

SECTION 1- GENERAL

1.1 Introduction

- a) This part being Part II - The Official Plan and the attached Schedules ‘A’ - LAND USE, ‘B’ - PLANNING DISTRICTS, ‘C’ - TRANSPORTATION, ‘D’ - URBAN SERVICE AREA, ‘E’ - HERITAGE CONSERVATION AREAS, ‘F’ - SPECIAL POLICY AREA, ‘G’ - SITE PLAN CONTROL, ‘H’ - COMMERCIAL/ INDUSTRIAL CATEGORIES ,* ‘I’ - ENVIRONMENTAL PROTECTION AREAS and ‘J’ - ROUGE NORTH MANAGEMENT AREA * constitute the Official Plan for the Markham Planning Area which shall generally be referred to herein as “this Plan”.
- b) This Plan repeals the existing Official Plan, as amended, which was adopted in 1976 and which together with the subsequent amendments shall hereafter be referred to as Official Plan (1976).
- c) **Statutory Basis for this Consolidated Plan**
 - i) This Plan (Revised 1987) was prepared and adopted in 1987 in accordance with the provisions of the *Planning Act* R.S.O. 1983, c.1, as amended. This consolidated Plan has been prepared in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.
 - ii) This Plan incorporates provisions authorized by other relevant Acts, Statutes, Regulations and Codes of Canada and the Province of Ontario.

1.1.1 Amendments to the Official Plan (1976), being the former Official Plan

- a) This Plan, entitled Official Plan (Revised 1987), incorporates in the text and Schedules the intent and provisions of the following amendments to the Official Plan (1976):
Nos. 1, 2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 25, 27, 35, 36, 37, 39, 43, 46, 47, 50, 51, 52, 54, 55, 58, 59, 60, 63, 72, 73, 76, 77, 78, 79, 80, 83, 85, 88, 90, 92, 96, 100, 101, 105, 110, 112, 116, 118 and 121.
- b) This Plan, incorporates in Section 4 the site and area specific policies of the following amendments to the Official Plan (1976):
Nos. 9, 19, 26, 28, 29, 34, 38, 44, 53, 56, 68, 69, 70, 74, 75, 81, 86, 91, 102, 104, 107, 109, 111 and 115.
- c) This Plan incorporates the intent and provisions of the following amendments to the Official Plan (1976) that were deferred and subsequently approved: Nos. 106, 115 and 117.

1.1.2 Amendments to the Official Plan (Revised 1987)

This Plan incorporates in the text and schedules the intent and provisions of amendments to the Official Plan (Revised 1987). These include Amendment Nos.:

1, 2, 3, 4, 5, 6, 7, 8, 12, 13, 15, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 61, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75 **, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88,

* 103-116 APPEALED TO THE OMB

** The number 76 was never assigned to any Official Plan Amendment

89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, **112***, 113, 114, 115, **116****, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, **141*****, 142, 143, **144******.

1.1.3 Secondary Plans

a) Secondary Plans Which Were Amendments to the Official Plan (1976) being the former Official Plan

Secondary Plans which were established by amendments to the former Official Plan (1976) have been incorporated into this Plan through the provisions of Section 9.

These Secondary Plans are as follows:

- Secondary Plan (PD 24-1) for part of the Armadale Planning District (former Official Plan Amendment No. 30). This Secondary Plan was further amended by Official Plan Amendment Nos. 41, 48, 57, 64, 65, 67 and 98 to the former Official Plan, and by Official Plan Amendment Nos. 39, 54, 93, 120 and 135 to this Plan.
- Secondary Plan (PD 1-10) for part of the Markham and Unionville Planning District (former Official Plan Amendment No. 31).
- Secondary Plan (PD 13-5) for part of the Brown's Corners Planning District (former Official Plan Amendment No. 32). This Secondary Plan was further amended by Official Plan Amendment Nos. 21 and 32 to this Plan.
- Secondary Plan (PD 24-2) for part of the Armadale Planning District, Armadale East (former Official Plan Amendment No. 40). This Secondary Plan was further amended by former Official Plan Amendment Nos. 95 and 111 and Official Plan Amendment Nos. 97, 119, 120, 122 and 125 to this Plan.
- Secondary Plan (PD 15-1) for part of the Buttonville Planning District (former Official Plan Amendment No. 45). This Secondary Plan was further amended by former Official Plan Amendment No. 104 and Official Plan Amendment No. 32 to this Plan.
- Secondary Plan (PD 21-1) for part of the Parkway Belt West Planning District (former Official Plan Amendment No. 49). This Secondary Plan was further amended by Official Plan Amendment No. 120 to the former Official Plan and Official Plan Amendment No. 87 to this Plan.
- Secondary Plan (PD 28-1) for the Rouge North Planning District (former Official Plan Amendment No. 81). This Secondary Plan was further amended by Official Plan Amendment Nos. 30, 79 and 98 to this Plan.
- Secondary Plan (PD 27-1) for the Buttonville North Planning District (former Official Plan Amendment No. 82). This Secondary Plan was further amended by Official Plan Amendment No. 49 to this Plan.
- Secondary Plan (PD 1-14) for the Main Street Markham Area, being a part of the Markham and Unionville Planning District (former Official Plan Amendment No. 108). This Secondary Plan was further amended by Official Plan Amendment Nos. 73 and 74 to this Plan.

* 103-112

** 103-116 APPEALED TO THE OMB

*** 103-141 APPEALED TO THE OMB

**** 103-144 APPEALED TO THE OMB

b) Secondary Plans Which Were Not Amendments to the Official Plan (1976), being the former Official Plan

It is intended that certain Secondary Plans which were not adopted as amendments to the Official Plan (1976) be replaced with new Secondary Plans to be adopted as amendments to this Plan. Upon adoption, these amendments will be incorporated into this Plan as provided for in Section 9.

In the interim, the non-statutory Secondary Plans, adopted by Council to provide a detailed planning framework for community growth and change, shall continue to be used as guidelines for development and redevelopment in the affected Planning Districts.

The non-statutory Secondary Plans are as follows:

- Markham and Unionville Planning District - PD 1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 1-7, 1-8 and 1-9 as amended;
- Risebrough Planning District - PD 2-1, 2-2 and 2-3 as amended;
- Brown's Corners Planning District - PD 13-1, 13-2, 13-3 and 13-4 as amended;
- North Don Mills Industrial Planning District - PD 23-0 as amended; and
- South Don Mills Industrial Planning District - PD 11-1 and 11-2 as amended.

In the case of a conflict or inconsistency between any non-statutory Secondary Plan and this Plan, this Plan shall prevail.

c) New Secondary Plans

Secondary Plans which have been established by amendments to this Plan have been incorporated into this Plan through the provisions of Section 9.

These Secondary Plans are as follows:

- Secondary Plan (PD 1-15) for a portion of the Markham and Unionville Planning District (Official Plan Amendment No. 15). This Secondary Plan was further amended by Official Plan Amendment Nos. 35 and 69 to this Plan.
- Secondary Plan (PD 1-13) for a portion of the Markham and Unionville Planning District (Official Plan Amendment No. 38).
- Secondary Plan (PD 3-1) for the Thornhill Planning District (Official Plan Amendment No. 1). This Secondary Plan was further amended by Official Plan Amendment Nos. 57, 66, 70, 88, 95, 108, 133 and 143 to this Plan.
- Secondary Plan (PD 26-1) for the Woodbine North Planning District (Official Plan Amendment No. 43). This Secondary Plan was further amended by Official Plan Amendment Nos. 71, 72 and 94 to this Plan.
- Secondary Plan (PD 29-1) for the Cornell Planning District (Official Plan Amendment No. 20).
- Secondary Plan (PD 30-1) for the Swan Lake Planning District (Official Plan Amendment No. 17). This Secondary Plan was further amended by Official Plan Amendment No. 139 to this Plan.
- Secondary Plan (PD 31-1) for the Angus Glen Planning District (Official Plan Amendment No. 19). This Secondary Plan was further amended by Official Plan Amendment Nos. 47 and 78 to this Plan.
- Secondary Plan (PD 32-1) for the Rouge Northeast Planning District (Official Plan Amendment No. 25). This Secondary Plan was further amended by Official Plan Amendment Nos. 134 and 142 to this Plan.

- Secondary Plan (PD 33-1) for the Central Area Planning District (Official Plan Amendment No. 21). This Secondary Plan was further amended by Official Plan Amendment Nos. 81, 96, 101 and 106 to this Plan.
- Secondary Plan (PD 34-1) for the South Unionville Planning District (Official Plan Amendment No. 22). This Secondary Plan was further amended by Official Plan Amendment Nos. 56, 58 and 83 to this Plan.
- Secondary Plan (PD 36-1) for the Wismer Commons Planning District (Official Plan Amendment No. 37). This Secondary Plan was further amended by Official Plan Amendment Nos. 114 and 129 to this Plan.
- Secondary Plan (PD 37-1) for the Berczy Planning District (Official Plan Amendment No. 36).
- Secondary Plan (PD 38-1) for the Leitchcroft Planning District (Official Plan Amendment No. 41). This Secondary Plan was further amended by Official Plan Amendment No. 89, 105, 127 and 128 to this Plan.
- Secondary Plan (PD 39-1) for the Cathedral Community Planning District (Official Plan Amendment No. 42). This Secondary Plan was further amended by Official Plan Amendment No. 123 to this Plan.
- Secondary Plan (PD 40-1) for the Greensborough Planning District (Official Plan Amendment No. 51).
- Secondary Plan (PD18-1) for the Box Grove Planning District (Official Plan Amendment No. 92).
- Secondary Plan (PD1-12) for the Unionville Core Area, being a portion of the Markham and Unionville Planning District (Official Plan Amendment No. 107).
- Secondary Plan (PD 43-1) for the Oak Ridges Moraine Planning District (Official Plan Amendment No. 117).
- **Secondary Plan (PD 2-4) for a portion of the Risebrough Planning District (Official Plan Amendment No. 144).***

* 103-144 APPEALED TO THE OMB

1.2 Purpose of the Plan

The general purpose of the Official Plan is:

- a) To provide policies to ensure the quality of life and to secure the health, safety, convenience and welfare of the present and future residents of the Town of Markham, to protect and to encourage the restoration and enhancement of natural features, and to promote the wise use of all land and water resources within the Planning Area.
- b) To set out policies and programs to govern the nature, extent, pattern and scheduling of development and redevelopment and other matters within a framework of general goals and objectives.
- c) To assist in the making of decisions in the regulation, control and approval of development and in other relevant matters.
- d) To assist in co-ordinating the many public activities involved in local government, including the undertaking of public works and the provision of public services and programs.
- e) To guide private actions toward the implementation of the general objectives of the Town as set out in the policies of this Plan.
- f) To offer a means of co-ordinating and assessing, in relation to local objectives, those policies and actions of the senior levels of government which affect Markham.
- g) To inform the residents of the Town as to the policies for the Town and to solicit their participation in the formulation and implementation of further refinements in this Plan and its policies.
- h) To provide a public commitment by the Town Council to planned action and a standard for evaluating the results in terms of attainment of goals and objectives as established in this Plan.

1.3 Duration of the Plan and its Review

- a) This Plan shall be amended as required to bring it into conformity with the Regional Official Plan.
- b) The Regional Official Plan shall prevail and its policies may be further detailed, elaborated, or more specifically applied in this Plan.
- c) The policies of this Plan are directed toward a state of development anticipated around the year 2011, and the intermediate stages thereof.
- d) Although directed towards definite time periods, this Plan and its policies are intended to be continually evolving to meet presently unforeseen changing conditions, needs and aspirations.
- e) This Plan and its policies shall be comprehensively reviewed and updated at appropriate intervals of time, taking into consideration the changes and amendments which have occurred since the approval of this Plan or the last review. Review of this Plan shall take place, as provided for in the *Planning Act*, R.S.O.1990 c. P.13, as amended.

1.4 The Basis of this Plan

This Plan reflects the following relationships and circumstances:

- The Town of Markham is within the Regional Municipality of York and abuts the City of Toronto and the Regional Municipality of Durham,
- The plans, Zoning Orders and Regulations of the senior levels of government for the possible new International Airport, Oak Ridges Moraine and the Parkway Belt West,
- The urbanization and land use strategies and policies of the Provincial Government, as modified by accepted Regional and Town positions,
- The servicing arrangements evolved between the responsible authorities and the consequent population and development limits,
- Provincial and Regional responsibility and plans for the transportation network,
- Markham's expected share of the total market for industrial lands in the Greater Toronto Area,
- The plans of other senior government and municipal departments and public agencies, boards and commissions which impinge on the Town,
- Recognition of the established and committed pattern of development and activities in the Town.

1.5 The General Goals of this Plan

- a) To accommodate the population and development anticipated for the Town in the planning period.
- b) To place areas and types of urbanization in the best possible relationship to each other and to the agricultural and natural undeveloped areas of the Town.
- c) To provide for existing communities, and to create new communities as required, within a Town community as a whole.
- d) To ensure that Markham develops as a desirable place for people to both live and work.
- e) To manage growth to the extent of Council's authority in order that the residents of the Town may be provided with all required municipal services and facilities expeditiously and economically.
- f) To protect agricultural areas from urbanization and to encourage the continuation of farming and supporting activities.
- g) To protect, and to encourage the restoration and enhancement of natural features, and to promote an attractive visual appearance in the built environment in sympathy with the natural landscape.
- h) To foster an understanding of and to endeavour to protect the heritage of the Town.

1.6 The Plan Framework

- a) The Official Plan is comprised of:
- i) This Plan, consisting of a number of goals, objectives and policies adopted by the Town, constitutes the “primary” Plan for Markham. The provisions of this Plan are detailed in sections dealing with matters such as:
 - general development
 - the environment
 - visual appearance
 - maintenance and occupancy
 - heritage preservation
 - non-conforming uses
 - land division
 - finance
 - housing
 - land use
 - planning districts
 - transportation
 - servicing

In addition, provisions and strategies for the implementation, co-ordination and administration of the policies and objectives are also identified.

- ii) Secondary Plans, which are more detailed policy statements applicable to defined Planning Districts or to specific areas (Section 9).
- b) In addition to this Plan and Secondary Plans, tertiary plans and specific policy statements respecting individual areas or concerns which support or further elaborate the policies of this Plan and Secondary Plans may from time to time be adopted by Council.