

Table of Contents

PART I – INTRODUCTION

SECTION 1: PLAN CONTENT	1
SECTION 2: THE CONTEXT FOR THIS PLAN	2
1. INTRODUCTION	2
1.1 Town of Markham Official Plan.....	2
1.2 This Office Consolidation.....	2
2. SENIOR GOVERNMENT	4
2.1 Government of Canada.....	4
2.2 Province of Ontario.....	5
2.3 York Region.....	9
3. OTHER CONTEXTUAL FACTOR	11
3.1 Growth and the Economy.....	11
3.2 Natural Environment.....	11
3.3 Heritage Conservation.....	12
3.4 Design-Bases Community Planning.....	13
4. IMPLEMENTATION OF THIS PLAN	14
4.1 Secondary Plans.....	14
4.2 Zoning By-laws.....	14
4.3 Subdivision Approval.....	14
4.4 Site Plan Control Approval.....	14
4.5 Design Guidelines.....	15

PART II – THE OFFICIAL PLAN

SECTION 1 – GENERAL	1-1
1.1 Introduction.....	1-1
1.2 Purpose of the Plan.....	1-5
1.3 Duration of the Plan and its Review.....	1-6
1.4 The Basis of this Plan.....	1-7
1.5 The General Goals of this Plan.....	1-8
1.6 The Plan Framework.....	1-9
SECTION 2 – GENERAL POLICIES	2-1
2.1 General Development.....	2-1
2.2 Environment and Natural Resources.....	2-4
2.3 Visual Appearance.....	2-29
2.4 Maintenance and Occupancy Controls.....	2-31
2.5 Heritage Conservation.....	2-32
2.6 Economic and Financial.....	2-37
2.7 Land Severance.....	2-38
2.8 Non-Conforming Uses.....	2-43
2.9 Lots of Record.....	2-45
2.10 Former Waste Disposal Site.....	2-46
2.11 Day Care Centres.....	2-48
2.12 Community Improvement.....	2-49
2.13 Housing.....	2-53

2.14	<i>Financial Impacts of Residential Development in the Future</i>	
	<i>Urban Area and Markham Centre</i>	2-58
2.16	<i>Rouge North Management Plan</i>	2-60
2.17	<i>Places of Worship</i>	2-77
SECTION 3	– LAND USE	3-1
3.1	<i>General Land Use</i>	3-1
3.2	<i>Study Areas</i>	3-4
3.3	<i>Urban Residential</i>	3-6
3.4	<i>Commercial</i>	3-13
3.5	<i>Industrial</i>	3-32
3.6	<i>Institutional</i>	3-49
3.7	<i>Agriculture</i>	3-54
3.8	<i>Hamlets</i>	3-60
3.9	<i>Open Space</i>	3-62
3.10	<i>Hazards Lands</i>	3-67
3.11	<i>Parkway Belt West</i>	3-72
3.12	<i>Rural Residential</i>	3-73
3.13	<i>Transportation and Utilities</i>	3-76
3.14	<i>Future Urban Area</i>	3-77
3.15	<i>Oak Ridges Moraine</i>	3-82
SECTION 4	– PLANNING DISTRICTS	4-1
4.1	<i>Introduction</i>	4-1
4.2	<i>General Policies</i>	4-3
4.3	<i>Planning District Policies</i>	4-4
SECTION 5	– TRANSPORTATION	5-1
5.1	<i>Goals and Objectives</i>	5-1
5.2	<i>General Policies</i>	5-2
5.3	<i>Specific Policies – Roads</i>	5-3
5.4	<i>Parking</i>	5-7
5.5	<i>Pedestrian and Non-Motorized Traffic</i>	5-8
5.6	<i>Public Transit</i>	5-9
5.7	<i>Railways</i>	5-10
5.8	<i>Terminal Facilities</i>	5-11
5.9	<i>Airports</i>	5-12
5.10	<i>Implementation</i>	5-13
SECTION 6	– SERVICES AND UTILITIES	6-1
6.1	<i>Goal and Objectives</i>	6-1
6.2	<i>Policies Related to Services and Utilities</i>	6-2
6.3	<i>Implementation</i>	6-4
SECTION 7	– IMPLEMENTATION	7-1
7.1	<i>General</i>	7-1
7.2	<i>Secondary Plans</i>	7-2
7.3	<i>Zoning By-laws and Orders</i>	7-3
7.4	<i>Committee of Adjustment</i>	7-6
7.5	<i>Subdivision Control</i>	7-7
7.6	<i>Agreements</i>	7-8
7.7	<i>Land Dedication and Acquisition</i>	7-9
7.8	<i>Capital Works Program</i>	7-10
7.9	<i>Public Works</i>	7-11

7.10 Amendments to this Plan.....	7-12
7.11 Public Information.....	7-13
7.12 Site Plan Control.....	7-14
7.13 Public Notice.....	7-17
SECTION 8 – INTERPRETATION.....	8-1
8.1 General.....	8-1
8.2 Schedule ‘A’ – LAND USE.....	8-2
8.3 Schedule ‘B’ – PLANNING DISTRICTS.....	8-3
8.4 Schedule ‘C’ – TRANSPORTATION.....	8-4
8.5 Schedule ‘D’ – URBAN SERVICE AREA.....	8-5
8.6 Schedule ‘E’ – HERITAGE CONSERVATION AREAS.....	8-6
8.7 Schedule ‘F’ – SPECIAL POLICY AREA.....	8-7
8.8 Schedule ‘G’ – SITE PLAN CONTROL.....	8-8
8.9 Schedule ‘H’ – COMMERCIAL/INDUSTRIAL CATEGORIES.....	8-9
8.10 Schedule ‘I’ – ENVIRONMENTAL PROTECTION AREAS.....	8-10
8.11 Schedule ‘J’ – ROUGE NORTH MANAGEMENT AREAS.....	8-11
8.12 References to Acts.....	8-12
SECTION 9 – SECONDARY PLANS.....	9-1
9.1 General.....	9-1
9.2 Statutory Secondary Plans.....	9-2
9.3 Residential Development in Secondary Plans.....	9-4
9.4 References to Sections of the Official Plan.....	9-5

APPENDICES

APPENDIX 1 – Town of Markham Housing Mix Targets for New Residential Construction

APPENDIX MAP 1 – GREENWAY SYSTEM

SCHEDULES

SCHEDULE ‘A’ – LAND USE

SCHEDULE ‘B’ – PLANNING DISTRICTS

SCHEDULE ‘C’ – TRANSPORTATION

SCHEDULE ‘D’ – URBAN SERVICE AREA

SCHEDULE ‘E’ – HERITAGE CONSERVATION AREAS

SCHEDULE ‘F’ – SPECIAL POLICY AREA

SCHEDULE ‘G’ – SITE PLAN CONTROL

SCHEDULE ‘H’ – COMMERCIAL/INDUSTRIAL CATEGORIES

SCHEDULE ‘I’ – ENVIRONMENTAL PROTECTION AREAS

SCHEDULE ‘J’ – ROUGH NORTH MANAGEMENT AREAS