and the south side of Denison Street. The area is predominantly residential, with some commercial and open space zones.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). Sections and sub-sections are in underlined titled format. There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Title and Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions Applying to All Zones; Section 6- General Provisions for Residential Zones; Section 7- Single Family Residential Zones; Section 8- Semi-detached Residential Zones; Section 9- Street Townhouse Residential (RST1) Zone; Section 10- Local Commercial (LC) Zone; Section 11- Institutional and Open Space (O2) Zone; Section 12- Administration and Validity.

Original by-law was 46 pages in length, plus Schedule 'A' the Zoning Map.

DEFINITIONS

The original by-law established 142 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R8 - Eighth Density -Single Family Residential; R9 - Ninth Density -Single Family Residential; RSD3 - Third Density Semi-detached Residential; RSD4 - Fourth Density Semi-detached Residential; RST1 - First Density - Street Townhouse Residential; LC - Local Commercial; and O2 - Institutional and Open Space. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 11. Section 5 outlines the general provisions, Section 6 the general provisions for residential zones, Sections 7 and 8 the provisions to two zone groups (single family and semi-detached zones), Section 9 through 10 for the remaining zones established in the by-law.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

77-78, 171-78, 282-78, 53-79, 208-81, 426-85, 73-86, 202-86, 238-86, 276-88, 23-91, 220-91, 110-92, 120-92, 53-94, 61-94, 141-95, 142-95, 71-96, 285-96, 28-97, 247-98, 211-1999, 2001-93, 2004-205, 2009-96, 2010-102

Amending By-laws Repealed:

208-80, 166-90, 72-91

A.24 BY-LAW 145-78 Main Street Markham/ Highway 7



BACKGROUND

Originally adopted by council on June 13, 1978. The by-law pertains to small area on the south-east quadrant of Main Street South in Markham and Highway 7 East. This area was removed from By-law 1229 to form its own by-law area. The area is predominantly residential.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). Sections and sub-sections are in underlined titled format. There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions Applying to All Zones; Section 6- General Provisions for Residential Zones; Section 7- Single Family Residential Zones; Section 8- Semi-detached Residential Zones; Section 9- Open Space (O1) Zone; Section 10- Institutional and Open Space (O2) Zone; Section 11- Administration and Validity.

Original by-law was 43 pages in length, plus Schedule 'A' the Zoning Map.

DEFINITIONS

The original by-law established 141 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R3 - Single Family Residential- 3rd Density; R6 - Single Family Residential- 6th Density; R8 - Single Family Residential- 8th Density; R9 - Single Family Residential- 9th Density; RSD3 - Semi-Detached Residential- 3rd Density; RSD4 - Semi-Detached

Residential- 4th Density; O1 - Open Space; and O2 - Institutional and Open Space. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 10. Section 5 outlines the general provisions, Section 6 the general provisions for residential zones, Sections 7 and 8 the provisions to two zone groups (single family and semi-detached zones), Section 9 through 10 for open space and institutional and open space zones, respectively.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4

Amending By-laws In Effect:

172-78, 283-78, 73-86, 162-86, 238-86, 24-91, 191-91, 220-91, 53-94, 61-94, 141-95, 71-96, 285-96, 247-98, 211-1999, 225-2000, 2001-93, 2004-205, 2009-96, 2010-102

Amending By-laws Repealed:

166-90, 72-91

A.25 BY-LAW 162-78 South East Markham



BACKGROUND

Originally adopted by council on July 17, 1978, and was approved by the Ontario Municipal Board on November 17, 1978. The by-law pertains to an area on the north-west quadrant of 9th Line and Highway 407. This area was removed from By-law 2325-68 to form its own by-law area. The area is predominantly residential.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). Sections and sub-sections are in underlined titled format. There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions Applying to All Zones; Section 6- General Provisions for Residential Zones; Section 7- Single Family Residential Zones; Section 8- Semi-detached Residential Zones; Section 9- Open Space (O1) Zone and Institutional and Open Space (O2) Zone; Section 10- Administration and Validity.

Original by-law was 42 pages in length, plus Schedule 'A' the Zoning Map.

DEFINITIONS

The original by-law established 143 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R3 - Single Family Residential- Third Density; R4 - Single Family Residential- Fourth Density; R6 - Single Family Residential- Sixth Density; R7 - Single Family Residential- Seventh Density; R9 - Single Family Residential- Ninth Density; RSD3 - Semi-Detached Residential- Third Density; RSD4 - Semi-Detached Residential- Fourth Density; O1 - Open Space; and O2 - Institutional and Open Space. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 9. Section 5 outlines the general provisions, Section 6 the general provisions for residential zones, Sections 7 and 8 the provisions to two zone groups (single family and semi-detached zones), and Section 9 for open space and institutional and open space zones.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

239-78, 280-78, 116-82, 426-85, 73-86, 238-86, 331-86, 25-91, 220-91, 53-94, 61-94, 141-95, 71-96, 285-96, 247-98, 211-1999, 225-2000, 2001-93, 2004-205, 2006-96, 2009-96, 2010-102

Amending By-laws Repealed:

208-81, 166-90, 72-91

A.26 BY-LAW 163-78 North-East Markham Residential



BACKGROUND

Originally adopted by council on July 17, 1978, and was approved by the Ontario Municipal Board on March 5, 1979. The by-law pertains to an area on the south side of 16th Avenue, between Highway 48 and 9th Line. The area is predominantly residential, with some commercial and open space zoning.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). Sections and sub-sections are in underlined titled format. There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions Applying to All Zones; Section 6- General Provisions for Residential Zones; Section 7- Single Family Residential Zones; Section 8- Semi-detached Residential Zones; Section 9- Street Townhouse Residential Zones; Section 10- Community Commercial Zones; Section 11- Open Space (O1) Zone; Section 12- Institutional and Open Space (O2) Zone; Section 13- Administration and Validity.

Original by-law was 48 pages in length, plus Schedule ‘A’ the Zoning Map.

DEFINITIONS

The original by-law established 144 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R3 - Single Family Residential- Third Density; R4 - Single Family Residential- Fourth Density; R6 - Single Family Residential- Sixth Density; R7 - Single

Task 3: Review & Assessment of Existing Parent Zoning By-laws

Family Residential- Seventh Density; R8 - Single Family Residential- Eighth Density; R9 - Single Family Residential- Ninth Density; RSD3 - Semi-Detached Residential- Third Density; RSD4 - Semi-Detached Residential- Fourth Density; CC - Community Commercial; and O2 - Institutional and Open Space. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 12. Section 5 outlines the general provisions, Section 6 the general provisions for residential zones, Sections 7 and 8 the provisions to two zone groups (single family and semi-detached zones), Section 9 for street townhouse zoning, Section 10 for the community commercial zones, and Sections 11 and 12 for open space and institutional and open space zones, respectively.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4

Amending By-laws In Effect:

277-78, 22-79, 227-79, 315-79, 60-80, 84-81, 351-81, 361-81, 195-83, 247-83, 157-84, 244-84, 307-85, 426-85, 33-86, 73-86, 81-86, 238-86, 117-87, 181-88, 91-89, 240-89, 26-91, 130-91, 220-91, 61-92, 53-94, 61-94, 141-95, 71-96, 285-96, 247-98, 211-1999, 259-1999, 2001-93, 2004-205, 2006-96, 2009-96, 2010-102

Amending By-laws Repealed:

208-81, 166-90, 72-91

A.27 BY-LAW 184-78 Markville/ Centennial



BACKGROUND

Originally adopted by council on July 17, 1978. The by-law pertains to an area at the north-west quadrant of Highway 7 and McCowan Road. This area was removed from By-law 2325-68 to form its own by-law area. The area is a mixture of residential, major commercial and open space zoning.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). Sections and sub-sections are in underlined titled format. There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions; Section 6- General Provisions for Residential Zones; Section 7- Semi-detached Residential Zones; Section 8- Street Townhouse Residential Zones; Section 9- High Density Residential Zone; Section 10- District Commercial Zone; Section 11- Special Commercial 1 Zone; Section 12- Open Space (O1) Zone; Section 13- Institutional and Open Space (O2) Zone; Section 14- Administration and Validity.

Original by-law was 51 pages in length, plus Schedule 'A' the Zoning Map.

DEFINITIONS

The original by-law established 147 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: RSD3 - 3rd Density- Semi-Detached Residential; RST1 - 1st Density- Street Townhouses Residential; RHD1 - 1st Density - High Density Residential; SC1 - Special Commercial; DC - District Commercial; O1 - Open Space; and O2 - Open Space and Institutional. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 13. Section 5 outlines the general provisions, Section 6 the general provisions for residential zones, Sections 7, 8, and 9 the provisions to three residential zone groups (semi-detached, street townhouse, and high density residential zones), Sections 10 and 11 for the two commercial zones (district and special), and Sections 12 and 13 for open space and institutional and open space zones, respectively.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

271-78, 71-80, 78-80, 167-80, 147-81, 333-81, 241-82, 243-82, 247-82, 354-82, 190-83, 426-85, 73-86, 109-86, 313-86, 331-86, 368-87, 163-88, 16-89, 17-89, 27-91, 220-91, 110-92, 53-94, 61-94, 141-95, 142-95, 71-96, 285-96, 28-97, 285-97, 247-98, 211-1999, 2001-93, 2004-205, 2006-96, 2009-96, 2010-102

Amending By-laws Repealed:

208-81, 166-90, 72-91

A.28 BY-LAW 72-79 Birchmount Road/ Steeles Avenue



BACKGROUND

Originally adopted by council on March 13, 1979. The by-law pertains to an area on the north side of Steeles Avenue East, between Warden Avenue and Kennedy Road. This area was removed from By-law 2325-68 to form its own by-law area. The area is predominantly residential, with local commercial and open space zoning.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). Sections and sub-sections are in underlined titled format. There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions Applying to All Zones; Section 6- General Provisions for Residential Zones; Section 7- Single Family Residential Zones; Section 8- Semi-detached Residential Zones; Section 9- Street Townhouse Residential (RST1) Zone; Section 10- Local Commercial (LC) Zone; Section 11- Institutional and Open Space (O2) Zone; Section 12- Administration and Validity.

Original by-law was 46 pages in length, plus Schedule 'A' the Zoning Map.

DEFINITIONS

The original by-law established 146 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R7 - Single Family Residential Seventh Density; R8 - Single Family Residential Eight Density; RSD3 - Semi-Detached Third Density; RSD4

- Semi-Detached Fourth Density; RST1 - Street Townhouses Residential First Density; LC - Local Commercial; and O2- Institutional and Open Spaces. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 11. Section 5 outlines the general provisions, Section 6 the general provisions for residential zones, Sections 7, 8, and 9 the provisions to three residential zone groups (single family, semi-detached, and street townhouse residential zones), Section 10 the local commercial zone, and Section 11 institutional and open space zone.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

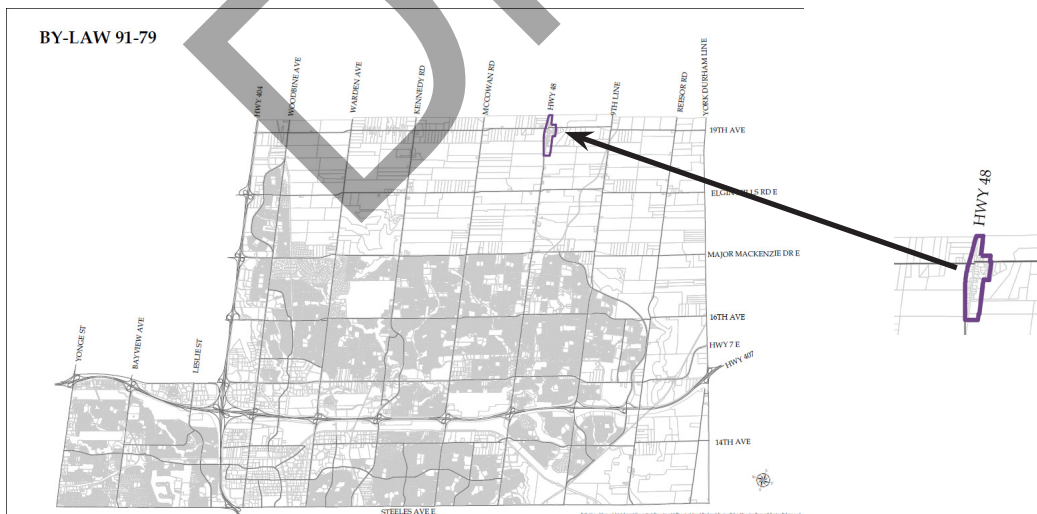
Amending By-laws In Effect:

82-79, 202-80, 276-81, 47-82, 359-85, 426-85, 73-86, 202-86, 238-86, 341-86, 276-88, 28-91, 220-91, 110-92, 53-94, 61-94, 141-95, 142-95, 71-96, 285-96, 28-97, 209-97, 247-98, 211-1999, 2001-93, 2003-4, 2003-195, 2004-205, 2006-43, 2006-96, 2009-96, 2010-102

Amending By-laws Repealed:

208-81, 166-90, 72-91, 185-97

A.29 BY-LAW 91-79 Dicksons Hill Zoning By-law



BACKGROUND

Originally adopted by council on April 10, 1979, and approved by the Ontario Municipal Board on September 18, 1980. The by-law pertains to a small area on both sides of Highway 48, near 19th Avenue

Task 3: Review & Assessment of Existing Parent Zoning By-laws

in the northern portion of the municipality. The area involves rural residential, local commercial, rural industrial, and open space zoning.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). Sections and sub-sections are in underlined titled format. There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Title and Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions Applying to All Zones; Section 6- General Provisions for Residential Zones; Section 7- Single Family Rural Residential (RRH) Zones; Section 8- Single Family Rural Residential (RR1) Zone; Section 9- Agricultural and Single Family Rural Residential (RR4) Zone; Section 10- General Commercial (C1) Zone; Section 11- Highway Commercial (C3) Zone; Section 12- Rural Industrial (R.IND.); Section 13- Open Space (O1) Zone; Section 14- Open Space (Special Use) (O2) Zone; and Section 15- Administration and Validity.

Original by-law was 49 pages in length, plus the Legend to Schedule 'A' and Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 143 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: RRH - Single Family Rural Residential Zone; RR1 - Single Family Rural Residential Zone; RR4 - Agricultural and Single Family Rural Residential Zone; C1 - General Commercial Zone; C3 - Highway Commercial Zone; R.IND. - Rural Industrial Zone; O1 - Open Space Zone; and O2 - Open Space (Special Use) Zone. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 14. Section 5 outlines the general provisions, Section 6 the general provisions for residential zones, and Sections 7 through 14 for each of the eight zones established under the by-law.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

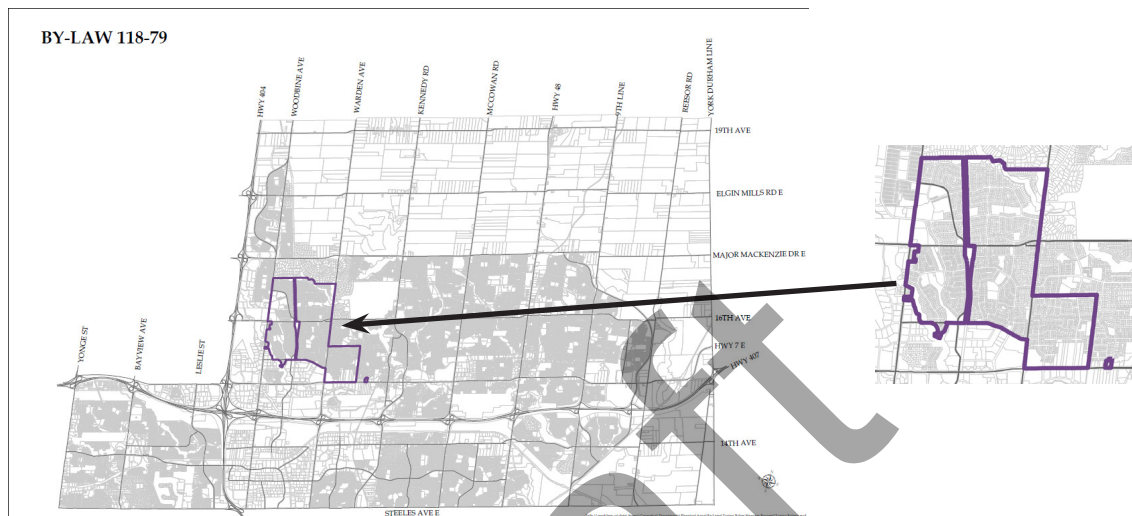
Amending By-laws In Effect:

97-84, 359-84, 334-85, 426-85, 73-86, 238-86, 331-86, 276-88, 330-88, 29-91, 220-91, 110-92, 53-94, 141-95, 142-95, 71-96, 285-96, 28-97, 247-98, 211-1999, 2001-93, 2004-205, 2005-17, 2005-277, 2006-96, 2009-96, 2010-102, 2011-172

Amending By-laws Repealed:

208-81, 166-90, 72-91

A.30 BY-LAW 118-79 Town Centre North



BACKGROUND

Originally adopted by council on April 24, 1979, and approved by the Ontario Municipal Board on July 26, 1979. The by-law pertains to a large area on the east side of Woodbine Avenue, south of Major Mackenzie Drive East, north of Highway 7 East, including lands on both the west and east sides of Warden Avenue. The area involves mainly residential subdivisions with some institutional and open space zoning.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). Sections and sub-sections are in underlined titled format. There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions Applying to All Zones; Section 6- General Provisions for Residential Zones; Section 7- Single Family Residential Zones; Section 8- Semi-Detached Residential Zones; Section 9- Institutional and Open Space (O2) Zone; and Section 10- Administration and Validity.

Original by-law was 42 pages in length, plus Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 144 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R3 - Single Family Residential - Third Density; R4 - Single Family Residential - Fourth Density; R5 - Single Family Residential - Fifth Density; R6 - Single Family Residential - Sixth Density; R7 - Single Family Residential - Seventh Density; R8 - Single Family Residential - Eighth Density; R9 - Single Family Residential - Ninth Density; RSD3 - Semi-Detached Residential - Third Density; RSD4 - Semi-Detached Residential - Fourth Density; and O2 - Institutional and Open Space. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 9. Section 5 outlines the general provisions, Section 6 the general provisions for residential zones, and Sections 7 through 9 for each of the three zoning categories (single family residential, semi-detached residential, and institutional and open space) established under the by-law.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

201-80, 212-82, 57-83, 66-84, 204-84, 119-85, 355-85, 380-85, 397-85, 426-85, 10-86, 73-86, 95-86, 168-86, 174-86, 238-86, 331-86, 424-86, 91-87, 33-88, 77-88, 276-88, 285-88, 97-89, 150-89, 206-89, 207-89, 290-89, 292-89, 130-90, 138-90, 30-91, 81-91, 90-91, 212-91, 220-91, 223-91, 224-91, 225-91, 257-91, 110-92, 182-92, 171-93, 176-93, 53-94, 61-94, 112-94, 117-94, 147-94, 273-94, 274-94, 275-94, 40-95, 141-95, 142-95, 197-95, 13-96, 56-96, 71-96, 285-96, 28-97, 142-97, 177-97, 75-98, 247-98, 67-1999, 211-1999, 87-2000, 118-2000, 139-2000

Amending By-laws Repealed:

208-81, 171-88, 166-90, 72-91

A.31 BY-LAW 134-79 Unionville Northeast



BACKGROUND

Originally adopted by council on May 8, 1979, and approved by the Ontario Municipal Board on October 10, 1979. The by-law pertains to a couple of areas in central Markham, along the south side of 16th Avenue, between Warden Avenue and McCowan Road. The area involves mainly residential subdivisions with some local commercial, open space and institutional and open space zoning.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). Sections and sub-sections are in underlined titled format. There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions Applying to All Zones; Section 6- General Provisions for Residential Zones; Section 7- Single Detached Residential Zones; Section 8- Semi-Detached Residential Zones; Section 9- Local Commercial (LC) Zone; Section 10- Open Space (O1) Zone; Section 11- Institutional and Open Space (O2) Zone; and Section 12- Administration and Validity.

Original by-law was 45 pages in length, plus Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 145 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R3 - Third Density - Single Family Residential; R4 - Fourth Density - Single Family Residential; R5 - Fifth Density - Single Family Residential; R6 - Sixth

Task 3: Review & Assessment of Existing Parent Zoning By-laws

Density - Single Family Residential; R7 - Seventh Density - Single Family Residential; R8 - Eighth Density - Single Family Residential; R9 - Ninth Density - Single Family Residential; RSD3 - Third Density - Semi-Detached Residential; RSD4 - Fourth Density - Semi-Detached Residential; LC - Local Commercial; O1 - Open Space; and O2 - Institutional and Open Space. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 11. Section 5 outlines the general provisions, Section 6 the general provisions for residential zones, and Sections 7 through 11 for each of the five zoning categories (single detached residential, semi-detached residential, local commercial, open space, and institutional and open space) established under the by-law.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, the and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

265-79, 131-80, 216-80, 45-81, 93-81, 165-81, 352-81, 373-81, 180-82, 246-82, 180-83, 184-83, 186-83, 343-83, 122-84, 138-84, 362-84, 78-85, 248-85, 381-85, 426-85, 452-85, 9-86, 73-86, 150-86, 152-86, 202-86, 238-86, 115-87, 320-87, 183-88, 276-88, 304-88, 310-88, 140-90, 164-90, 222-90, 31-91, 220-91, 110-92, 145-92, 97-92, 109-93, 119-93, 163-93, 232-93, 53-94, 61-94, 221-94, 257-94, 24-95, 141-95, 142-95, 152-95, 71-96, 285-96, 28-97, 306-97, 12-98, 247-98, 211-1999, 73-2000, 2001-93, 2003-329, 2006-96, 2006-152, 2009-96, 2010-102, 2011-210

Amending By-laws Repealed:

208-81, 166-90, 72-91

A.32 BY-LAW 153-80 16th Avenue/ McCowan Road



BACKGROUND

Originally adopted by council on June 24, 1980, and approved by the Ontario Municipal Board on October July 31, 1980. The by-law area was originally in By-law 1229 and pertains to a rectangular area on the south side of 16th Avenue, east of McCowan Road and west of Main Street Markham North. The area involves mainly residential development of varying densities with some local commercial, open space and institutional and open space zoning.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). Sections and sub-sections are in underlined titled format. There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Area Restricted; Section 2- Definitions; Section 3- Zones and Zoning Maps; Section 4- Interpretation; Section 5- General Provisions Applying to All Zones; Section 6- General Provisions for Residential Zones; Section 7- Single Family Residential Zones; Section 8- Semi-Detached Residential Zones; Section 9- Street Townhouse Residential Zones; Section 10- High Density Residential Zone; Section 11- Local Commercial (LC) Zone; Section 12- Open Space (O1) Zone; Section 13- Institutional and Open Space (O2) Zone; and Section 14- Administration and Validity.

Original by-law was 46 pages in length, plus Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 145 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 3: R3 - Single Family Residential - Third Density; R4 - Single Family Residential - Fourth Density; R5 - Single Family Residential - Fifth Density; R6 - Single Family Residential - Sixth Density; R7 - Single Family Residential - Seventh Density; R8 - Single Family Residential - Eighth Density; RSD3 - Semi-Detached Residential - Third Density; RSD4 - Semi-Detached Residential - Fourth Density; RHD1 - High Density Residential - First Density; L.C. - Local Commercial; O1 - Open Space; and O2 - Institutional & Open Space. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 13. Section 5 outlines the general provisions, Section 6 the general provisions for residential zones, and Sections 7 through 13 for each of the seven zoning categories (single family residential, semi-detached residential, street townhouse residential, high density residential, local commercial, open space, and institutional and open space) established under the by-law.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

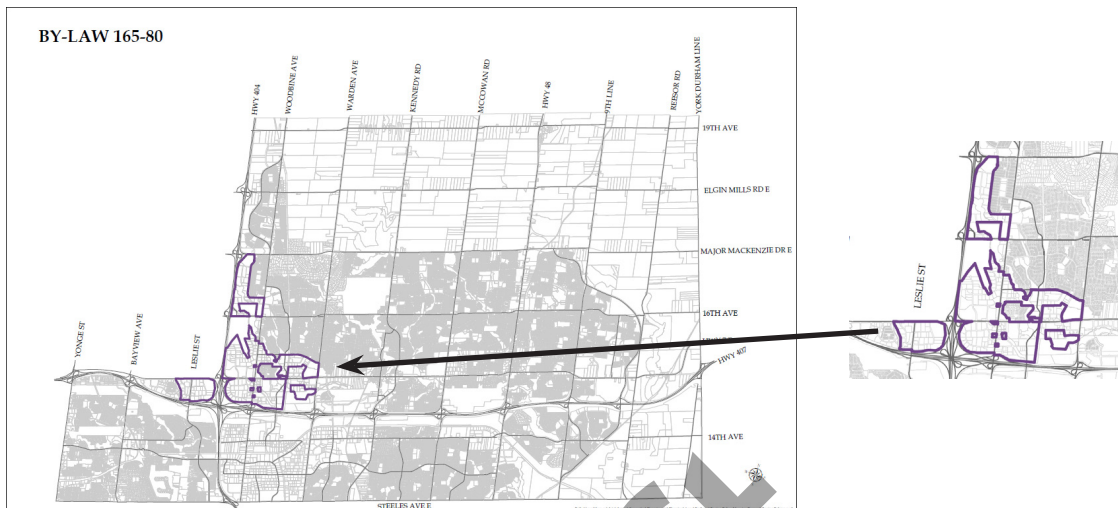
Amending By-laws In Effect:

153-80, 154-80, 192-81, 242-81, 278-81, 279-81, 203-82, 205-82, 213-82, 83-83, 182-83, 191-83, 196-83, 197-83, 43-84, 274-84, 275-84, 334-84, 10-85, 426-85, 73-86, 78-86, 202-86, 238-86, 253-86, 22-87, 121-87, 233-87, 340-87, 371-87, 276-88, 42-89, 32-91, 220-91, 110-92, 171-92, 49-94, 53-94, 61-94, 64-94, 141-95, 142-95, 71-96, 285-96, 28-97, 50-97, 179-97, 247-98, 211-1999, 2001-93, 2004-205, 2006-96, 2009-96, 2010-102

Amending By-laws Repealed:

208-81, 166-90, 72-91

A.33 BY-LAW 165-80 Brown's Corners District Zoning By-law



BACKGROUND

Originally adopted by council on July 22, 1980, with Ontario Municipal Board approval on September 9, 1980. The by-law pertains to a variety of areas along the north side of Highway 407 from Leslie Street to Warden Avenue and along the east side of Highway 404 from Highway 407 north to Major Mackenzie Drive in the City of Markham's west end. The areas pertain to industrial lands with varying combinations of commercial and automotive and controlled storage uses.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Title and Area Restricted; Section 2- Definitions; Section 3- Interpretation; Section 4- General Provisions; Section 5- Zone Categories; Section 6- Zone Requirements; Section 7- Exceptions; and Section 8- Administration and Validity.

Original by-law was 42 pages in length, plus Schedule 'A' the Zoning Map.

DEFINITIONS

The original by-law established 150 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 5: M- Select Industrial; M (CS)- Select Industrial with Controlled Storage; M(WR)- Select Industrial with Warehouse Retail; M.C.- Select Industrial with

Task 3: Review & Assessment of Existing Parent Zoning By-laws

Limited Commercial; M.AC.- Select Industrial and Automotive Commercial. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 4, 6, and 7. Section 4 outlines the general provisions which include “prohibited land uses”, and open storage regulations. Section 6 outlines the provisions for each of the zones established in the by-law. Section 7 pertains to any lands with exceptions. The M.C. zoned lands are also controlled by different percentage of commercial use permissions, which are indicated on Schedule ‘A’.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

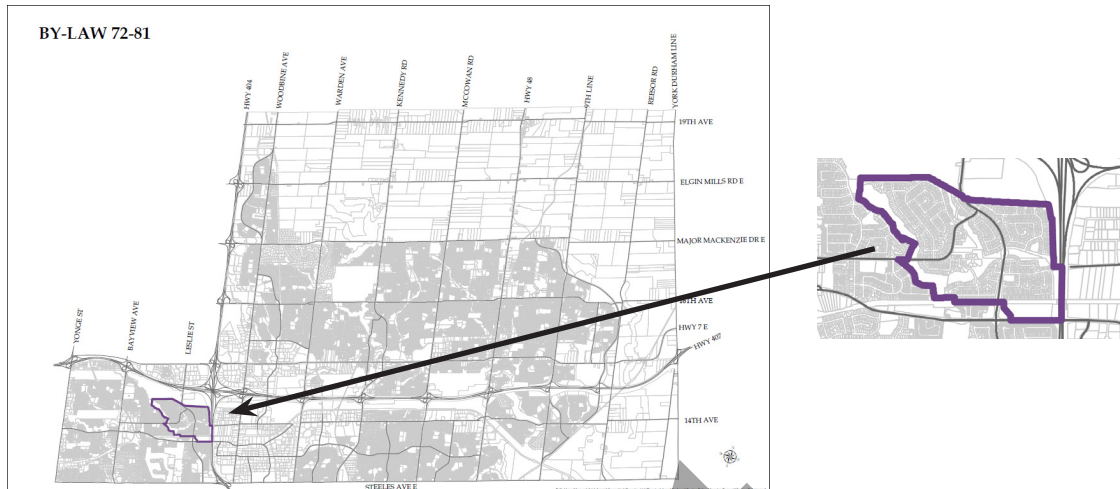
Amending By-laws In Effect:

1-81, 12-81, 46-81, 48-81, 191-81, 222-81, 402-81, 70-82, 287-82, 299-83, 313-83, 12-84, 25-84, 123-84, 124-84, 187-84, 283-84, 307-84, 3-85, 100-85, 122-85, 139-85, 211-85, 304-85, 400-85, 8-86, 73-86, 127-86, 137-86, 165-86, 202-86, 257-86, 267-86, 293-86, 315-86, 349-86, 362-86, 363-86, 15-87, 16-87, 21-87, 80-87, 113-87, 139-87, 165-87, 209-87, 256-87, 266-87, 284-87, 317-87, 423-87, 424-87, 425-87, 447-87, 450-87, 451-87, 88-88, 96-88, 122-88, 160-88, 187-88, 190-88, 226-88, 227-88, 228-88, 244-88, 256-88, 257-88, 292-88, 293-88, 307-88, 361-88, 362-88, 363-88, 364-88, 125-89, 126-89, 133-89, 136-89, 137-89, 140-89, 142-89, 185-89, 213-89, 214-89, 237-89, 238-89, 252-89, 253-89, 254-89, 16-90, 18-90, 48-90, 85-90, 142-90, 199-90, 204-90, 206-90, 244-90, 294-90, 129-91, 194-91, 220-91, 258-91, 76-92, 108-92, 110-92, 191-92, 198-92, 200-92, 232-92, 48-93, 83-93, 175-93, 204-93, 78-94, 259-94, 53-95, 54-95, 108-95, 111-95, 122-95, 138-95, 179-95, 189-95, 219-95, 59-96, 64-96, 66-96, 71-96, 171-96, 175-96, 283-96, 285-96, 309-96, 29-97, 30-97, 164-97, 166-97, 170-97, 181-97, 246-97, 264-97, 301-97, 302-97, 39-98, 103-98, 113-98, 172-98, 247-98, 51-1999, 133-1999, 199-1999, 200-1999, 211-1999, 264-1999, 86-2000, 96-2000, 147-2000, 148-2000, 178-2000, 200-2000, 223-2000, 2001-93, 2001-95, 2001-156, 2001-165, 2001-168, 2001-170, 2001-297, 2002-139, 2002-227, 2002-237, 2002-250, 2002-268, 2002-269, 2003-190, 2003-237, 2003-242, 2004-202, 2005-171, 2005-185, 2005-240, 2005-342, 2006-52, 2006-53, 2006-59, 2006-96, 2006-195, 2006-285, 2006-292, 2006-293, 2007-55, 2007-95, 2007-123, 2008-66, 2009-96, 2009-116, 2009-193, 2010-102, 2010-189, 2011-193, 2011-246, 2011-248

Amending By-laws Repealed:

301-85

A.34 BY-LAW 72-81 Thornlea East Zoning By-law



BACKGROUND

Originally adopted by council on February 24, 1981, and approved by the Ontario Municipal Board on October July 20, 1981. This by-law pertains to an area on the west side of Highway 404, south of Highway 407, surrounding the intersections of Leslie Street and Green Lane. The area involves mainly residential development of varying densities with some local commercial, open space and institutional and open space zoning.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). Sections and sub-sections are in underlined titled format. There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Area Restricted; Section 2- Definitions; Section 3- Interpretation; Section 4- General Provisions; Section 5- Zone Categories; Section 6- Zone Requirements; Section 7- Exceptions; Section 8- Administration and Validity.

Original by-law was 45 pages in length, plus Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 150 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 5: R3 - Single Family Residential - Third Density; R4 - Single Family Residential - Fourth Density; R6 - Single Family Residential - Sixth Density; R7 - Single

Task 3: Review & Assessment of Existing Parent Zoning By-laws

Family Residential - Seventh Density; R8 - Single Family Residential - Eighth Density; R9 - Single Family Residential - Ninth Density; RSD1 - Semi-Detached Residential - First Density; RSD2 - Semi-Detached Residential - Second Density; RSD3 - Semi-Detached Residential - Third Density; RSD4 - Semi-Detached Residential - Fourth Density; RST1- Street Townhouse Residential- First Density; L.C. - Local Commercial; O1 - Open Space; and O2 - Institutional & Open Space. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 4, 6 and 7. Section 4 outlines the general provisions, Section 6 outlines the regulations for all of the fourteen zones established in the by-law, and Section 7 outlines the site specific exceptions.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

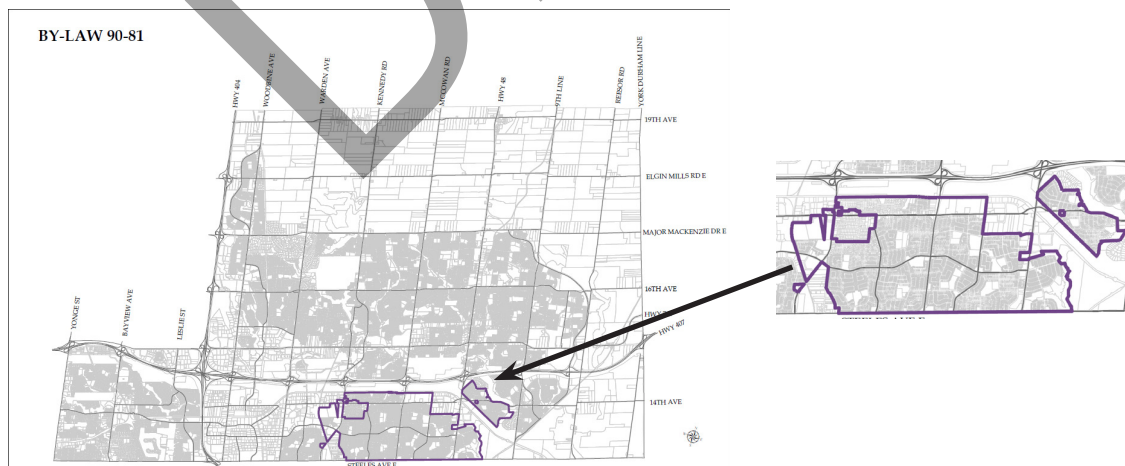
Amending By-laws In Effect:

107-81, 115-82, 328-82, 22-83, 24-83, 56-83, 10-84, 426-85, 30-86, 73-86, 202-86, 238-86, 126-88, 276-88, 33-91, 220-91, 110-92, 53-94, 61-94, 112-95, 141-95, 142-95, 71-96, 285-96, 28-97, 247-98, 211-1999, 232-1999, 2001-93, 2001-110, 2004-205, 2009-96, 2010-102

Amending By-laws Repealed:

208-81, 166-90, 72-91

A.35 BY-LAW 90-81 Risebrough East Zoning By-law



BACKGROUND

Originally adopted by council on March 3, 1981. This by-law pertains to a couple of large areas south of Highway 407 and north of Steeles Avenue East, between Kennedy Road South to the west and 9th Line to the east. The area involves mainly residential development of varying densities with some local commercial, open space and institutional and open space zoning.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). Sections and sub-sections are in underlined titled format. There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Area Restricted; Section 2- Definitions; Section 3- Interpretation; Section 4- General Provisions; Section 5- Zone Categories; Section 6- Zone Requirements; Section 7- Exceptions; Section 8- Administration and Validity.

Original by-law was 42 pages in length, plus Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 148 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 5: R3 - Single Family Residential - Third Density; R4 - Single Family Residential - Fourth Density; R6 - Single Family Residential - Sixth Density; R7 - Single Family Residential - Seventh Density; R8 - Single Family Residential - Eighth Density; R9 - Single Family Residential - Ninth Density; RSD1 - Semi-Detached Residential - First Density; RSD2 - Semi-Detached Residential - Second Density; RSD3 - Semi-Detached Residential - Third Density; RSD4 - Semi-Detached Residential - Fourth Density; RST1- Street Townhouse Residential- First Density; L.C. - Local Commercial; O1 - Open Space; and O2 - Institutional & Open Space. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 4, 6 and 7. Section 4 outlines the general provisions, Section 6 outlines the regulations for all of the fourteen zones established in the by-law, and Section 7 outlines the site specific exceptions.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

138-82, 169-82, 181-82, 237-82, 298-82, 99-83, 194-83, 279-83, 16-84, 68-84, 88-84, 358-84, 362-84, 364-84, 365-84, 6-85, 76-85, 214-85, 360-85, 426-85, 429-85, 29-86, 54-86, 73-86, 110-86, 130-86, 140-86, 202-86, 238-86, 283-86, 287-86, 338-86, 359-86, 420-86, 19-87, 25-87, 27-87, 66-87, 87-87, 119-87, 141-87, 186-87, 257-87, 280-87, 282-87, 283-87, 302-87, 344-87, 446-87, 86-88, 90-88, 166-88, 217-88, 251-88, 252-88, 276-88, 298-88, 355-88, 357-88, 369-88, 18-89, 30-89, 41-89, 87-89, 89-89, 122-89, 123-89, 141-89, 159-89, 193-89, 208-89, 211-89, 227-89, 257-89, 294-89, 45-90, 177-90, 201-90, 214-90, 216-90, 271-90, 34-91, 66-91, 165-91, 220-91, 249-91, 75-92, 85-92, 110-92, 163-92, 166-92, 11-93, 18-93, 38-93, 60-93, 82-93, 84-93, 165-93, 210-93, 211-93, 212-93, 33-94, 51-94, 53-94, 61-94, 65-94, 76-94,

Task 3: Review & Assessment of Existing Parent Zoning By-laws

86-94, 90-94, 118-94, 149-94, 182-94, 255-94, 258-94, 260-94, 25-95, 113-95, 139-95, 141-95, 142-95, 71-96, 167-96, 173-96, 240-96, 284-96, 285-96, 162-97, 222-97, 267-97, 325-97, 17-98, 47-98, 48-98, 156-98, 246-98, 247-98, 4-1999, 80-1999, 106-1999, 107-1999, 178-1999, 211-1999, 16-2000, 103-2000, 180-2000, 216-2000, 219-2000, 2001-93, 2001-230, 2002-79, 2002-88, 2002-143, 2002-158, 2002-215, 2002-254, 2002-316, 2003-97, 2003-110, 2003-208, 2003-265, 2003-316, 2004-19, 2004-185, 2004-199, 2004-205, 2004-206, 2004-282, 2005-117, 2005-118, 2005-246, 2005-249, 2005-298, 2005-350, 2005-358, 2006-49, 2006-65, 2006-96, 2006-111, 2006-191, 2007-69, 2008-161, 2008-162, 2008-170, 2008-249, 2009-96, 2010-102, 2010-182, 2012-116, 2012-142, 2012-143

Amending By-laws Repealed:

208-81, 246-84, 262-87, 30-88, 293-89, 166-90, 72-91, 107-91, 175-91, 213-91, 10-92, 32-93, 50-93, 137-98

A.36 BY-LAW 108-81 South Markham Industrial Area Zoning By-law



BACKGROUND

Originally adopted by council on March 26, 1981, with Ontario Municipal Board approval on December 15, 1981. The by-law pertains to a couple of areas: 1) a large area on the east side of Highway 404, the north side of Steeles Avenue East, the west side of Kennedy Road, and south of the Canadian National Railway/ Highway 407 corridor; and 2) two small areas near the intersection of Main Street Markham South and 14th Avenue. The areas pertain to industrial lands with varying combinations of commercial and automotive and controlled storage uses.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. It provides a table of contents listing the various sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Title and Area Restricted; Section 2- Definitions; Section 3- Interpretation; Section 4- General Provisions; Section 5- Zone Categories; Section 6- General Development Requirements; Section 7- Zone Requirements; Section 8- Exceptions; and Section 9- Administration and Validity.

Original by-law was 42 pages in length, plus Schedule 'A' the Zoning Map.

DEFINITIONS

The original by-law established 148 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 5: M - Select Industrial; M (CS) - Select Industrial with Controlled Storage; M (WR) - Select Industrial with Warehouse Retail; M.C. - Select Industrial and Limited Commercial; and M.AC - Select Industrial and Automotive Commercial. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 4, 6, 7, and 8. Section 4 outlines the general provisions which include "prohibited land uses", and open storage regulations. Section 6 outlines the general development standards for industrial development. Section 7 outlines the provisions for each of the zones established in the by-law. Section 8 pertains to any lands with exceptions.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

407-81, 58-82, 59-82, 170-82, 201-82, 374-82, 375-82, 4-83, 27-83, 58-83, 113-83, 135-83, 193-83, 249-83, 285-83, 315-83, 342-83, 9-84, 64-84, 87-84, 139-84, 158-84, 247-84, 250-84, 320-84, 321-84, 4-85, 103-85, 123-85, 142-85, 253-85, 308-85, 377-85, 406-85, 26-86, 73-86, 164-86, 202-86, 229-86, 268-86, 317-86, 358-86, 413-86, 429-86, 23-87, 93-87, 327-87, 28-88, 32-88, 67-88, 83-88, 94-88, 128-88, 150-88, 153-88, 158-88, 161-88, 186-88, 243-88, 294-88, 299-88, 329-88, 360-88, 368-88, 47-89, 59-89, 85-89, 188-89, 209-89, 228-89, 276-89, 28-90, 29-90, 92-90, 144-90, 215-90, 246-90, 247-90, 257-90, 296-90, 19-91, 186-91, 190-91, 220-91, 11-92, 54-92, 110-92, 127-92, 197-92, 223-92, 45-93, 79-93, 166-93, 230-93, 233-93, 125-94, 137-94, 252-94, 26-95, 42-95, 134-95, 177-95, 193-95, 218-95, 3-96, 52-96, 71-96, 104-96, 124-96, 144-96, 160-96, 168-96, 285-96, 294-96, 28-97, 117-97, 163-97, 169-97, 208-97, 317-97, 82-98, 84-98, 102-98, 173-98, 210-98, 228-98, 247-98, 177-1999, 211-1999, 15-2000, 17-2000, 2001-92, 2001-93, 2001-96, 2001-141, 2002-80, 2002-141, 2002-215, 2002-258, 2002-331, 2003-194, 2003-208, 2003-294, 2003-302, 2004-201, 2004-280, 2005-155, 2005-174, 2005-306, 2006-13, 2007-215, 2008-146, 2008-160, 2009-96, 2009-106, 2010-36, 2010-99, 2010-102, 2010-126, 2010-198, 2010-199, 2011-54, 2011-243, 2012-90

Amending By-laws Repealed:

275-81, 2010-188

A.37 BY-LAW 193-81 Hagerman Corners Zoning By-law



BACKGROUND

Originally adopted by council on June 9, 1981, and approved by the Ontario Municipal Board on March 17, 1983. The by-law pertains to a residential subdivision on the east side of Kennedy Road, south of 14th Avenue, and west of Brimley Road. The by-law pertains to a residential subdivision, local commercial and institutional and open space zoning.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1 – Title and Area Restricted; Section 2- Definitions; Section 3- Interpretation; Section 4- General Provisions; Section 5- Zone Categories ; Section 6- Development Requirements; Section 7- Exceptions; Section 8- Administration and Validity.

Original by-law was 33 pages in length, plus Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 148 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 5: SUR1 - Suburban Residential First Density; SUR2 - Suburban Residential Second Density; SUR3 - Suburban Residential Third Density; LC - Local Commercial; and O2 - Institutional and Open Space. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 4, 6 and 7. Section 4 sets out the standards that are applicable to all zones. Section 6 outlines all the development standards and permitted uses for each of the five zones established in the by-law. Section 7 outlines the site specific exceptions and their particular standards.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

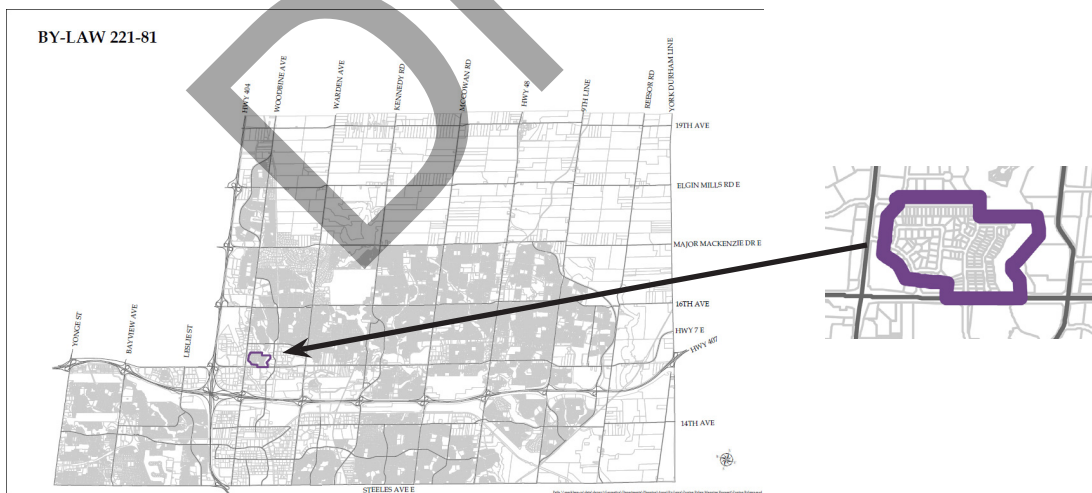
Amending By-laws In Effect:

193-81, 166-82, 236-82, 82-83, 278-84, 322-84, 73-85, 73-86, 117-86, 141-86, 238-86, 286-86, 289-86, 290-86, 331-86, 342-86, 421-86, 325-87, 419-87, 165-88, 231-88, 247-88, 276-88, 358-88, 382-88, 275-89, 50-89, 113-90, 141-90, 160-90, 166-90, 213-90, 35-91, 65-91, 220-91, 110-92, 53-94, 171-94, 198-94, 51-95, 141-95, 142-95, 71-96, 284-96, 285-96, 28-97, 168-97, 319-97, 17-98, 81-98, 247-98, 211-1999, 2001-93, 2001-302, 2004-164, 2004-205, 2005-107, 2006-96, 2006-113, 2006-114, 2007-177, 2008-151, 2009-96, 2010-102, 2011-53

Amending By-laws Repealed:

72-91

A.38 BY-LAW 221-81 Brown’s Corners Residential Zoning By-law



BACKGROUND

Originally adopted by council on July 7, 1981, and approved by the Ontario Municipal Board on March 11, 1982. The by-law pertains to a residential subdivision in Brown’s Corners on the north side of Highway 7, between Woodbine Avenue and Rodick Road. The by-law pertains to a residential subdivision and associated lands for institutional and open space zoning.

Task 3: Review & Assessment of Existing Parent Zoning By-laws

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1 – Title and Area Restricted; Section 2- Definitions; Section 3- Interpretation; Section 4- General Provisions; Section 5- Zone Categories; Section 6- Zone Requirements; Section 7- Exceptions; Section 8- Administration and Validity.

Original by-law was 37 pages in length, plus Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 149 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 6: R3 - Single Family Residential 3rd Density; R4 - Single Family Residential 4th Density; R5 - Single Family Residential 5th Density; R6 - Single Family Residential 6th Density; O1- Open Space; and O2 - Institutional and Open Space. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 4 through 7. Section 4 sets out the standards that are applicable to all zones. Section 4 includes such matters as public uses permitted, non-conforming uses, and parking rates. Section 5 sets out the six zone categories. Section 6 sets out general requirements for all four residential zones, and the two open space zones. Section 7 pertains to site specific exceptions and their specific standards.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

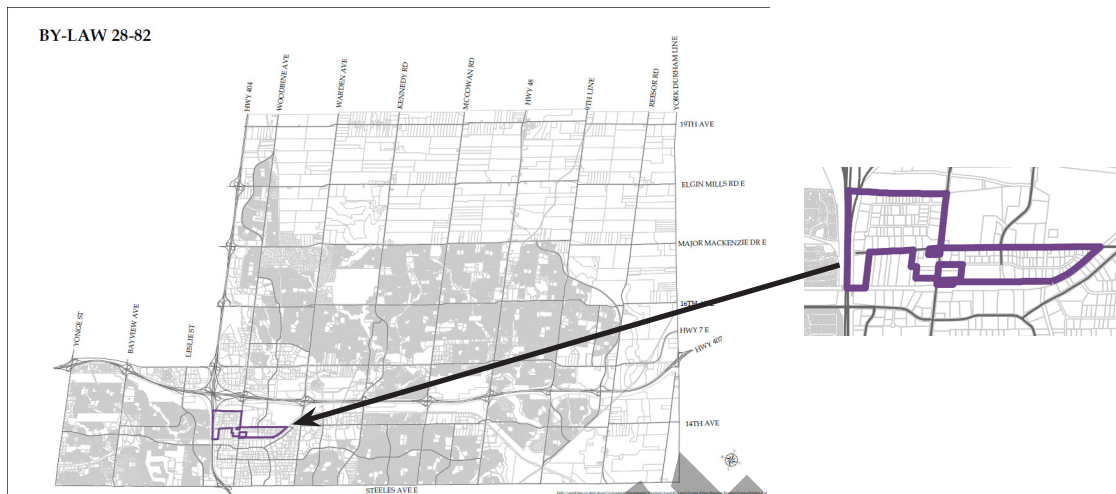
Amending By-laws In Effect:

247-81, 202-82, 73-86, 238-86, 331-86, 276-88, 36-91, 220-91, 110-92, 53-94, 61-94, 141-95, 142-95, 71-96, 285-96, 28-97, 247-98, 211-1999, 2001-93, 2004-205, 2006-96, 2009-96, 2010-102, 2012-13

Amending By-laws Repealed:

166-90, 72-91

A.39 BY-LAW 28-82 14th Avenue/ Highway 404



BACKGROUND

Originally adopted by council on January 26, 1982, and approved by the Ontario Municipal Board on March 10, 1982. The by-law pertains to an industrial area east of Highway 404, south of Highway 407 and along the north side of the Canadian National Railway corridor. The by-law pertains to industrial uses only.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1 – Title and Area Restricted; Section 2- Definitions; Section 3- Interpretation; Section 4- General Provisions; Section 5- Zone Categories; Section 6- Development Requirements; Section 7- Exceptions; and Section 8- Administration and Validity.

Original by-law was 33 pages in length, plus Schedule ‘A’, the Zoning Map.

DEFINITIONS

The original by-law established 149 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 5: M8 - Select Industrial; MCS3 - Select Industrial with Control Storage; and MCS4 - Select Industrial with Control Storage. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1 – Title and Area Restricted; Section 2- Definitions; Section 3- Interpretation; Section 4- General Provisions; Section 5- Zone Categories; Section 6- General Provisions for Residential Zones; Section 7- Single Family Rural Residential (RRH) Zone; Section 8- Single Family Rural Residential (RR1) Zone; Section 9- Hamlet Commercial (CH) Zone; Section 10- Open Space (O1) Zone; Section 11- Institutional (O2) Zone; Section 12- Exceptions; and Section 13- Administration and Validity.

Original by-law was 38 pages in length, plus Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 150 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 5: RRH - Single Family Rural Residential; RR1 - Single Family Rural Residential; CH - Hamlet Commercial; O1 - Open Space; and O2 – Institutional. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 4 and 6 through 13. Sections 4 and 6 sets out the standards that are applicable to all zones. Section 4 includes such matters as “prohibited uses”, and parking rates. Section 6 sets out general requirements for all the residential zones, such as the number of buildings allowed on a lot and accessory building regulations. Sections 7 through 11 are the zone requirement for each of the five zones set out in the by-law. Section 12 pertains to site specific exceptions and their specific standards.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

73-86, 238-86, 331-86, 110-88, 276-88, 45-89, 220-91, 110-92, 53-94, 141-95, 142-95, 71-96, 166-96, 285-96, 28-97, 247-98, 211-1999, 257-1999, 2001-93, 2004-148, 2006-96, 2008-251, 2009-96, 2010-102, 2011-209

Amending By-laws Repealed:

166-90, 72-91

A.41 BY-LAW 196-82 The Locust Hill Hamlet Zoning By-law



BACKGROUND

Originally adopted by council on June 22, 1982, and approved by the Ontario Municipal Board on May 2, 1983. The by-law pertains to a small area (Locust Hill Hamlet) along Highway 7 East, east of Reesor Road in the east end of the municipality. The by-law pertains to rural residential, hamlet commercial, and institutional and open space zones.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1 – Title and Area Restricted; Section 2- Definitions; Section 3- Interpretation; Section 4- General Provisions; Section 5- Zone Categories; Section 6- General Provisions for Residential Zones; Section 7- Single Family Rural Residential (RRH) Zone; Section 8- Single Family Rural Residential (RR1) Zone; Section 9- Hamlet Commercial (CH) Zone; Section 10- Transportation (T) Zone; Section 11- Open Space (O1) Zone; Section 12- Institutional (O2) Zone; Section 13- Exceptions; and Section 14- Administration and Validity.

Original by-law was 38 pages in length, plus Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 150 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 5: RRH - Single Family Rural Residential; RR1 - Single Family Rural Residential; CH - Hamlet Commercial; T- Transportation; O1 - Open Space; O2 –

Institutional. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 4 and 6 through 13. Sections 4 and 6 sets out the standards that are applicable to all zones. Section 4 includes such matters as “prohibited uses”, and parking rates. Section 6 sets out general requirements for all the residential zones, such as the number of buildings allowed on a lot and accessory building regulations. Sections 7 through 12 are the zone requirement for each of the six zones set out in the by-law. Section 13 pertains to site specific exceptions and their specific standards.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

76-83, 73-86, 238-86, 331-86, 276-88, 220-91, 110-92, 53-94, 141-95, 142-95, 71-96, 285-96, 28-97, 247-98, 211-1999, 2001-93, 2004-205, 2006-96, 2009-96, 2010-102

Amending By-laws Repealed:

166-90, 72-91

A.42 BY-LAW 47-85 Risebrough Centre Zoning By-law



BACKGROUND

Originally adopted by council on February 26, 1985. The by-law pertains to two small areas on the north side of Steeles Avenue East, near Main Street South in Unionville. The by-law pertains to strictly commercially zoned properties.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1 – Title and Area Restricted; Section 2- Definitions; Section 3- Interpretation; Section 4- General Provisions; Section 5- Zone Categories; Section 6- General Development Requirements; Section 7- Specific Zone Requirements; Section 8- Exceptions; Section 9- Administration and Validity.

Original by-law was 32 pages in length, plus Schedule 'A', the Zoning Map.

DEFINITIONS

The original by-law established 150 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 5: SC1 - Special Commercial 1; SC2 - Special Commercial 2; SC3 - Special Commercial 3; and SC4 - Special Commercial 4. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 4 and 6 through 8. Sections 4 and 6 sets out the standards that are applicable to all zones. Section 4 includes such matters as “prohibited uses”, and parking rates. Section 6 sets out general requirements for all the commercial zones, such as yards and open storage regulations. Section 7 are the zone requirement for each of the four commercial zones set out in the by-law. Section 8 pertains to site specific exceptions and their specific standards.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

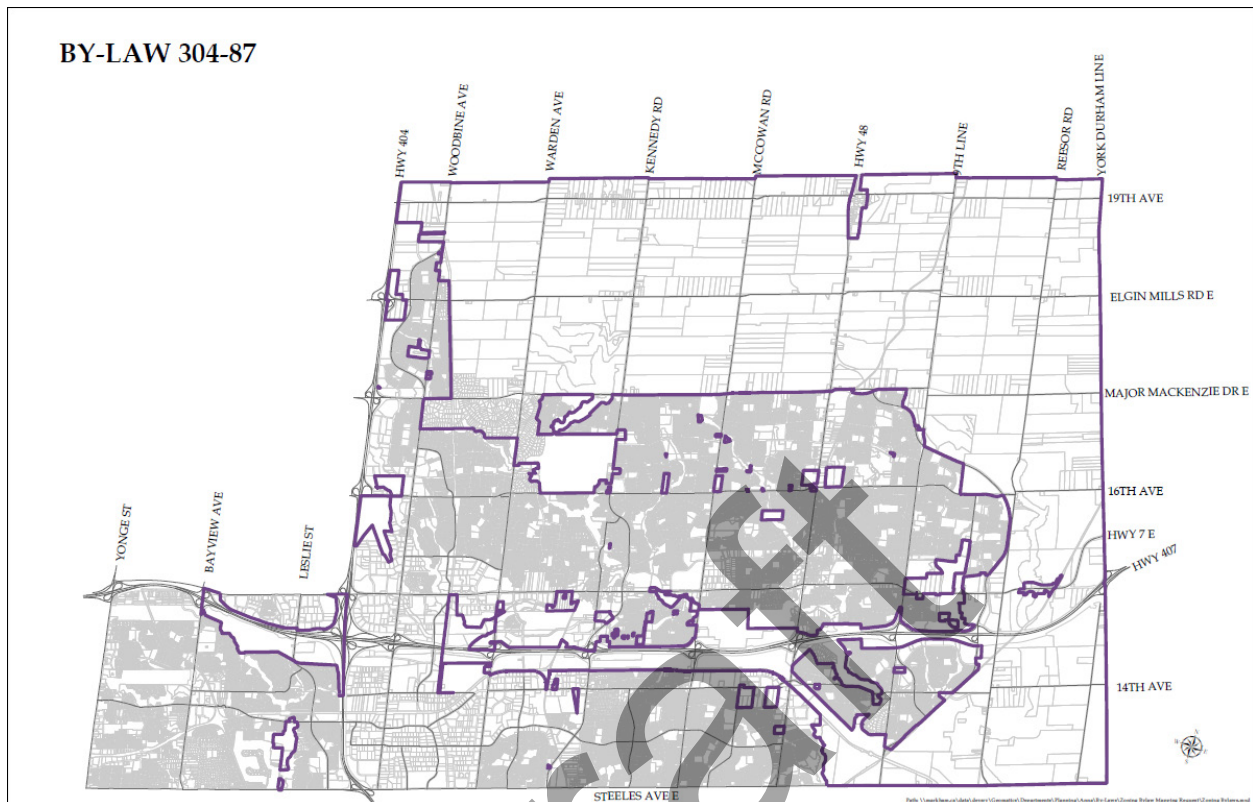
Amending By-laws In Effect:

73-86, 20-87, 261-87, 129-88, 245-88, 160-89, 189-89, 120-90, 117-91, 220-91, 129-92, 231-92, 210-95, 71-96, 241-96, 285-96, 67-97, 247-98, 211-1999, 112-2000, 179-2000, 220-2000, 2001-93, 2002-63, 2002-79, 2003-110, 2003-189, 2005-204, 2005-248, 2006-96, 2006-102, 2006-192, 2009-96

Amending By-laws Repealed:

107-91, 10-92, 88-92, 211-95

A.43 BY-LAW 304-87 Town of Markham Rural Area Zoning By-law



BACKGROUND

As the name suggests, this by-law pertains to the rural areas of the City of Markham, which in terms of area covers the largest portion of the municipality. Originally adopted by council on September 1, 1987, with Ontario Municipal Board approval on January 12, 1994. Most of the by-law pertains to the northern and eastern concessions in the City of Markham, as well as portions of lands along the Highway 407 corridor from as far west as Bayview Avenue, as well as pockets near 16Th Avenue and along the east side of Highway 404. It is made up of agricultural, rural residential, small commercial, institutional, and open space zones.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1- Title and Area Restricted; Section 2- Definitions; Section 3- Interpretation; Section 4- Zone Categories; Section 5- General Provisions; Section 6- Agriculture One Zone; Section 7- Rural Residential Zones; Section 8- Commercial Zones; Section 9- Institutional Zone; Section 10- Commercial-Recreation Zone; Section 11- Transportation Zone; Section 12- Open Space One Zone; Section 13- Exceptions; Section 14- Administration and Validity.

Task 3: Review & Assessment of Existing Parent Zoning By-laws

Original by-law was 63 pages in length, plus zone map and a series of schedules (maps) pertaining to the location of the Section 13 exceptions. The by-law (with exceptions) is the largest by-law of all of Markham's zoning by-laws involve over 80 site specific amendments and add up to over 1,400 pages of text and schedules.

DEFINITIONS

The original by-law established 128 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 4: A1 - Agriculture One Zone; RR1 - Rural Residential One Zone; RR2 - Rural Residential Two Zone; RR4 - Rural Residential Four Zone; RRE - Rural Residential Estate Zone; HC2 - Highway Commercial Two Zone; C1 - Commercial One Zone; CR - Commercial Recreation Zone; INST. - Institutional Zone; O1 - Open Space One Zone; and T - Transportation Zone. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 13. Section 5 sets out the standards that are applicable to all zones and include such matters as "prohibited uses" and "non-conforming uses". Sections 6 through 12 are standards set out for each of the zones found in the by-law, group as agriculture (Section 6); the four rural residential zones (Section 7); the two commercial zones (HC2 and C1) (Section 8); the institutional zone (Section 9); the commercial-recreation zone (Section 10); the transportation zone (Section 11), and the open space zone (Section 12). Section 13 pertains to site specific by-laws. In the original Section 13, there were 42 site specific exceptions.

AMENDING BY-LAWS

The parent by-law has been amended more times than any other parent by-law in Markham by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

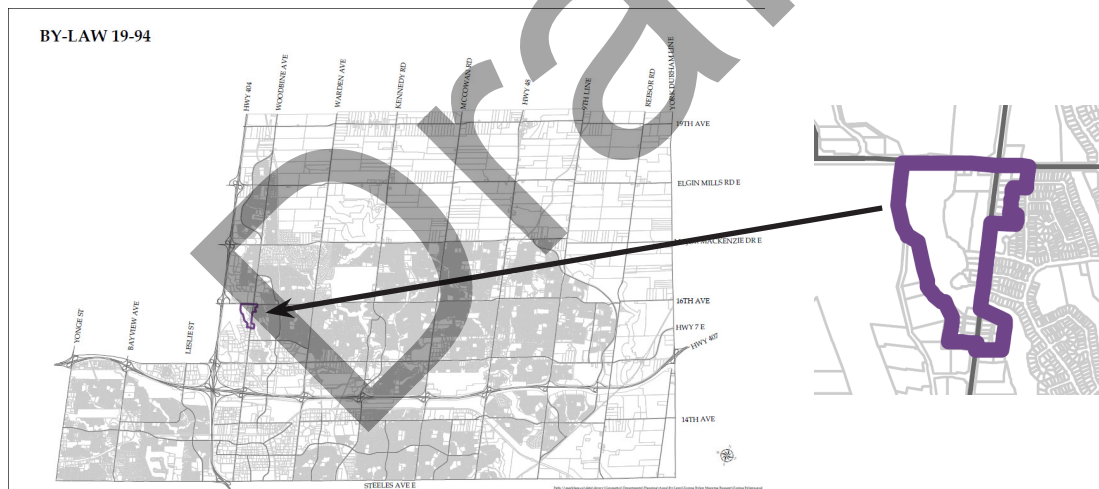
326-87, 391-87, 445-87, 71-88, 74-88, 76-88, 85-88, 97-88, 125-88, 127-88, 152-88, 159-88, 162-88, 170-88, 182-88, 185-88, 229-88, 261-88, 262-88, 276-88, 278-88, 306-88, 333-88, 354-88, 359-88, 12-89, 40-89, 43-89, 44-89, 88-89, 187-89, 239-89, 256-89, 289-89, 291-89, 17-90, 27-90, 47-90, 73-90, 86-90, 165-90, 200-90, 260-90, 220-91, 60-92, 92-92, 110-92, 162-92, 165-92, 15-93, 17-93, 81-93, 96-93, 136-93, 52-94, 53-94, 75-94, 85-94, 87-94, 139-94, 175-94, 256-94, 41-95, 56-95, 67-95, 130-95, 133-95, 141-95, 142-95, 181-95, 190-95, 203-95, 50-96, 71-96, 105-96, 163-96, 164-96, 165-96, 176-96, 186-96, 272-96, 274-96, 285-96, 303-96, 304-96, 305-96, 6-97, 18-97, 28-97, 32-97, 78-97, 81-97, 113-97, 120-97, 146-97, 176-97, 180-97, 190-97, 192-97, 194-97, 210-97, 221-97, 235-97, 248-97, 256-97, 266-97, 291-97, 17-98, 19-98, 34-98, 36-98, 39-98, 47-98, 58-98, 79-98, 83-98, 107-98, 181-98, 211-98, 213-98, 235-98, 236-98, 238-98, 247-98, 248-98, 7-1999, 31-1999, 35-1999, 78-1999, 106-1999, 126-1999, 128-1999, 134-1999, 140-1999, 168-1999, 176-1999, 190-1999, 211-1999, 260-1999, 265-1999, 268-1999, 22-2000, 99-2000, 113-2000, 116-2000, 146-2000, 159-2000, 181-2000, 214-2000, 217-2000, 2001-12, 2001-74, 2001-105, 2001-159, 2001-182, 2001-188, 2001-267, 2002-53, 202-56, 2002-65, 2002-77, 2002-92, 2002-144, 2002-146, 2002-150, 2002-152, 2002-173, 2002-176, 2002-183, 2002-185, 2002-207, 2002-215, 2002-252, 2002-330, 2003-18, 2003-23, 2003-49, 2003-112, 2003-123, 2003-144, 2003-150, 2003-179, 2003-200, 2003-202, 2003-204, 2003-206, 2003-208, 2003-256, 2003-258, 2003-262, 2003-264, 2003-283, 2003-

285, 2003-325, 2003-357, 2004-15, 2004-33, 2004-55, 2004-68, 2004-89, 2004-91, 2004-115, 2004-117, 2004-139, 2004-145, 2004-147, 2004-150, 2004-188, 2004-190, 2004-205, 2004-298, 2004-313, 2005-29, 2005-32, 2005-34, 2005-46, 2005-122, 2005-127, 2005-173, 2005-183, 2005-206, 2005-208, 2005-210, 2005-214, 2005-242, 2005-267, 2005-296, 2005-339, 2005-349, 2005-350, 2005-351, 2005-352, 2005-353, 2005-375, 2006-6, 2006-45, 2006-50, 2006-90, 2006-96, 2006-129, 2006-131, 2006-132, 2006-134, 2006-145, 2006-147, 2006-153, 2006-170, 2006-172, 2006-174, 2006-178, 2006-214, 2006-217, 2006-219, 2006-221, 2006-233, 2006-278, 2006-289, 2006-295, 2006-323, 2006-325, 2006-327, 2006-330, 2006-332, 2007-4, 2007-7, 2007-47, 2007-59, 2007-72, 2007-83, 2007-128, 2007-153, 2007-155, 2007-163, 2007-170, 2007-185, 2007-187, 2007-225, 2007-254, 2007-264, 2007-286, 2008-3, 2008-21, 2008-149, 2008-152, 2008-154, 2008-201, 2008-243, 2008-250, 2008-267, 2009-33, 2009-52, 2009-57, 2009-65, 2009-94, 2009-107, 2009-109, 2009-96, 2009-154, 2009-163, 2009-194, 2009-200, 2009-202, 2009-206, 2009-210, 2010-14, 2010-16, 2010-34, 2010-37, 2010-41, 2010-44, 2010-54, 2010-62, 2010-66, 2010-68, 2010-70, 2010-102, 2010-103, 2010-105, 2010-108, 2010-117, 2010-119, 2010-134, 2010-150, 2010-160, 2010-164, 2010-201, 2010-203, 2010-207, 2011-119, 2011-121, 2011-242, 2011-244, 2012-62, 2012-104, 2012-106, 2012-109, 2012-114, 2012-149, 2012-161

Amending By-laws Repealed:

180-88, 166-90, 72-91, 94-95, 106-2000, 2002-255, 2003-311

A.44 BY-LAW 19-94 The Buttonville Core Area By-law



BACKGROUND

Originally adopted by council on February 8, 1994, with Ontario Municipal Board approval on December 20, 1994. The by-law pertains to an area of Buttonville near the intersection of 16th Avenue and Woodbine Avenue and is made up of medium density residential and open space zones.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Section 1 – Title and Area Restricted; Section 2- Definitions; Section 3- Interpretation; Section 4- Zone Categories; Section 5- General Provisions; Section 6- Residential Medium Density (RMD1 and RMD2) Zones; Section 7- Residential Medium Density 1- Special (RMD1-S) Zone; Section 8- Residential Medium Density 2- Special (RMD2-S) Zone; Section 9- Open Space (O1) Zone; Section 10- Open Space (Special Use) (O2) Zone; Section 11- Open Space (Environmental Buffer) (O3) Zone; Section 12- Exceptions; Section 13- Administration and Validity.

Original by-law was 35 pages in length, plus Zoning Map and Schedules pertaining to certain exceptions.

DEFINITIONS

The original by-law established 133 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 2) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 4: RMD1 - Residential Medium Density 1; RMD1-S - Residential Medium Density 1- Special; RMD2 - Residential Medium Density 2; RMD2-S - Residential Medium Density 2- Special; O1 - Open Space; O2 - Open Space (Special Use); and O3 - Open Space (Environmental Buffer). Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 5 through 12. Section 5 sets out the general provisions pertaining to all zones; Sections 6 through 11 set out the use permissions and standards associated with each of the seven zones established under the by-law. Section 6 includes the two medium residential zones; while the balance pertain to one section for each zone. Section 12 pertains to site specific by-laws that were initially established under the parent by-law. Subsequent site specific zoning by-laws do not necessarily make reference to Section 12 when amending the parent by-law.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

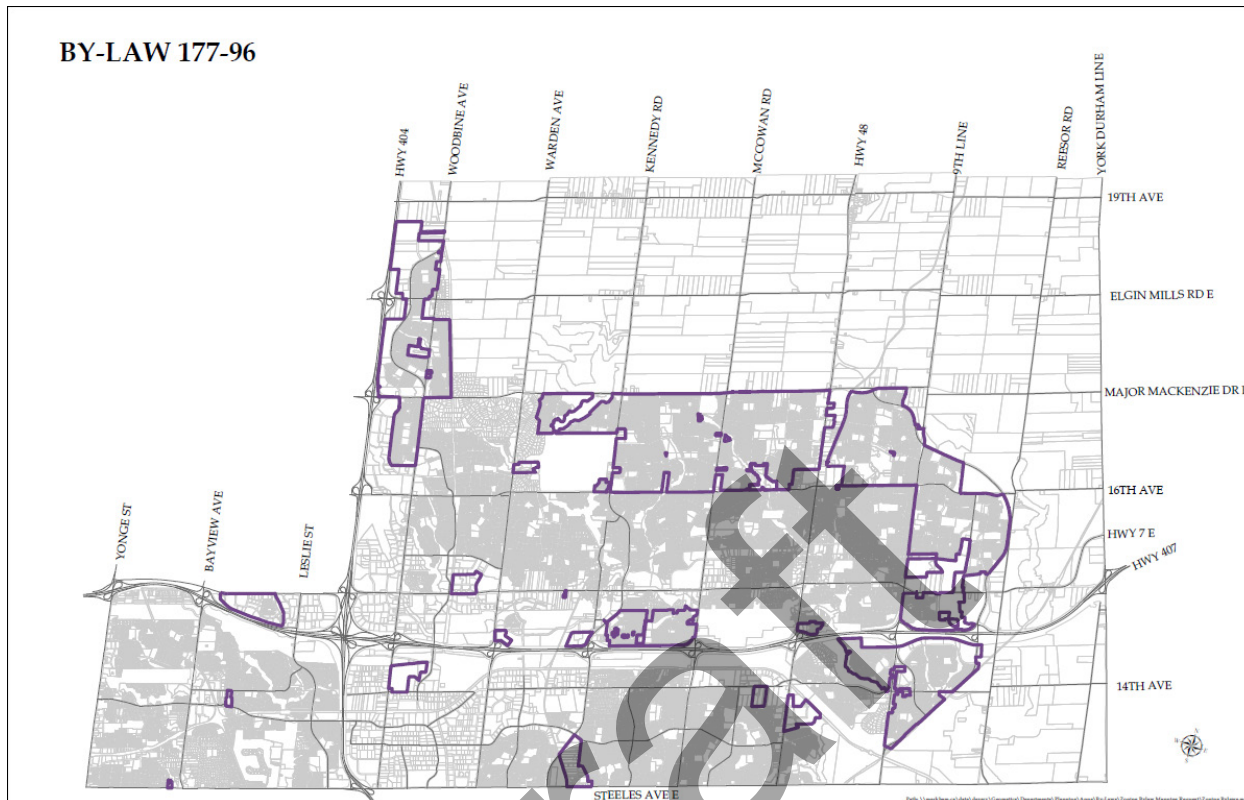
Amending By-laws In Effect:

38-95, 141-95, 151-95, 71-96, 285-96, 211-1999, 2002-259, 2003-275, 2009-96, 2010-102

Amending By-laws Repealed:

None

A.45 BY-LAW 177-96 New Urban Area By-law (Northeast Markham/ Cornell)



BACKGROUND

Originally adopted by council on June 25, 1996, By-law 177-96 pertains to many areas within the built-up “urban area” of the municipality, including the Cornell Community. It is designed to apply to lands that have been developed in more recent years, by removing lands from the older by-laws and re-establishing them under this newer, more sophisticated by-law structure. It is very different in design and approach from most of the other parent zoning by-laws in Markham. As a “modern day” zoning by-law, it is amended in more regular fashion than the other by-laws. It currently involves a variety of zone types, from residential, commercial, employment, and open space. The most recent update to this by-law was established on November 1, 2014.

FORMAT

The by-law format is comprehensive. It consists of logical order of provisions, schedules, tables, etc. to allow for relative ease in finding the locations of the different provisions. Like the previous by-laws reviewed, provisions under each section are formatted with individual digit references reflecting the order of the provision within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a series of “tables” found in each of the sections to better organize the provisions in a more visually pleasing way.

STRUCTURE

The by-law itself consists of Section 1- Administration; Section 2- Establishment of Zones; Section 3- Definitions; Section 4- Permitted Uses; Section 5- Use Standards; Section 6- General Provisions; Section

Task 3: Review & Assessment of Existing Parent Zoning By-laws

7- Exceptions; Section 8- Special Mapping; and Section 9- Enactment. Based on the November 1, 2014 version, the by-law is currently 442 pages in length, which includes 362 pages of exceptions in Section 6.

DEFINITIONS

The November 1, 2014 version of the by-law establishes 157 defined terms. Analysis of these terms and any defined terms found in Section 7 on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 2: R1 - Residential One Zone; R2 - Residential Two Zone; R2-S - Residential Two- Special Zone; R2-LA - Residential Two- Lane Access Zone; R3 - Residential Three Zone; R4 - Residential Four Zone; NC - Neighbourhood Commercial One Zone; NC2 - Neighbourhood Commercial Two Zone; NC3 - Neighbourhood Commercial Three Zone; CA1 - Community Amenity One Zone; CA2 - Community Amenity Two Zone; CA3 - Community Amenity Three Zone; CA4 - Community Amenity Four Zone; AC1 - Automotive Commercial One Zone; AC2 - Automotive Commercial Two Zone; MJC - Major Commercial Zone; BP - Business Park; BC - Business Corridor; GI - General Industrial; G - Greenway Zone; OS1 - Open Space One Zone; and OS2 - Open Space Two Zone. Any zones that are introduced into the by-law on a specific basis, will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 4 through 8. Section 4 sets out the permitted uses in four sets of tables pertaining to use permissions by zone for Residential Zones, Retail and Mixed-Use Zones, Open Space Zones, and Employment Zones, respectively. Any special provisions associated with any of the tables are included at the end of each table. Section 5 sets out the use standards in nine tables. The first six tables pertain to each of the six residential zones (R1, R2, R2-S, R2-LA, R3, and R4), and the next three tables pertain to the standards associated with the Mixed-Use zones (NC, NC2 < NC3, CA1, CA2, CA3, AC1, AC2, MJC), Employment zones (BP, BC, GI), and the Open Space zones (G, OS1, OS2). Any special provisions regarding the standards are noted after each of the tables. Section 6 then sets out the general provisions for all zones and includes such things as accessory buildings, decks, parking, home occupation, loading, etc. Section 7 sets out the site specific provisions with a locational description (or title) and organizes the site specific regulations in a logical sequence, including: "only permitted uses", "zone standards", "special parking provisions", and "special site provisions". Section 8 lists the titles of each of the "special maps" that are referred in Section 7. There are a series of 21 zoning maps associated with this by-law, each with detailed lot and zoning line configurations.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

177-96, 185-96, 255-96, 306-96, 307-96, 308-96, 19-97, 28-97, 66-97, 73-97, 79-97, 80-97, 119-97, 140-97, 141-97, 167-97, 186-97, 191-97, 193-97, 195-97, 211-97, 249-97, 289-97, 303-97, 20-98, 76-98, 108-98, 167-98, 174-98, 212-98, 214-98, 237-98, 247-98, 24-1999, 36-1999, 79-1999, 84-1999, 102-1999, 125-1999, 127-1999, 135-1999, 167-1999, 191-1999, 255-1999, 256-1999, 261-1999, 269-1999, 273-1999, 24-2000, 59-2000, 74-2000, 98-2000, 100-2000, 114-2000, 121-2000, 196-2000, 2001-5, 2001-106, 2001-154, 2001-161, 2001-162, 2001-183, 2001-239, 2001-289, 2001-295, 2002-16, 2002-54, 2002-66, 2002-57, 2002-78, 2002-93, 2002-151, 2002-174, 2002-177, 2002-184, 2002-251, 2002-253, 2003-19, 2003-59, 2003-69, 2003-128, 2003-151, 2003-162, 2003-201, 2003-203, 2003-205, 2003-207, 2003-254, 2003-257,

Task 3: Review & Assessment of Existing City Parent Zoning By-laws

2003-259, 2003-263, 2003-284, 2003-326, 2004-16, 2004-34, 2004-37, 2004-57, 2004-90, 2004-146, 2004-149, 2004-151, 2004-187, 2004-274, 2004-281, 2004-305, 2004-314, 2004-329, 2005-3, 2005-18, 2005-27, 2005-30, 2005-35, 2005-53, 2005-137, 2005-152, 2005-215, 2005-226, 2005-250, 2005-340, 2005-354, 2005-359, 2005-361, 2005-376, 2006-7, 2006-46, 2006-51, 2006-133, 2006-148, 2006-171, 2006-175, 2006-177, 2006-179, 2006-193, 2006-209, 2006-215, 2006-218, 2006-220, 2006-222, 2007-98, 2007-150, 2007-156, 2007-164, 2007-186, 2007-255, 2008-4, 2008-20, 2008-30, 2008-150, 2008-153, 2008-155, 2008-252, 2008-260, 2009-54, 2009-58, 2009-66, 2009-89, 2009-95, 2009-105, 2009-108, 2009-113, 2009-155, 2009-195, 2009-164, 2009-207, 2009-211, 2010-15, 2010-17, 2010-35, 2010-38, 2010-45, 2010-67, 2010-69, 2010-71, 2010-106, 2010-109, 2010-118, 2010-120, 2010-128, 2010-135, 2010-151, 2010-165, 2010-170, 2010-208, 2011-46, 2011-48, 2011-56, 2011-87, 2011-122, 2011-127, 2011-130, 2011-165, 2011-173, 2011-175, 2011-177, 2011-201, 2011-208, 2011-219, 2011-245, 2012-63, 2012-107, 2012-112, 2012-127, 2012-155, 2012-183, 2012-188, 2012-237, 2012-259, 2012-265, 2013-53, 2013-108, 2013-122, 2013-124, 2013-127, 2013-128, 2013-179, 2013-198 (in appeal), 2013-199, 2014-7, 2014-38, 2014-44 (in appeal period), 2014-50, 2014-110 (awaiting OPA from York Region), 2014-162.

Holding By-laws (which may no longer be in effect):

306-96, 73-97, 80-97, 119-97, 167-97, 191-97, 193-97, 195-97, 8-1999, 24-1999, 36-1999, 74-1999, 79-1999, 84-1999, 127-1999, 135-1999, 167-1999, 169-1999, 273-1999, 98-2000, 2001-5, 2001-106, 2001-183, 2001-268, 2001-289, 2002-54, 2002-78, 2002-93, 2003-69.

A.46 BY-LAW 2004-196 Markham Centre By-law



BACKGROUND

The latest in the parent zoning by-laws, By-law 2004-196 was adopted by council on July 1, 2004. The by-law pertains to the new Markham Centre, found in the area of lands south of Highway 7 and north of Highway 407, between Warden Avenue and Main Street South Unionville. It involves a new set of mixed use zones of an urban nature.

FORMAT

The parent by-law is formatted with standard provisions set out in words under sections. Provisions under each section are formatted with individual digit references reflecting the order of the provision

Task 3: Review & Assessment of Existing Parent Zoning By-laws

within the section of the by-law it is located in. (e.g. 2.1 is the first provision under Section 2). There is also a Zoning Map that indicates the location of the zones established in the by-law. The by-law also includes a cover page and a list of amending by-laws before the by-law itself.

STRUCTURE

Original by-law structure: Includes an “Intent of This By-law” description, which is legally not part of the by-law. The by-law itself consists of Section 1- Administration; Section 2- Establishment of Zones; Section 3- Definitions; Section 4- General Provisions; Section 5- Permitted Uses and Standards; Section 6- Exceptions; and Section 7- Enactment.

Original by-law was 46 pages in length, which includes the standards table and schedules (maps).

DEFINITIONS

The original by-law established 139 defined terms. Analysis of these terms and the subsequent definitions that amended both the definitions section (Section 3) and which incorporated defined terms on a site specific bases will be analysed under Task 5.

ZONES

Parent by-law includes the following zones into Section 2: MC-D1 - Markham Centre Downtown One Zone; MC-D2 - Markham Centre Downtown Two Zone; MC-D3 - Markham Centre Downtown Three Zone; MC-D4 - Markham Centre Downtown Four Zone; MC-D5 - Markham Centre Downtown Five Zone; MC-PS1 - Markham Centre Public Space One Zone; and MC-PS2 - Markham Centre Public Space Two Zone. Other zones are introduced into the by-law on a specific basis, which will be analysed under Task 4.

STANDARDS

The standard provisions are basically organized under Sections 4 through 6. Section 4 sets out the general provisions that are applicable to all zones and include parking and loading standards charts based on rates by specific land use type. Section 5 sets out the permitted uses and associated standards in charts and schedules. This includes a table pertaining to use permissions by zone, Schedule “A1” – Location of Zones (map of zones), Schedule “A2”- Maximum Permitted Net Floor Area and Dwelling Units (map of densities), Schedule “A3”- Minimum and Maximum Heights (height map); and Schedule “A4”- Setbacks (map of where setback ‘conditions’ apply, with a list of the conditions). Section 6 sets out the site specific exceptions.

AMENDING BY-LAWS

The parent by-law has been amended numerous times by site specific, area specific, and by city-wide amendments involving definitions and permissions related to specific standards or uses. Analysis of the amending by-laws to be undertaken as part of Task 4.

Amending By-laws In Effect:

2004-197, 2005-197, 2006-92, 2006-236, 2006-237, 2006-243, 2006-292, 2007-36, 2007-58, 2007-178, 2007-281, 2007-287, 2008-83, 2008-111, 2008-158, 2008-172, 2009-48, 2010-48, 2010-102, 2010-184, 2010-190, 2010-205, 2011-4, 2011-86, 2011-89, 2011-124, 2011-161, 2011-163, 2012-28, 2012-82, 2012-152, 2012-247, 2013-28, 2013-190, 2014-9

Amending By-laws Repealed:

None

Draft

Appendix B

B.1 Example of Zone Regulations in Mississauga Zoning By-law 0225-2007

B.2 Examples from Mississauga and Toronto By-laws - Zones

Example from Mississauga By-law 0225-2007- Zones that primarily related to land use symbols

Part 4 - Residential Zones

**4.15 RA1 to RA5 ZONES
(APARTMENT DWELLINGS)**

4.15.1 RA1 to RA5 Permitted Uses and Zone Regulations

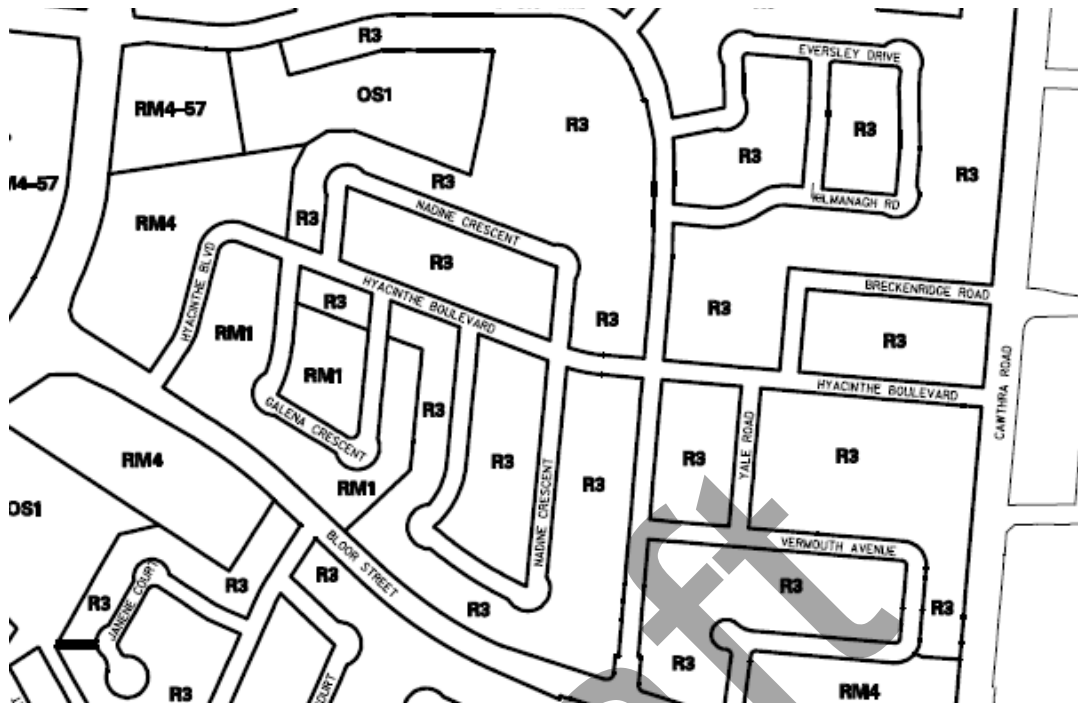
All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the uses and zone regulations specified within the applicable zone column contained in Table 4.15.1 - RA1 to RA5 Permitted Uses and Zone Regulations.

Table 4.15.1 - RA1 to RA5 Permitted Uses and Zone Regulations

Column	A	B	C	D	E	F
Line	ZONES	RA1	RA2	RA3	RA4	RA5
1.0						
PERMITTED USES						
2.0	RESIDENTIAL					
2.1	Apartment Dwelling	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾
2.2	Long-Term Care Dwelling	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾
2.3	Retirement Dwelling	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾
ZONE REGULATIONS						
3.0	MINIMUM LOT FRONTAGE	30.0 m				
4.0	MINIMUM FLOOR SPACE INDEX - APARTMENT DWELLING ZONE	0.4	0.5	0.5	1.0	1.9
5.0	MAXIMUM FLOOR SPACE INDEX - APARTMENT DWELLING ZONE	0.9	1.0	1.0	1.8	2.9
6.0	MAXIMUM GROSS FLOOR AREA - APARTMENT DWELLING ZONE PER STOREY FOR EACH STOREY ABOVE 12 STOREYS	n/a	n/a	n/a	1 000 m ²	1 000 m ²
7.0	MAXIMUM HEIGHT (0308-2011)	13.0 m ⁽²⁾ and 4 storeys	26.0 m ⁽²⁾ and 8 storeys	38.0 m ⁽²⁾ and 12 storeys	56.0 m ⁽²⁾ and 18 storeys	77.0 m ⁽²⁾ and 25 storeys
8.0	MINIMUM FRONT AND EXTERIOR SIDE YARDS					
8.1	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m ⁽³⁾				
8.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	8.5 m ⁽³⁾				
8.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	9.5 m ⁽³⁾				
8.4	For that portion of the dwelling with a height greater than 26.0 m	10.5 m ⁽³⁾				

Table 4.15.1 continued on next page

Task 3: Review & Assessment of Existing Parent Zoning By-laws



Example from Toronto By-law 569-2013 – Zones involving more than just land use symbols

