

TABLE OF CONTENTS

CHAPTER 1: PLANNING MARKHAM'S FUTURE

- 1.1 THE PURPOSE OF THE OFFICIAL PLAN**
- 1.2 THE MARKHAM CONTEXT**
- 1.3 THE REGULATORY CONTEXT**
 - 1.3.1 Province of Ontario
 - 1.3.2 York Region
 - 1.3.3 Federal Airport Zoning Regulation
- 1.4 MARKHAM'S STRATEGIC DIRECTION**
 - 1.4.1 Strategic Priorities – Building Markham's Future Together
 - 1.4.2 Community Sustainability Plan - Greenprint
 - 1.4.3 Managing Growth – Council Endorsed Growth Alternative to 2031
- 1.5 THE ORGANIZATION OF THIS PLAN**

CHAPTER 2: A FRAMEWORK FOR SUSTAINABLE GROWTH

- 2.1 MANAGING SUSTAINABLE GROWTH-
THE VISION TO 2013**
- 2.2 GOALS AND OBJECTIVES**
 - 2.2.1 Protecting the Natural Environment and Agricultural Lands
 - 2.2.2 Building Complete Communities
 - 2.2.3 Increasing Mobility Options
 - 2.2.4 Maintaining a Vibrant and Competitive Economy
 - 2.2.5 Implementation
- 2.3 MARKHAM STRUCTURE**
- 2.4 INTENSIFICATION STRATEGY**
- 2.5 CENTRES AND CORRIDORS**
 - 2.5.1 Regional Centres
 - 2.5.2 Regional Corridors/Key Development Areas
 - 2.5.3 Local Centres and Corridors
 - 2.5.4 Heritage Centres
- 2.6 FUTURE URBAN AREA**

CHAPTER 3: ENVIRONMENTAL SYSTEMS

3.1 GREENWAY SYSTEM

- 3.1.1 General Policies
- 3.1.2 Natural Heritage Network
- 3.1.3 Natural Heritage Network Enhancement Lands
- 3.1.4 Rouge Watershed Protection Area
- 3.1.5 Oak Ridges Moraine Conservation Plan
and Greenbelt Plan

3.2 URBAN FOREST SYSTEM

3.3 WATER SYSTEM

- 3.3.1 Watershed Planning
- 3.3.2 Groundwater and Surface Water Resources
- 3.3.3 Stormwater Management

3.4 ENVIRONMENTAL HAZARDS

- 3.4.1 Natural Environmental Hazards
- 3.4.2 Other Environmental Hazards
- 3.4.3 Emergency Preparedness

3.5 ENVIRONMENTAL REPORTING

CHAPTER 4: HEALTHY NEIGHBOURHOODS AND COMMUNITIES

4.1 HOUSING

- 4.1.1. General Policies
- 4.1.2 Diversifying the Housing Stock
- 4.1.3 Affordable and Shared Housing

4.2 COMMUNITY INFRASTRUCTURE

- 4.2.1 General Policies
- 4.2.2 Community Infrastructure Strategy
- 4.2.3 Public Schools
- 4.2.4 Places of Worship

4.3 PARKS AND OPEN SPACE SYSTEM

- 4.3.1 General Policies
- 4.3.2 Parks and Open Space Classification
- 4.3.3 Rouge Park
- 4.3.4 Pathways and Trails
- 4.3.5 Parks and Open Space Acquisition,
Design and Improvement

4.4 ARTS AND CULTURE

4.5

4.4.1 General Policies

CULTURAL HERITAGE RESOURCES

4.5.1. General Policies

4.5.2 Identification and Recognition

4.5.3 Protection

4.5.4 Management

4.5.5 Enhancement, Commemoration and Advocacy

4.6**ARCHAEOLOGICAL RESOURCES**

4.6.1 General Policies

4.6.2 Protection and Conservation

4.6.3 First Nations or Métis

CHAPTER 5:**A STRONG AND DIVERSE ECONOMY****5.1****EMPLOYMENT**

5.1.1 General Policies

5.1.2 Protecting Employment Lands

5.1.3 Maintaining a Supply of Diverse Employment Lands

5.1.4 Offices

5.1.5 Industry

5.1.6 Institutions

5.1.7 Retail

5.1.8 Tourism

5.2**AGRICULTURE**

5.2.1 Countryside Agriculture

5.2.2 Urban Agriculture

CHAPTER 6:**URBAN DESIGN AND
SUSTAINABLE DEVELOPMENT****6.1****URBAN DESIGN**

6.1.1 General Policies

6.1.2 The Public Realm

6.1.3 Streets and Blocks

6.1.4 Streetscapes

6.1.5 Landmarks and Views

6.1.6 Parks and Open Space

6.1.7 Public Art

6.1.8 Built Form and Site Development

6.2 SUSTAINABLE DEVELOPMENT

- 6.2.1 General Policies
- 6.2.2 Sustainable Communities
- 6.2.3 Sustainable Buildings and Site Design

6.3 DESIGNING SUSTAINABLE NEW COMMUNITIES

CHAPTER 7: TRANSPORTATION, SERVICES AND UTILITIES

7.1 TRANSPORTATION SYSTEM

- 7.1.1 General Policies
- 7.1.2 Transit Network
- 7.1.3 Road Network
- 7.1.4 Transportation Demand Management and Active Transportation
- 7.1.5 Vehicle Parking
- 7.1.6 Goods Movement
- 7.1.7 Rail Network
- 7.1.8 Airports

7.2 SERVICES AND UTILITIES

- 7.2.1 Municipal Water and Wastewater
- 7.2.2 Solid Waste Management
- 7.2.3 Utilities and Communication

CHAPTER 8: LAND USE

8.1 GENERAL LAND USE

- 8.1.1 Uses provided for in all Land Use Designations
- 8.1.2 Uses prohibited in Hazardous Lands, Hazardous Sites and Special Policy Areas
- 8.1.3 Uses subject to Specific Use policies
- 8.1.4 Building Types in all Land Use Designations
- 8.1.5 Height and Density for all Land Use Designations
- 8.1.6 Lands adjacent to Greenways, Hamlets and Countryside

8.2 RESIDENTIAL

- 8.2.1 General Policies
- 8.2.2 Residential Estate
- 8.2.3 Residential Low Rise
- 8.2.4 Residential Mid Rise
- 8.2.5 Residential High Rise

8.3 MIXED USE

	8.3.1	General Policies
	8.3.2	Mixed Use Low Rise
	8.3.3	Mixed Use Mid Rise
	8.3.4	Mixed Use High Rise
	8.3.5	Mixed Use Office Priority
	8.3.6	Mixed Use Health Care Campus
	8.3.7	Mixed Use Heritage Main Street
8.4		COMMERCIAL
	8.4.1	General Policies
8.5		EMPLOYMENT LANDS
	8.5.1	General Policies
	8.5.2	Business Park Employment
	8.5.3	Business Park Office Priority Employment
	8.5.4	Service Employment
	8.5.5	General Employment
8.6		GREENWAY
	8.6.1	General Policies
8.7		HAMLETS
	8.7.1	General Policies
8.8		COUNTRYSIDE
	8.8.1	General Policies
8.9		PRIVATE OPEN SPACE
	8.9.1	General Policies
8.10		TRANSPORTATION AND UTILITIES
	8.10.1	General Policies
8.11		PARKWAY BELT WEST
	8.11.1	General Policies
8.12		FUTURE URBAN AREA
	8.12.1	General Policies
8.13		SPECIFIC USE POLICIES
	8.13.1	Convenience Retail and Personal Service
	8.13.2	Day Care Centre
	8.13.3	Drive-Through Service Facility
	8.13.4	Funeral Home
	8.13.5	Motor Vehicle Service Station
	8.13.6	Outdoor Display or Outdoor Storage
	8.13.7	Place of Worship
	8.13.8	Secondary Suite
	8.13.9	Shared Housing

CHAPTER 9: AREA AND SITE SPECIFIC POLICIES

- 9.1 ANGUS GLEN/YORK DOWNS**
- 9.2 ARMADALE**
- 9.3 BERCZY VILLAGE/WISMER COMMONS/GREENSBOROUGH/SWAN LAKE**
- 9.4 BUTTONVILLE**
- 9.5 CATHEDRAL**
- 9.6 COMMERCE VALLEY/LEITCHCROFT**
- 9.7 CORNELL**
- 9.8 COUNTRYSIDE/HAMLET/GREENBELT**
- 9.9 FUTURE URBAN AREA**
- 9.10 HIGHWAY 404 NORTH (EMPLOYMENT)**
- 9.11 LANGSTAFF GATEWAY**
- 9.12 MARKHAM CENTRE**
- 9.13 MARKHAM VILLAGE**
- 9.14 MARKVILLE**
- 9.15 MILLIKEN**
- 9.16 ROUGE NORTH/LEGACY/BOX GROVE**
- 9.17 SOUTH DON MILLS (EMPLOYMENT)**
- 9.18 THORNHILL**
- 9.19 UNIONVILLE**
- 9.20 WOODBINE/404**

CHAPTER 10: IMPLEMENTATION

- 10.1 AREA PLANNING**
 - 10.1.1 General Policies
 - 10.1.2 Secondary Plans
 - 10.1.3 Precinct Plans
 - 10.1.4 Comprehensive Block Plans

10.2	ZONING BY-LAWS
10.2.1	General Policies
10.2.2	Conditional Zoning
10.2.3	Holding Provision By-law
10.2.4	Community Benefits and Height and/or Density Increases
10.2.5	Interim Control Zoning By-law
10.2.6	Temporary Use Zoning By-law
10.2.7	Legal Non-Conforming Use
10.3	DIVISION OF LANDS
10.3.1	Subdivision and Condominium
10.3.2	Consents
10.3.3	Lots of Record
10.4	SITE PLAN CONTROL
10.5	COMMITTEE OF ADJUSTMENT
10.6	SUBMISSION OF DEVELOPMENT APPLICATION
10.6.1	Pre-Consultation
10.6.2	Complete Application
10.7	PUBLIC CONSULTATION
10.8	ACQUISITION AND SECURITY
10.8.1	Land Dedication and Acquisition
10.8.2	Parkland Dedication
10.8.3	Agreements
10.8.4	Cash-in-lieu of parking
10.9	OTHE IMPLEMENTING TOOLS
10.9.1	Development Permit System
10.9.2	Community Improvement
10.9.3	Municipal Service Corporation
10.9.4	Sign By-law and Property Standards By-law
10.10	ZONING ORDERS AND REGULATIONS
10.11	AMENDMENTS TO THIS PLAN
10.12	MONITORING
10.13	FINANCIAL MANAGEMENT
10.14	TRANSITION POLICIES

CHAPTER 11: INTERPRETATION

11.1 INTERPRETING THIS PLAN

11.2 DEFINITIONS

MAPS

- M1 Markham Structure
- M2 Centres and Corridors and Transit Network
- M3 Land Use
- M4 Greenway System
- M5 Natural Heritage Features and Landforms
- M6 Hydrologic Features
- M7 Provincial and Federal Policy Areas
- M8 Special Policy Areas
- M9 Countryside Agriculture Area
- M10 Road Network
- M11 Minor Collector Road Network
- M12 Urban Area and Built-Up Area
- M13 Heritage Conservation Districts Boundaries
- M14 Public School, Place of Worship and Park Sites
- M15 Area and Site Specific Policies

APPENDICES

- A Toronto and Region Conservation Authority
Regulatory Framework
- B Small Streams and Drainage Features
- C Community Facilities
- D Cycling Facilities
- E Transportation, Services and Utilities
- F Secondary Plan Areas
- G Community Improvement Project Areas
- H Funeral Homes Community Areas
- I Former Waste Disposal Sites
- J Toronto and Region Source Protection Area