



Report to: Development Services Committee

Report Date: February 17, 2015

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**SUBJECT:** 2014 City of Markham Official Plan, Part 1 – Proposed Modifications to Special Policy Area and related policies

**PREPARED BY:** Lilli Duoba, M.C.I.P., R.P.P., Manager, Natural Heritage (x.7925) Policy and Research Division, Planning & Urban Design Department

**REVIEWED BY:** Marg Wouters, M.C.I.P., R.P.P., Senior Manager, Policy and Research Division, Planning and Urban Design Department

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**RECOMMENDATION:**

- 1) That the report entitled “2014 City of Markham Official Plan, Part 1– Proposed Modifications to Special Policy Area and related policies” dated February 17, 2015, be received;
- 2) That the proposed modifications to the 2014 City of Markham Official Plan Part 1, as recommended in Appendix ‘A’ of the report entitled “2014 City of Markham Official Plan, Part 1 – Proposed Modifications to Special Policy Area and related policies” dated February 17, 2015, be adopted and forwarded to:
  - a) York Region and the Toronto and Region Conservation Authority for endorsement; and
  - b) The Ministry of Municipal Affairs and Housing for Ministerial approval;
- 3) That subsequent to receiving Ministerial approval, the proposed modifications to the Special Policy Area and related policies of the 2014 City of Markham Official Plan, Part 1, be forwarded to the Ontario Municipal Board for consideration in the approval of Markham’s Official Plan;
- 4) And that staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

The purpose of this report is to outline a number of modifications to the Special Policy Area and related policies of Markham’s new Official Plan, and to recommend Council adoption of the modifications so that they may be forwarded to the Province for Ministerial approval, and the Ontario Municipal Board for consideration in the approval of Markham’s Official Plan.

**BACKGROUND:**

Markham's new Official Plan was approved by Regional Council on June 12, 2014, subject to a number of modifications and deferrals. In particular, Regional Council withheld its decision on the proposed Special Policy Area policies contained in Section 3.4.1 of the Plan and specific land use designations on Map 3 - Land Use that apply to the Unionville SPA identified on Map 8 - Special Policy Areas of the Plan.

A Special Policy Area (SPA) is an area of land within a floodplain on which there is existing development that forms an integral part of the existing flood prone community. The continued viability of these areas depends on the application of relaxed provincial standards for flood management. The Provincial Policy Statement allows municipalities to recognize these areas and permit limited new development and redevelopment, which would not normally be permitted in floodplains, subject to certain conditions. These conditions form the basis of the SPA policies. Map 8 – Special Policy Areas in the new Official Plan delineates the boundary of the Unionville Special Policy Area as shown on Figure 1 of this report.

The SPA policies were introduced into the City's Official Plan in 1990. In 2006, the SPA boundary was further revised by amendment to the Official Plan to reflect boundary changes resulting from new floodplain mapping produced by the Toronto and Region Conservation Authority (TRCA) for the Rouge Watershed. The 2006 boundaries remain current and are reflected in the new Official Plan.

Pursuant to the Provincial Policy Statement, any proposed change to the SPA policies in Markham's new Official Plan must be approved by the Provincial Ministers of Municipal Affairs and Housing and Natural Resources and Forestry. At the request of the Province, the Region withheld its decision on Markham's SPA policies and their underlying land use designations until a technical review had been completed by provincial staff and the proposed SPA policies receive Ministerial approval.

The Region's non-decision on the SPA policies has been appealed to the Ontario Municipal Board (OMB). Therefore, upon receiving Ministerial approval, the proposed modifications to the SPA and related policies will be forwarded to the OMB for consideration in the approval of Markham's Official Plan.

**OPTIONS/ DISCUSSION:**

The recommended modifications to the Special Policy Area and related policies in the new Official Plan are provided in Appendix 'A'. The proposed policy modifications respond to the comments provided by the Province following completion of their technical review in June 2014. Since that time, Markham staff have worked closely with staff from the Ministry of Municipal Affairs and Housing, Ministry of Natural Resources and Forestry, York Region, and the Toronto and Region Conservation Authority to finalize the recommended modifications. Some minor corrections are also proposed by Markham Staff.

The proposed modifications to Section 3.4.1 Natural Environmental Hazards are generally minor wording corrections intended to provide greater specificity and clarity on the implementation of the SPA policies relative to the Provincial Policy Statement and provincial and TRCA technical guidelines.

The proposed modifications generally reflect the following:

- inclusion of the Provincial Policy Statement definition of ‘development’ as it relates to the policies of Section 3.4.1 (Section 3.4.1 preamble);
- an updated list of prohibited ‘high risk’ uses that are prohibited on hazardous lands, hazardous sites and Special Policy Areas (3.4.1.2)
- clarification of the specific conditions whereby development may be permitted on hazardous lands and hazardous sites (3.4.1.6)
- clarification that Special Policy Area policies shall prevail over all other policies in the Official Plan (Special Policy Area preamble)
- identification of conditions where no new development would be permitted in a Special Policy Area (3.4.1.10)
- restriction of new residential units/overnight accommodation where access and egress cannot meet provincial floodproofing standards (3.4.1.12)
- prohibition of new lot creation or additional dwelling unit creation on lands designated ‘Residential Low Rise’ in Special Policy Areas (3.4.1.17)
- clarification of a flood vulnerable area policy (3.4.1.19)

In addition, staff are proposing a modification to the general land use policy in Section 8.5.1 respecting height and density for all land use designations to clarify that increases in height and density above the maximum permitted in a designation within a SPA shall not be permitted without provincial ministerial approval as part of a comprehensive secondary plan review.

It is proposed that certain area and site specific policies be modified for undeveloped lands in South Unionville to allow new lot and additional dwelling unit creation in accordance with previously approved Secondary Plans notwithstanding the prohibition policy on new lot creation and additional dwelling unit creation. (9.19.2 and 9.19.10). Also a new definition of flooding hazard is proposed as a modification to Section 11.2.

The Ministry of Municipal Affairs and Housing requires the Special Policy Area policies be endorsed by Markham Council and the TRCA prior to Ministerial approval. It is recommended that the proposed modifications identified in Appendix ‘A’ be adopted by Council and forwarded to York Region and the TRCA for endorsement, and the Province for Ministerial approval.

Once the Province has approved the proposed modifications, it is recommended that they be forwarded to the Ontario Municipal Board for consideration in the approval of Markham’s Official Plan.

As part of the SPA policy discussions with the Province, the Ministry of Municipal Affairs and Housing requested an explanation of how emergency response services would be provided within the Special Policy Areas. Appendix 'B' is a copy of the letter provided to the Province by the City's Deputy Fire Chief and Emergency Preparedness Coordinator. The Province has indicated that this letter is satisfactory to their requirements.

**FINANCIAL CONSIDERATIONS:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

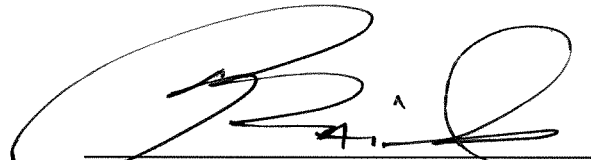
The new Official Plan and the proposed modifications identified in this report, relate to all strategic priorities of Building Markham's Future Together, and specifically address the Growth Management and Environment priorities.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The recommendations in this report have been discussed with staff in the Development Services Commission and coordinated with external stakeholders.

**RECOMMENDED BY:**

Biju Karumanchery M.C.I.P., R.P.P.  
Acting Director of Planning and Urban Design



Jim Baird M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

Figure 1: Map 8 – Special Policy Areas, City of Markham Official Plan, Part I as modified and approved by York Region on June 12/14

Appendix 'A': Proposed Modifications to the City of Markham Official Plan, Part I

Appendix 'B': Letter to Provincial Staff from Deputy Fire Chief and Emergency Preparedness Coordinator

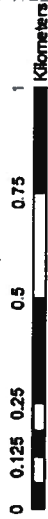
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SPA Deferral February 17.doc



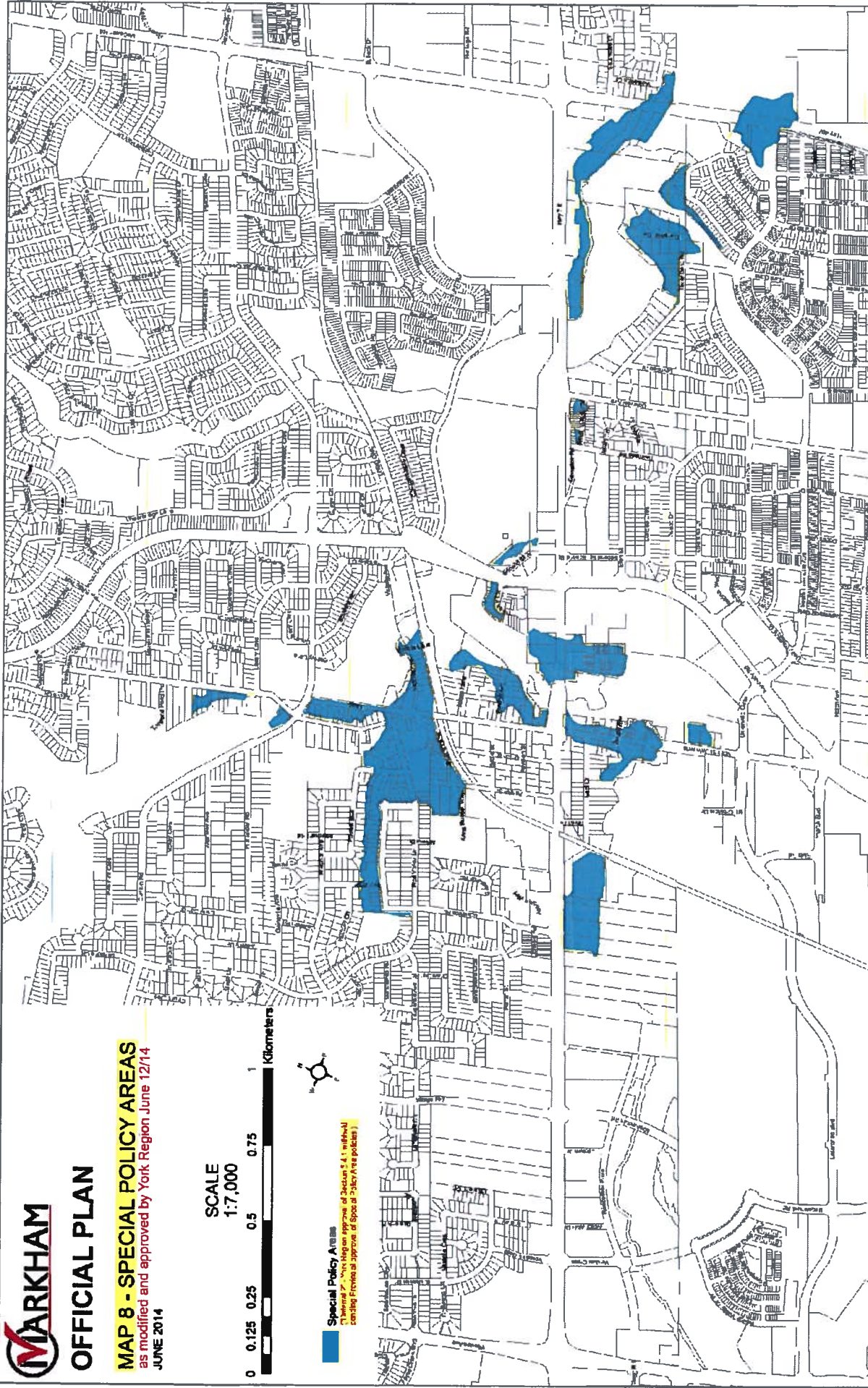
## OFFICIAL PLAN

### MAP 8 - SPECIAL POLICY AREAS as modified and approved by York Region June 12/14 JUNE 2014

SCALE  
1:7,000



**Special Policy Areas**  
"Special Policy Areas" are designated areas of land within the City of Markham that are subject to special policies and provisions of the Official Plan.



File: G:\CC\Plan\Map\Map8\Map8\_Special\_Policy\_Areas.aprx New OP/COV Approved 3rd July 2014/Map 8 Special Policy Areas.aprx

DATE:06/01/15

FIGURE No. 1

DEVELOPMENT SERVICES COMMISSION

Drawn By:RT

Checked By:LD





## Appendix 'A'

### Proposed Modifications to 2013 City of Markham Official Plan, Part I

Note: Strikethrough text denotes deleted text. Underlined text denotes added text. **Red** text represents York Region modified wording approved by Regional Council on June 12, 2014. **Purple** text represents proposed modified wording in response to Provincial comments. **Blue** text represents minor corrections proposed by Markham staff.

It is recommended that Section 3.4.1 – Natural Environmental Hazards, Section 8.1.5 Height and Density for all Land Use Designations, Area and Site Specific Policy Sections 9.19.2 and 9.19.10, and Section 11.2 Definitions be further modified as follows:

### Chapter 3 – Environmental Systems

#### 3.4.1 Natural Environmental Hazards

**(“Deferral 2” - YR approval of Section 3.4.1 withheld until the Special Policy Area policies are approved by the Province)**

Natural environmental hazards such as flooding and erosion can present an inherent risk to life and property damage. Policies respecting restrictions on *hazardous lands* and *floodplain* management in *Special Policy Areas* and *flood vulnerable areas* can reduce this risk and enhance public health and safety. Appendix A – Toronto and Region Conservation Authority Regulatory Framework outlines the key components of the Toronto and Region Conservation Authority Regulatory Framework related to *floodplain* and erosion management and *flood vulnerable areas* including:

- the screening area for development, *redevelopment* or *site alteration* established through Ontario Regulation 166-06;
- *flood vulnerable areas* that are shown symbolically and are potentially susceptible to flood events where the flood risk must be assessed and addressed prior to development, *redevelopment* or *site alteration*; and
- the *floodplain* and erosion hazards where development, *redevelopment* or *site alteration* is regulated. (YR Mod. 23)

Map 8 – Special Policy Areas identifies areas that have historically existed within the *floodplain* where site-specific policies approved by the Province are intended for the continued viability of existing uses.

For the purposes of this Section, the definition of development shall mean the creation of a new lot, a change of land uses, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process; and
- b) works subject to the Drainage Act. (Province Mod. 1)

## General Policies

### It is the policy of Council:

- 3.4.1.1 **To protect** the safety of the public and reduce property damage by directing development, *redevelopment* or *site alteration* to locations outside of the *hazardous lands* and *hazardous sites* generally shown ~~as Floodplain~~ in Appendix A – Toronto and Region Conservation Authority Regulatory Framework with the exception of *Special Policy Areas*. (Province Mod. 2)
- 3.4.1.2 **To prohibit** the following uses on *hazardous lands*, *hazardous sites* and *Special Policy Areas*:
- a) ~~uses associated with~~ an institutional use including hospitals, *shared housing* such as long-term care homes and retirement homes, nursing homes, pre-school, school nurseries, daycare *daycare centres* and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works or erosion;
  - b) ~~uses associated with~~ an essential emergency services such as that provided by fire, police and ambulance stations and electrical substations, ~~that would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works or erosion; or~~
  - c) uses associated with the *disposal*, manufacture, ~~storage, disposal or treatment or storage~~ of hazardous substances. (Province Mod. 3)
- 3.4.1.3 **To promote** and encourage mitigation and remediation works for existing development within *hazardous lands* and *hazardous sites*.

### Hazardous Lands and Hazardous Sites

*Hazardous lands* and *hazardous sites* pose risks to human health and safety and private property due to potential flood impacts and/or unstable slopes and erosion issues. *Hazardous lands* and *hazardous sites* are regulated in accordance with the natural hazard policies of the Provincial Policy Statement and the regulations of the Toronto and Region Conservation Authority. It is the intent of Markham to direct development, *redevelopment* and *site alteration* away from these areas to protect the safety of the public. *Hazardous lands* and *hazardous sites* are generally designated 'Greenway'.

### It is the policy of Council:

- 3.4.1.4 **That** *hazardous lands* and *hazardous sites* located within the areas as generally shown ~~as floodplain~~ in Appendix A – Toronto and Region Conservation Authority Regulatory Framework, with the exception of *Special Policy Areas* and certain *flood vulnerable areas*, shall be generally designated as 'Greenway' lands on Map 3 – Land Use. The limits of *hazardous lands* and/or *hazardous sites* and the boundary of the corresponding 'Greenway' designation will be confirmed through the *development approval* process. (YR Mod. 24)
- 3.4.1.5 **To prohibit** development, *redevelopment* or *site alteration* and lot

creation in *hazardous lands* and *hazardous sites* ~~contained within the 'Greenway' designation~~ in accordance with Provincial policies, Conservation Authority regulations and the policies of this Plan. (Province Mod. 4)

- 3.4.1.6** To only consider development, redevelopment and site alteration in certain areas associated with *hazardous lands* and *hazardous sites* where:
- a) it is associated with required flood and/or erosion control works, minor additions and structures associated with passive recreational uses, or located within an approved *Special Policy Area*;
  - b) it has been demonstrated that safe access can be provided to the satisfaction of the Toronto and Region Conservation Authority; and
  - c) no habitable living space or overnight accommodation is located below the regulatory flood elevation. (Province Mod. 5)

- 3.4.1.67** **To require** conveyance of *hazardous lands* and *hazardous sites* within the 'Greenway' designation at no cost to a public authority as part of a development approval.

- 3.4.1.78** **That** the management of *floodplain* lands as generally shown in Appendix A - Toronto and Region Conservation Authority Regulatory Framework be based on the *regulatory flood standard* in accordance with Provincial standards and mapping produced by the Toronto and Region Conservation Authority.

- 3.4.1.89** **That** where development, *redevelopment* or *site alteration* is proposed in areas subject to *erosion hazards* and slope instability, a geotechnical report shall be prepared by the proponent to address the nature and extent of the erosion and identify appropriate setbacks and remediation measures to prevent long-term erosion hazards to the satisfaction of Markham and the Toronto and Region Conservation Authority.

#### **Special Policy Areas**

*Special Policy Areas* are areas within Markham that have historically existed within the *floodplain* where site-specific policies approved by the Province provide for the continued viability of existing uses, which are generally small scale. Specific policies are provided in this Section, Sections 8.1.5, 9.14.6, 9.19.2, 9.19.6, 9.19.6.7, 9.19.10 and certain secondary plans to address the management of these areas including criteria and procedures for development, *redevelopment* or *site alteration* as established by the Province. *Special Policy Area* policies shall prevail over all other policies in this Plan.

Markham's *Special Policy Areas* are shown as an overlay on Map 8 – Special Policy Areas with the underlying land use designation reflecting existing uses, existing zoning and statutory approvals shown on Map 3 – Land Use. It is the intent ~~that the~~ a *Special Policy Area* provide for the continued viability of existing uses and manage development and *redevelopment* where provided for in this Plan. ~~A~~ *Special Policy Areas* is are not intended to allow for new or intensified development and site alteration if a community has feasible opportunities for *intensification* development outside of the *floodplain*. (Province Mod. 6) (Markham staff



correction)

**It is the policy of Council:**

- 3.4.1.9~~10~~ That no new development shall be permitted on any parcel of land within a *Special Policy Area* where:
- a) the development would be subjected to velocities and/or depths that would create an unacceptable risk to life or property;
  - b) the development would be susceptible to major structural damage as a result of a flood less than or equal to the *regulatory flood standard*;
  - c) the necessary flood protection measures would have a negative impact on adjacent properties; and
  - d) adverse downstream and/or upstream impacts would be created/exacerbated and/or an increase in risk to life or property would occur as a result of flooding.
- To work with the Toronto and Region Conservation Authority to ensure that development, redevelopment or site alteration within a *Special Policy Area* shown on Map 8 – *Special Policy Areas* will not result in an unacceptable hazard risk to life or property or where flood protection measures would have a negative impact on adjacent properties. (Province Mod. 7)
- 3.4.1.10~~1~~ That development, redevelopment or site alteration within the a *Special Policy Area* is permitted subject to meeting technical floodproofing and safe access/egress criteria in accordance with the underlying land use designations and the policies of this Plan and in accordance with Section 3.4.1.2. Development applications which would intensify the level of development beyond what is permitted by this Plan, must demonstrate that no alternatives exist outside of the *floodplain* and shall be assessed in a comprehensive manner and require the review and endorsement approval of the Province Ministers of Municipal Affairs and Housing and Natural Resources and Forestry. (Province Mod. 8) (Markham staff correction)
- 3.4.1.11~~2~~ That ingress access and egress to all buildings and structures shall be safe. comply with all applicable provincial and Toronto and Region Conservation Authority safety standards and shall achieve Where safety to the provincial flooding hazard standard cannot be achieved, access and egress shall be provided to the maximum level of flood protection that is determined to be feasible and practical by the Toronto and Region Conservation Authority. Dry access and egress is preferred. Under no circumstances shall new residential units or an increase in overnight accommodation be permitted where safe access and egress cannot be achieved to the provincial flooding hazard standard. (Province Mod. 9)
- 3.4.1.12~~3~~ To require that applications for development, redevelopment or site alteration on lands in a *Special Policy Area* shall include:
- a) technical engineering studies detailing information such as flood velocity and depth of storm flows, flood damage reduction measures and stormwater management techniques, or other information as determined appropriate by Markham and the Toronto and Region Conservation Authority. ~~b) scoped The study requirements to the satisfaction of Markham and the Toronto and Region Conservation Authority may be scoped~~ where applications are considered minor

- such as additions or replacement structures;
- ~~eb)~~ an emergency response a flood evacuation plan for multi-unit developments prepared by a qualified professional where and which is determined appropriate by Markham and the Toronto and Region Conservation Authority; and
- ~~ec)~~ a comprehensive floodproofing and management review to identify any remediation strategies as may be required to support larger redevelopment parcels in Markham Centre; and
- ~~d)~~ plans that demonstrate primary building system controls, such as service units and panels, are above the regulatory flood elevation.

~~Technical studies shall only be approved where it is demonstrated that there are no adverse downstream or upstream impacts and no increase in risk to life or property as a result of flooding. (Province Mod. 10)~~  
(Markham staff correction)

- 3.4.1.134 ~~That the approval of buildings and structures, and parking, in the a Special Policy Areas~~ shall be conditional upon the landowner incorporating flood protection measures to the *regulatory flood standard* on all new buildings and new additions to minimize flooding impacts to the satisfaction of Markham and the Toronto and Region Conservation Authority. Where floodproofing to the regulatory flood elevation is not possible, floodproofing must be to the greatest extent feasible level of flood protection, to a level not less than the 1:350 year storm event, may only be permitted where the regulatory flood standard is not technically feasible and where determined acceptable to Markham and to the satisfaction of the Toronto and Region Conservation Authority, however, under no circumstances may it be lower than the 1:350 year flood elevation. (Province Mod. 11) (Markham staff correction)
- 3.4.1.145 ~~That~~ prior to the issuance of a building or *site alteration* permit, applications for development on lands wholly or partially within a *Special Policy Area* shall require approval and permits from the Toronto and Region Conservation Authority in accordance with applicable criteria, procedures, standards and regulations.
- 3.4.1.156 ~~That~~ *Special Policy Area* lands shall continue to be identified with a *Special Policy Area* zone overlay in all applicable zoning by-laws including with the necessary provisions to implement the relevant policies and shall be subject to site plan control approval. (Province Mod. 12) (Markham staff correction)
- 3.4.1.17 ~~To prohibit~~ new lot creation or additional dwelling unit creation on lands designated 'Residential Low Rise' in *Special Policy Areas*. (Province Mod. 13)
- 3.4.1.168 ~~That~~ modifications to ~~the a~~ *Special Policy Area* boundary, new *Special Policy Areas* or modifications to *Special Policy Area* policies and/or land use designations shall be approved by the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing prior to the adoption ~~and approval~~ by Markham ~~and York Region, except where the zoning by-law is~~

~~in keeping with the original intent of the use as of the date of the approval of the Special Policy Area, in which case York Region is the approval authority.~~ (Province Mod. 14) (YR Mod. 25) (Markham staff correction)

### **Flood Vulnerable Areas**

*Flood vulnerable areas* are lands contained within the *floodplain* within the urban area containing multiple structures and roads for which the Toronto and Region Conservation Authority has identified the potential to address flood risk issues through a comprehensive flood remediation approach. The location of *flood vulnerable areas* will be confirmed by the Toronto and Region Conservation Authority. Markham will work with the Toronto and Region Conservation Authority and other agencies and landowners to ensure the flood risk is assessed and addressed.

**It is the policy of Council:**

- 3.4.1.179 **To work** with the Toronto and Region Conservation Authority, other agencies and landowners to: ~~a) explore opportunities to manage flood risk and develop comprehensive long-term solutions for *flood vulnerable areas* including opportunities to address existing development within *flood vulnerable areas* to ensure that the level of risk is maintained or decreased through specific actions and strategies for flood remediation, floodproofing, flood warning and emergency response matters. ; and~~ b) ~~establish a process to address major development, for flood remediation, floodproofing, flood warning and emergency response redevelopment or site alteration within *flood vulnerable areas* to ensure that the level of risk is maintained or decreased through specific actions and strategies measures; and~~ c) ~~allow minor development, redevelopment or site alteration within *flood vulnerable areas* subject to the one zone floodplain management policies of the Toronto and Region Conservation Authority.~~ (Province Mod. 15)
- 3.4.1.1820 **To work** with the Toronto and Region Conservation Authority and upstream municipalities to ensure development, *redevelopment* or *site alteration* upstream of *flood vulnerable areas* provide for stormwater management controls that decrease or do not increase existing flooding levels on properties within Markham for storms up to and including the Regulatory Storm event. (YR Mod. 26)

## **Chapter 8 – Land Use**

### **8.1.5 Height and Density for all Land Use Designations**

**That** where the maximum heights and densities are identified in a land use designation of this Plan, it is not intended that every building in a *development approval* will achieve the maximum height and density. The appropriate height shall be the key determinant on what density can be achieved on a site along with the provision of adequate transportation and water and waste water infrastructure, and community infrastructure such as public schools and parks and open spaces.



Secondary Plans may establish height and density provisions that exceed those identified in Chapter 8 of this Plan. Increases in height above the maximum height permitted in a designation may be considered for a development provided it is within the context of an approved secondary plan or site specific policy and the application for zoning by-law amendment to permit a height increase and a site plan and/or *comprehensive block plan* is consistent with the secondary plan or site specific policy.

Increases in height and density above the maximum permitted in a designation within a *Special Policy Area* shown on Map 8 – *Special Policy Areas* shall not be permitted unless approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry as part of a comprehensive secondary plan review. (Province Mod. 16)

## Chapter 9 – Area and Site Specific Policies

### Infill Development

- 9.19.2 For the 'Residential Low Rise' lands shown in Figure 9.19.2, Council may consider a zoning by-law amendment to permit a consent (severance) to create one additional lot generally equal to one half of the area and frontage of lots from the original plans of subdivision for the lands. Where such consents (severances) are permitted, the lot frontage(s) and lot area(s) of the proposed new lot(s) shall be deemed consistent with the emerging lot sizes on the street where the property is located.

For the lands which fall within a *Special Policy Area* as shown on Map 8 – *Special Policy Areas*, the approval of the consent (severance) to create one new lot shall also be subject to the satisfaction of the Toronto and Region Conservation Authority. Council may consider a zoning by-law amendment to permit one additional dwelling unit for the new lot created within a *Special Policy Area*. (Province Mod. 17)

The intent of this Official Plan is to support infill development within this area, but ensure the massing of new dwellings or additions to existing dwellings respects and reflects the pattern and character of adjacent development, where appropriate. Site specific development standards established through individual zoning by-law amendments may address lot coverage, building depth, *floor area ratios*, height, number of storeys, garage projections and garage widths.

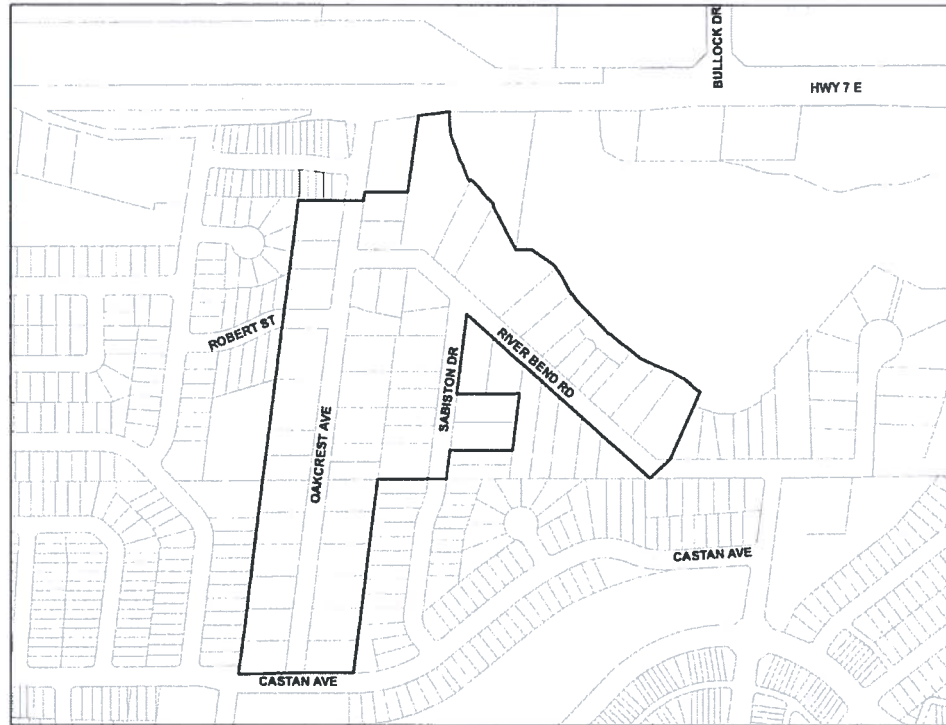


Figure 9.19.2

#### 9.19.10

#### New Lot Creation and Additional Dwelling Unit Creation – Special Policy Area

For the ‘Residential Low Rise’ lands shown in Figure 9.19.10, which fall within a *Special Policy Area* as shown on Map 8 – Special Policy Areas, Council may consider a zoning by-law amendment to permit a consent (severance) to create :

- a) 3 new lots on the lands fronting on Annina Crescent shown as Parcel ‘A’ to permit 3 additional dwelling units in detached dwellings; and
- b) new lots and/or additional dwelling units in detached dwellings, semi-detached dwellings or townhouses without direct frontage on a public street on the lands at 8202 and 8192 McCowan Road shown as Parcel ‘B’. The number of new lots and/or additional dwelling units shall be determined in consultation with the Toronto and Region Conservation Authority and have regard for a maximum site density of 35 units per hectare.

Approval of a zoning by-law amendment to permit a consent (severance) to create new lots and to permit additional dwelling units on the new lots shall be subject to the satisfaction of the Toronto and Region Conservation Authority.



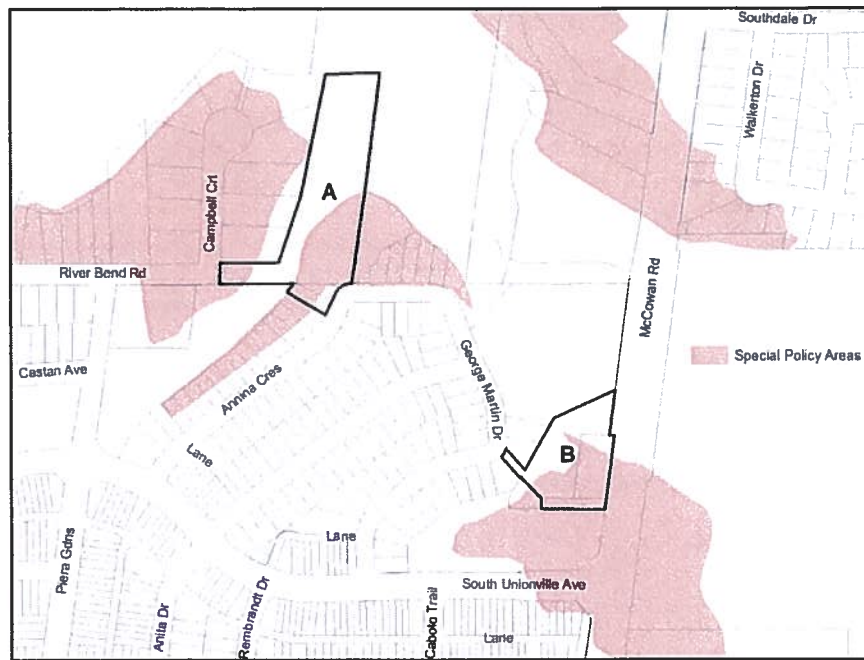


Figure No. 9.19.10 (Province Mod. 18)

## Chapter 11 – Interpretation

### 11.2 Definitions

Flooding hazard means the inundation of areas adjacent to a river or stream and small inland lake systems, where the floods resulting from the rainfall actually experienced during the Hurricane Hazel storm (1954) occurred or could have occurred over watersheds in the general area. The flooding hazard also includes high points of land in the area of inundation not subject to flooding. (Province Mod. 19)



October 31, 2014

Mark Christie  
Manager of Community Planning and Development  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 13<sup>th</sup> Floor  
Toronto, ON M5G 2E5

Dear Mark,

I am responding to your letter of June 26, 2014 to Margaret Wouters, Senior Manager, Policy and Research at the City of Markham, and more specifically item 3 on page 2.

Markham Fire and Emergency Services have adopted the National Fire Protection Association (NFPA) 1710 response standard which identifies the time for a full first alarm response to arrive on scene at an incident including dispatch and turn out times. The City's evacuation plans and development specific protocols are developed in accordance with the existing legislation, regulations, standards and protocols that may be applicable to emergency conditions and will be implemented by all parties involved.

The department will respond to all incidents including floods. Once on scene, the officer will determine what is required to mitigate the incident and contact the necessary resources to do so, working in conjunction with the local police and ambulance service.

In situations where the water exceeds 0.30 meters and our apparatus are unable to access the area, alternate methods will be identified when the first officer arrives on scene; these methods may include protecting people in place, using aerial ladders to access a structure or approaching from a different direction etc. In all cases, we will respond and assess once on location and have appropriate resources deployed depending on the circumstances presented.

I hope this addresses your concerns.

Yours truly,

A handwritten signature in black ink, appearing to read 'Phil Alexander'.

Phil Alexander,  
Deputy Fire Chief/CEMC

A handwritten signature in black ink, appearing to read 'Sonja Singh'.

Sonja Singh  
Emergency Preparedness Coordinator