



Unionville Special Policy Area Boundary Review

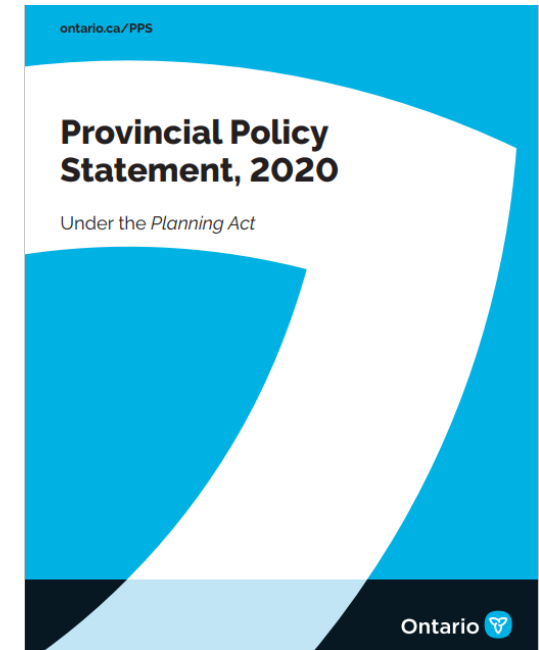
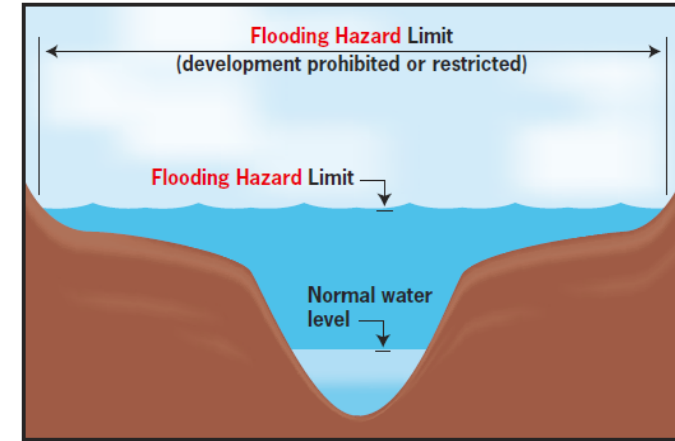
Development Services Committee

May 16, 2022



What is a Special Policy Area?

- A Special Policy Area (SPA) is a planning tool that can recognize historic communities developed in a flood plain
- Provincial policy restricts development in flood plains and provides direction for SPAs
 - SPAs can support continued viability of uses normally prohibited and requires Provincial approval
- Flood plains in southern Ontario are measured against Hurricane Hazel storm





BUILDING MARKHAM'S FUTURE TOGETHER

2020 – 2023 Strategic Plan



OFFICIAL PLAN

MAP 8 - SPECIAL POLICY AREAS

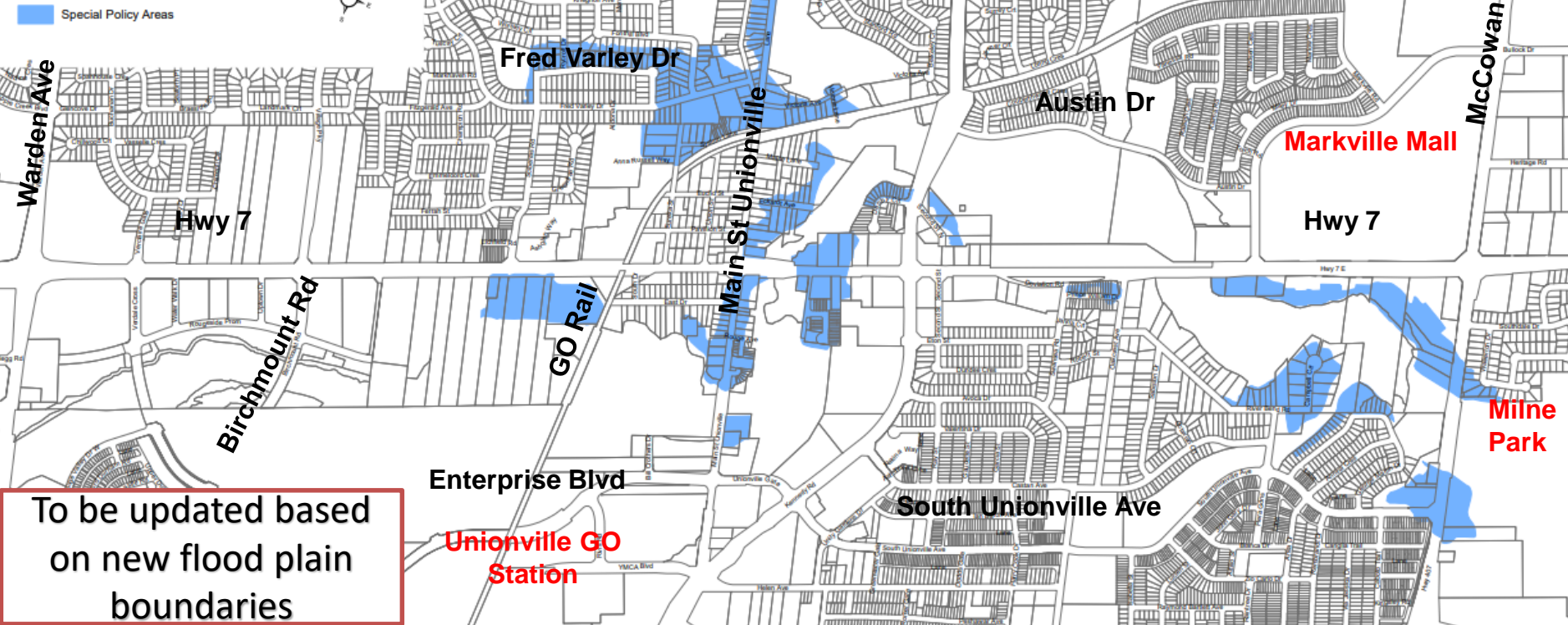
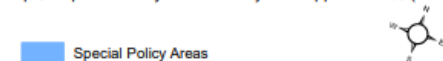
as modified and approved by York Region June 12/14
JUNE 2014 LPAT File Number PL140743 - April 9, 2018 Office Consolidation

SCALE
1:7,000

0 0.125 0.25 0.5 0.75 1 Kilometers

Map 8 - Special Policy Areas is subject to Appeal No. 33 (Issue 329)

Special Policy Areas





SPA Boundary Review

- In 2019, the Toronto and Region Conservation Authority (TRCA) updated flood plain mapping
- Technical exercise undertaken to align SPA boundary with updated flood plain mapping
- No changes to underlying development permissions are being considered
- SPA update has been completed in accordance with Provincial technical guidelines and procedures



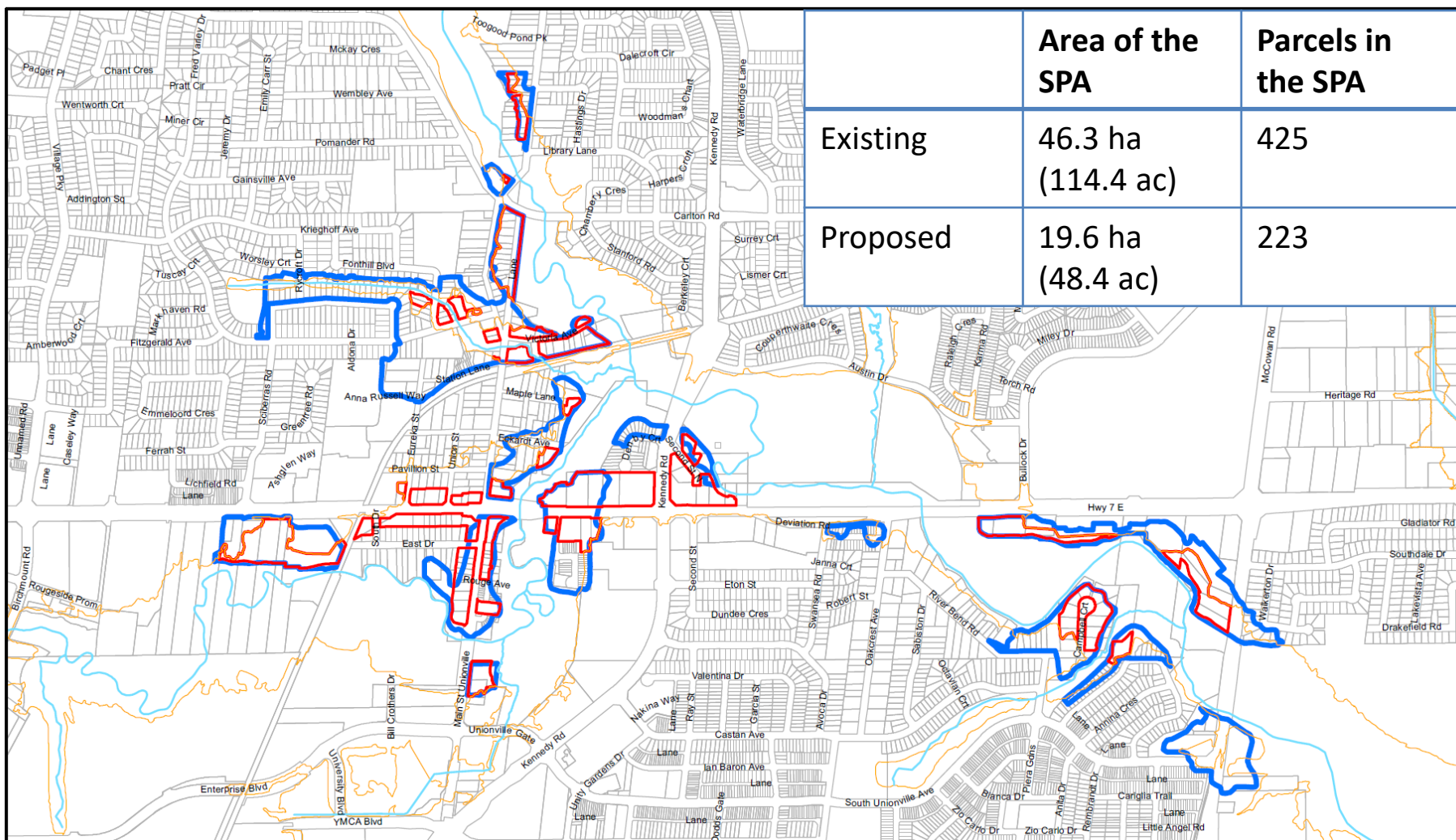
SPA Boundary Review - Study Process





Summary of Proposed Official Plan and Zoning By-law Amendments

- Updated SPA boundary to be reflected in Markham Official Plan, 2014 and zoning by-laws.
 - Amends Maps 7 & 8 and applicable policies and figures in Chapter 9 of Markham Official Plan, 2014
 - Refinement of the land use designations for 4812 Highway 7 East in the Markham OP, 2014
 - Amends SPA boundary in Zoning By-laws (1229, 11-72, 122-72, 134-79, 304-87 and 177-96)



Proposed Unionville Special Policy Area Boundaries

— 2019 Flood Plain

Existing Special Policy Area

Proposed Special Policy Area





Staff Recommendation & Next Steps

- Council endorsement of updated SPA boundary and amendments to Official Plan and Zoning By-Laws
- Request TRCA Board endorsement and Provincial Ministers' approval
- Council adoption of Official Plan Amendment
 - York Region to approve Official Plan Amendment
- Enactment of Zoning By-law Amendment