

# ***SECTION 9 – SECONDARY PLANS***

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## ***9.1 General***

- a) Section 9 comprises Secondary Plans<sup>1</sup> which form part of this Plan, as provided for in Section 1.1.3.

### ***9.1.1 Non-Statutory Secondary Plans***

- a) Secondary Plans adopted within the context of the former Official Plan, being the Official Plan (1976), which were not amendments to that Plan, as referred to in Section 1.1.3b) will be replaced with new Secondary Plans to be adopted as amendments to this Plan, as expeditiously as possible.

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.

Priority will be given to the review and adoption, as Official Plan Amendments, of the Secondary Plans for the South Don Mills and the Risebrough Planning Districts.

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.

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

### ***9.1.2 New Secondary Plans***

- a) New Secondary Plans, prepared as required, will be adopted as amendments to this Plan.

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<sup>1</sup> The Secondary Plans identified in Section 9 are available under separate cover and where appropriate identified in accordance with the subsection reference to each, provided in Section 9.2.

## **9.2 *Statutory Secondary Plans***

The Secondary Plans listed below are hereby incorporated into this Plan.

- 9.2.1 Secondary Plan PD 1-10 for part of the Markham and Unionville Planning District (former Official Plan Amendment No. 31).
- 9.2.2 Secondary Plan PD 24-1 for part of the Armadale Planning District (former Official Plan Amendment No. 30, as amended by former Official Plan Amendment Nos. 41, 48, 57, 64, 65, 67 and 98 and by Official Plan Amendment Nos. 39, 54, 93 , 120 and 135 to this Plan).
- 9.2.3 Secondary Plan PD 13-5 for part of the Brown's Corners Planning District (former Official Plan Amendment No. 32, as amended by Official Plan Amendment Nos. 21 and 32 to this Plan).
- 9.2.4 Secondary Plan PD 15-1 for part of the Buttonville Planning District (former Official Plan Amendment No. 45, as amended by former Official Plan Amendment No. 104 and Official Plan Amendment No. 32 to this Plan).
- 9.2.5 Secondary Plan PD 21-1 for part of the Parkway Belt West Planning District (former Official Plan Amendment No. 49, as amended by former Official Plan Amendment No. 120 and Official Plan Amendment No. 87 to this Plan).
- 9.2.6 Secondary Plan PD 24-2 for part of the Armadale Planning District (former Official Plan Amendment No. 40, as amended by former Official Plan Amendment Nos. 95 and 111 and Official Plan Amendment Nos. 97, 119, 120, 122 and 125 to this Plan).
- 9.2.7 Secondary Plan PD28-1 for the Rouge North Planning District (former Official Plan Amendment No. 81, as amended by Official Plan Amendment Nos. 30, 79 and 98 to this Plan).
- 9.2.8 Secondary Plan PD 27-1 for the Buttonville North Planning District (former Official Plan Amendment No. 82, as amended by Official Plan Amendment No. 49 to this Plan).
- 9.2.9 Secondary Plan PD 26-1 for the Woodbine North Planning District (Official Plan Amendment No. 43, as amended by Official Plan Amendment Nos. 71, 72 and 94 to this Plan).
- 9.2.10 Secondary Plan PD1-12 for the Unionville Core Area, being part of the Markham and Unionville Planning District (Official Plan Amendment No. 107 to this Plan).
- 9.2.11 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, as amended by Official Plan Amendment Nos. 73 and 74 to this Plan).
- 9.2.12 Secondary Plan PD 1-15 for a portion of lands north of Highway 7, being part of the Markham and Unionville Planning District (Official Plan Amendment No. 15, as amended by Official Plan Amendment No. 69 to this Plan).
- 9.2.13 Secondary Plan PD 29-1 for the Cornell Planning District (Official Plan Amendment No. 20).

- 9.2.14 Secondary Plan PD 30-1 for the Swan Lake Planning District (Official Plan Amendment No. 17, as amended by Official Plan Amendment No. 139 to this Plan).
- 9.2.15 Secondary Plan PD 31-1 for the Angus Glen Planning District (Official Plan Amendment No. 19, as amended by Official Plan Amendment Nos. 47 and 78 to this Plan).
- 9.2.16 Secondary Plan PD 33-1 for the Central Area Planning District (Official Plan Amendment No. 21, as amended by Official Plan Amendment Nos. 81, 96, 101 and 106 to this Plan).
- 9.2.17 Secondary Plan PD 34-1 for the South Unionville Planning District (Official Plan Amendment No. 22, as amended by Official Plan Amendment Nos. 56, 58 and 83 to this Plan).
- 9.2.18 Secondary Plan PD 32-1 for the Rouge Northeast Planning District (Official Plan Amendment No. 25 as amended by Official Plan Amendment Nos. 134 and 142 to this Plan).
- 9.2.19 Secondary Plan PD 36-1 for the Wismer Commons Planning District (Official Plan Amendment No. 37, as amended by Official Plan Amendment Nos. 114 and 129 to this Plan).
- 9.2.20 Secondary Plan PD 37-1 for the Berczy Village Planning District (Official Plan Amendment No. 36).
- 9.2.21 Secondary Plan PD 1-13 for a portion of the Markham and Unionville Planning District (Official Plan Amendment No. 38).
- 9.2.22 Secondary Plan PD 38-1 for the Leitchcroft Planning District (Official Plan Amendment No. 41, as amended by Official Plan Amendment Nos. 89, 105, 127 and 128 to this Plan).
- 9.2.23 Secondary Plan PD 39-1 for the Cathedral Community Planning District (Official Plan Amendment No. 42, as amended by Official Plan Amendment No. 123 to this Plan).
- 9.2.24 Secondary Plan PD 40-1 for the Greensborough Planning District (Official Plan Amendment No. 51).
- 9.2.25 Secondary Plan PD 3-1 for the Thornhill Planning District (Official Plan Amendment No.1, as amended by Official Plan Amendment Nos. 57, 66, 70, 88, 95, 108, 133 and 143 to this Plan).
- 9.2.26 Secondary Plan PD 18-1 for the Box Grove Planning District (Official Plan Amendment No. 92).
- 9.2.27 Secondary Plan PD 43-1 for the Oak Ridges Moraine Planning District (Official Plan Amendment No. 117).
- 9.2.28 Secondary Plan PD 2-4 (Milliken Main Street) for a portion of the Risebrough Planning District (Official Plan Amendment No. 144). \***

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\* 103-144 APPEALED TO THE OMB

### **9.3 Residential Development in Secondary Plans**

This Plan's policies establish the general framework for residential development in the Town. However, detailed direction concerning the distribution, densities and mixes of various housing types are established in the Secondary Plans. In order to provide the required direction in the Secondary Plans to implement the policies of this Plan, and particularly the policies of Section 2.13 Housing, the following will be undertaken:

- a) All existing Secondary Plans will be reviewed and amended as required to bring them into conformity with the policies of this Plan.
- b) In the preparation of new Secondary Plans for lands within the Urban Service Area or Future Urban Service Area as shown on Schedule 'D' - URBAN SERVICE AREA where no significant level of development has been initiated, a range of housing will be required consistent with the provisions of Section 2.13 of this Plan.
- c) In the review of existing Secondary Plans, criteria for areas where intensification may be permitted will be refined, and consideration shall be given to the actual identification of areas and sites suitable for intensification, including areas where rooming and boarding houses may be permitted.
- d) The Town shall prepare new Secondary Plans as required, to ensure that it can achieve its objectives with respect to the supply of residential land and the provision of a full range of housing as set out in Section 2.13, Housing of this Plan.

## 9.4 *References to Sections of the Official Plan*

- a) Where Secondary Plans identified in Sections 9.1 and 9.2 make reference to Section numbers of the Official Plan (1976), these references apply to the corresponding Section numbers of this Plan (except as noted in Section 9.4b) below) for those Sections listed in the following table, where the revised Section numbers shall be used:

<b>SECTION NUMBER</b>	<b>CORRESPONDING NEW SECTION</b>
<i>Official Plan (1976)</i>	<i>Official Plan (1987)</i>
2.12.1 c)	2.2.1 e)ii)
2.13	2.11
3.9.3 a)i)	3.9.3 a)ii)
8.3 c)	7.3 c)
8.13	7.12

- b) The provisions of Sections 3.4 and 3.5 of this Plan regarding COMMERCIAL and INDUSTRIAL land use were deleted and replaced with new provisions by Official Plan Amendment No. 26. New policies and categories of land use were introduced, that are unrelated to the provisions in pre-existing Secondary Plans. In addition, the provisions of Sections 3.4 and 3.5 of this Plan, pertaining to the COMMERCIAL and INDUSTRIAL designations take precedence over those in pre-existing Secondary Plans, except as provided for in Section 4. Consequently, referencing between these Secondary Plans and this Plan, as amended by Official Plan Amendment No. 26 is neither required nor practical.
- c) Notwithstanding any provision to the contrary contained in the Secondary Plans identified in Sections 9.1 or 9.2, in the case of a conflict between the provisions of a Secondary Plan and this Plan with respect to industrial and commercial policies, the provisions of this Plan, shall prevail.