



BUILDING MARKHAM'S FUTURE TOGETHER
2020 – 2023 Strategic Plan



City of Markham

Comprehensive Zoning By-law

Development Services Committee Meeting

June 12, 2023



Purpose

- To provide an update on proposed revisions since the Statutory Public Meeting on May 9, 2023
- To seek Council approval of the new Comprehensive Zoning By-law

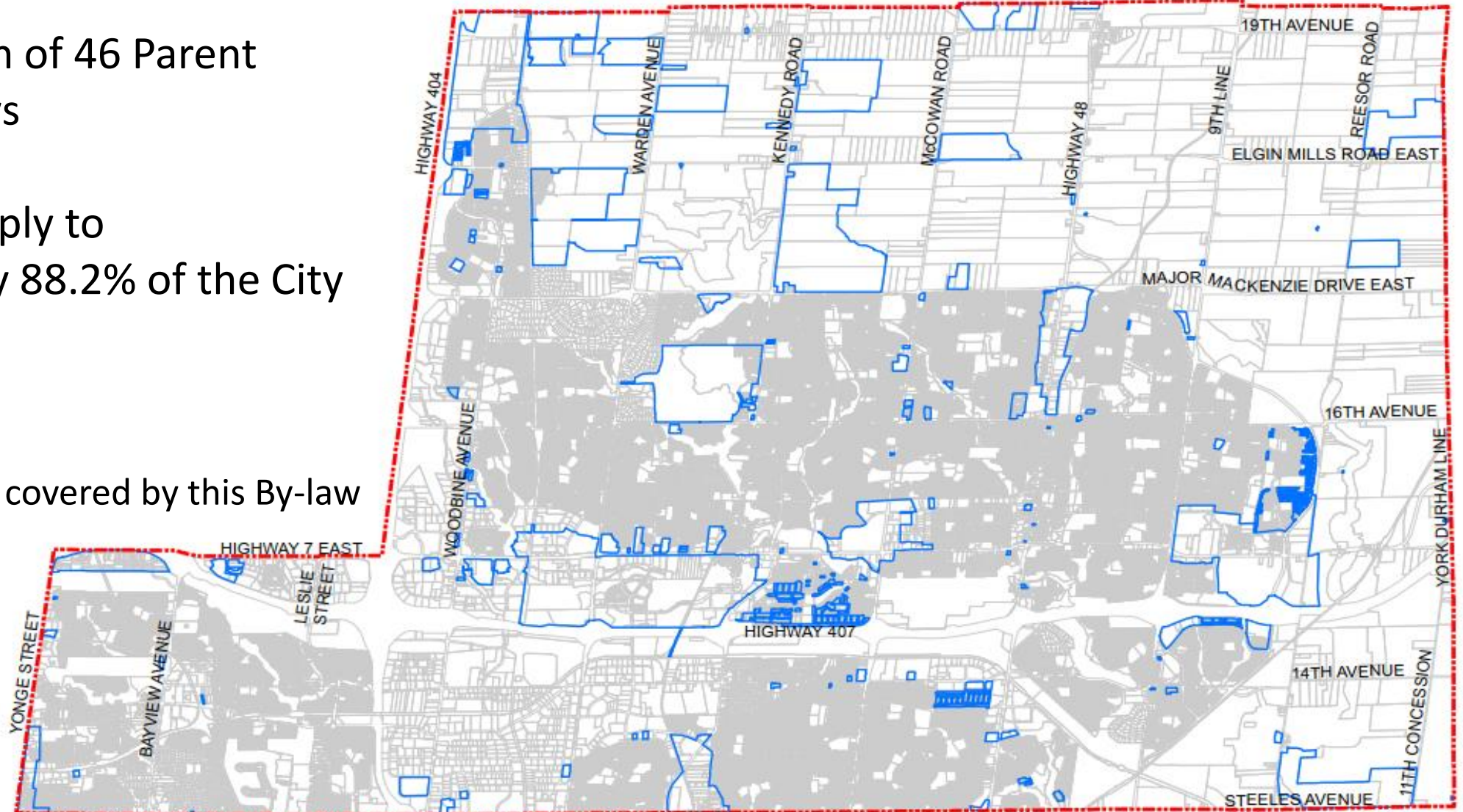


Schedule 'A' of Zoning By-law

Amalgamation of 46 Parent
Zoning By-laws

By-law will apply to
approximately 88.2% of the City

 Areas not covered by this By-law





Key Modifications Since Public Meeting

- Expanded permissions to include existing “discretionary” uses in employment lands (i.e. car dealerships)
- Removed 10% cap restriction on expansions to legally existing uses in Mixed Use Future Development Zone
- Reverted to existing Recreational Vehicle parking standards in Parking By-law 28-97
- Minor increase to height permissions in certain low rise residential zones (excluding residential estate and established residential zones)
- Included existing places of worship, public schools, child care centres, retail stores and personal service establishments in established residential zone as per Official Plan



Key Modifications Since Public Meeting continued

- Permitting approved Infrastructure in the Greenway One zone
- Updated Greenway boundaries in the FUA to reflect secondary plans
- Greenway One, Countryside Hold One (H1) and Greenway Two zones confirmed, refined or modified through supported environmental studies





Additional Excluded Lands From Bylaw

- Following publication of the report, staff propose to:
 - exclude lands that are subject to active development applications and maintain current heritage zoning for Heritage Estates and Buttonville Heritage Centre
 - Address a few technical mapping issues
- It is anticipated that all excluded areas will over time, be incorporated into the By-law



Staff Recommendation

1. THAT the report titled, “RECOMMENDATION REPORT, PHASE 3B: New Comprehensive Zoning By-law Project, File PR 13 128340”, dated June 12, 2023, be received;
2. THAT the City-initiated Draft Zoning By-law, attached hereto as Appendix ‘A’, be finalized and brought forward to the next available Council meeting to be enacted without further notice;
3. AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.