



<b>Date:</b>	Tuesday, July 8, 2025		
<b>Application Type:</b>	Zoning By-law Amendment (the “Request”)		
<b>Proponent:</b>	City of Markham		
<b>Proposal:</b>	City-initiated Zoning By-law Amendment to permit outdoor storage on city-owned lands, outside of lands designated Greenway or within any flood regulated areas or hazardous lands, as defined by the Toronto and Region Conservation Authority and identified in the 2014 Official Plan		
<b>Location:</b>	City-wide		
<b>File Number:</b>	PR 25 124252	<b>Wards:</b>	All
<b>Prepared By:</b>	Brad Roberts, Manager of Zoning and Special Projects		
<b>Reviewed By:</b>	Stephen Lue, RPP MCIP, Senior Development Manager		

## **PURPOSE**

This preliminary information pertains to the City-Initiated proposed Zoning By-law Amendment to permit outdoor storage on City-owned lands, outside of lands designated Greenway or within any flood regulated areas or hazardous lands, as defined by the Toronto and Region Conservation Authority (the “TRCA”) and in the 2014 Official Plan, in the City of Markham (the “Subject Lands”).

## **NEXT STEPS**

- Statutory Public Meeting, in accordance with the Planning Act is scheduled for July 8, 2025
- Consider input received at the statutory Public Meeting and commenting agencies to inform revisions to the draft Zoning By-law Amendments, where appropriate
- If approved, send the Zoning By-law Amendment to Council for enactment

## **LOCATION**

The affected areas are comprised of all lands owned by the City of Markham, as shown on Figure 1.

## **BACKGROUND**

In the past, the City has encountered situations where the outdoor storage of equipment and materials on lands owned by the municipality are not permitted given the restrictions in numerous and many outdated zoning by-laws. However, the advantages to allowing outdoor storage on city-owned lands include the following:



- **Proximity to Work Sites:** Storing equipment and materials near active or recurring work areas (e.g., parks, roads, utilities) reduces transportation time and fuel costs
- **Rapid Response:** Allows quick access to tools, seasonal equipment, or emergency materials, improving response times during storms, road repairs, or infrastructure maintenance
- **Storage for Service Vehicles and Equipment:** Maintenance vehicles, traffic signs, winter sand/salt, and landscaping tools need secure, easily accessible storage options
- **Supports City Projects:** Outdoor storage of materials may reduce delays for city-initiated projects or sponsored events
- **Temporary and Seasonal Use:** Outdoor storage is often temporary and does not require permanent infrastructure

The City is cognizant that there are lands currently under its ownership that have environmental constraints and therefore, the proposed draft Zoning By-law Amendment would not permit such outdoor storage on lands designated Greenway or within any flood regulated areas or hazardous lands as defined by the TRCA, as identified in the 2014 Official Plan.

**The proposed Zoning By-law Amendment (the “ZBA”) enables permissions to allow outdoor storage on lands owned by a Public Authority**

The City-initiated Draft Zoning By-law Amendment (Appendix 1) would provide opportunities for the outdoor storage of equipment, materials, and maintenance supplies on lands that are owned by a Public Authority, with certain restrictions.

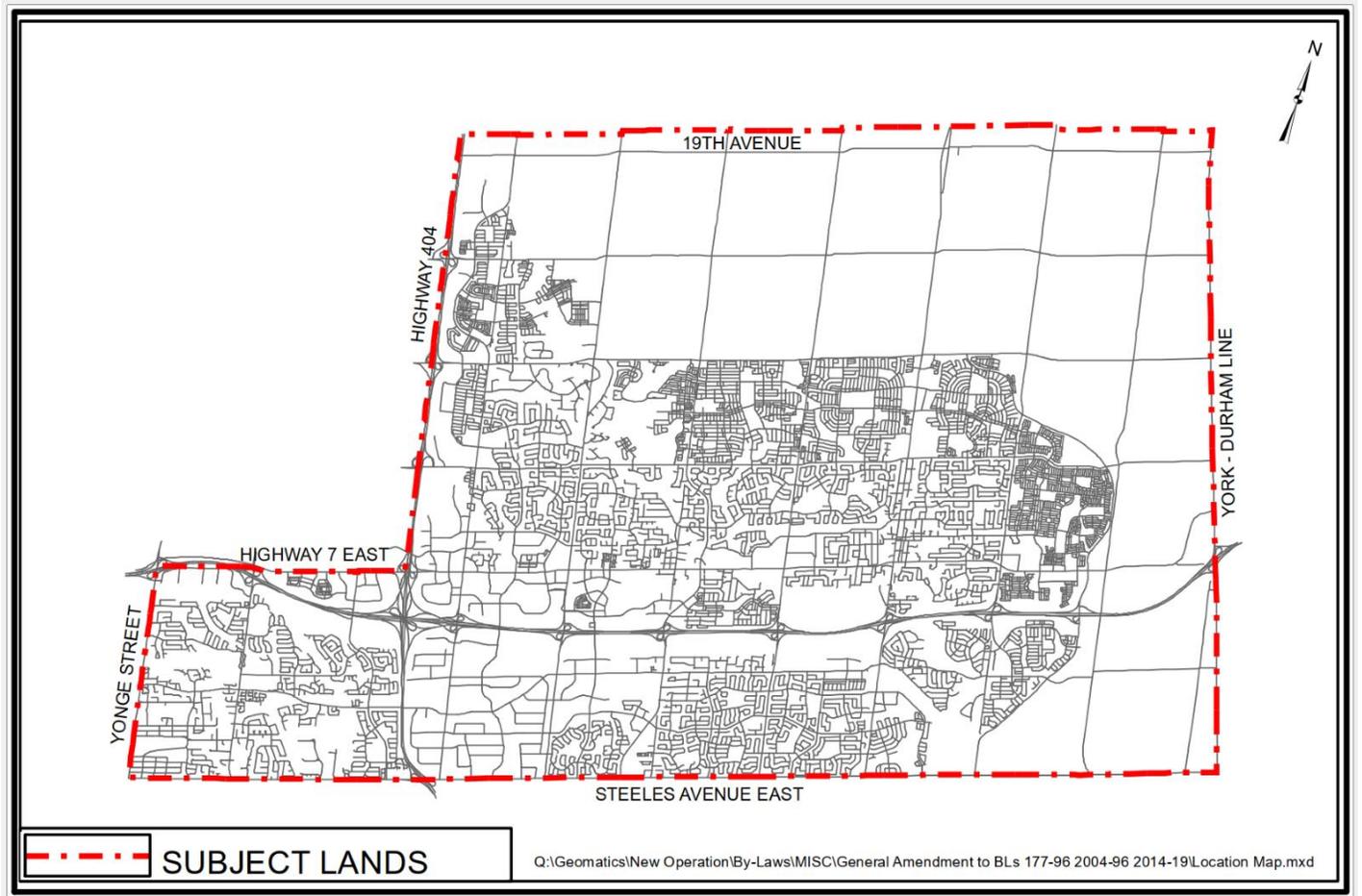
**Accompanying Figure and Appendix:**

Figure 1: Subject Lands Location Map

Appendix 1: Proposed Zoning By-law Amendment



Figure 1: Subject Lands Location Map





## Appendix 1: Draft Zoning By-law Amendment

# MARKHAM

## BY-LAW 2025-\_\_\_\_\_

A By-law to amend By-law 2237, 2053, 1767, 2150, 2151, 1229, 122-72, 88-76, 163-78, 184-78, 118-79, 153-80, 165-80, 90-81, 47-85, 304-87, 19-94, 177-96, 2004-196 and 2024-19, as amended

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The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That By-law 2024-19, as amended, is hereby further amended as follows:
  - 1.1 That Section 4.6 a) is amended to add the following:

“(xv) Outdoor storage on lands owned by the **City**.”
  - 1.2 That Section 4.6 b) iii) is repealed and replaced with the following:

“iii) Outdoor storage is permitted subject to the following:
    - (a) Where outdoor storage is specifically permitted in the **zone**; and,
    - (b) On lands owned by the **City**, not within the Greenway One (GWY1) and Greenway Two (GWY2) **zones**, or within any flood regulated areas or **hazardous lands** as defined by the Toronto and Region Conservation Authority.”
2. That By-law 2004-196, as amended, is hereby further amended as follows:
  - 2.1 That Section 4.16 b) iii) is repealed and replaced with the following:

“iii) *outdoor storage* and *outdoor storage use* is permitted subject to the following:
    - (a) Where *outdoor storage* or *outdoor storage use* is specifically permitted in the *zone*; and,
    - (b) On lands owned by the *corporation*, not within the Greenway designation as shown on Map 3 of the City’s 2014 Official Plan, or within any flood regulated areas or hazardous lands as defined by the Toronto and Region Conservation Authority.”
3. That By-law 177-96, as amended, is hereby further amended as follows:



3.1 That Section 6.19 b) is repealed and replaced with the following:

“b) *outdoor storage* is permitted subject to the following:

- i) Where *outdoor storage* is specifically permitted in the *zone*
- ii) On lands owned by the *Corporation*, not within the Greenway designation as shown on Map 3 of the City’s 2014 Official Plan, or within any flood regulated areas or hazardous lands as defined by the Toronto and Region Conservation Authority.”

4. By-law’s 2237, 2053, 1767, 2150, 2151, 1229, 122-72, 88-76, 163-78, 184-78, 118-79, 153-80, 165-80, 90-81, 47-85, 304-87, and 19-94, as amended, are hereby further amended as follows:

4.1 “Notwithstanding any other provision in this by-law, outdoor storage is permitted subject to the following:

- i) Where outdoor storage is specifically permitted in the zone;
- ii) On lands owned by the Corporation of the City of Markham, not within the Greenway designation as shown on Map 3 of the City’s 2014 Official Plan, or within any flood regulated areas or hazardous lands as defined by the Toronto and Region Conservation Authority.”

Read and first, second and third time and passed on \_\_\_\_\_, 2025.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



## EXPLANATORY NOTE

### BY-LAW 2025-XXX

A By-law to amend By-laws 2024-19, 2004-196, 177-96, 2237, 2053, 1767, 2150, 2151, 165-80, 304-87, 118-79, 19-94, 122-72, 184-78, 1229, 90-81, 47-85, 88-76, 163-78, and 153-80, as amended.

#### **Lands Affected**

The proposed by-law amendment applies to all lands owned by the City of Markham and regulated under By-laws 2024-19, 2004-196, 177-96, 2237, 2053, 1767, 2150, 2151, 165-80, 304-87, 118-79, 19-94, 122-72, 184-78, 1229, 90-81, 47-85, 88-76, 163-78, and 153-80, as amended.

#### **Purpose and Effect**

The purpose and effect of this By-law is to permit outdoor storage on lands under By-laws 2024-19, 2004-196, 177-96, 2237, 2053, 1767, 2150, 2151, 165-80, 304-87, 118-79, 19-94, 122-72, 184-78, 1229, 90-81, 47-85, 88-76, 163-78, and 153-80, as amended and owned by the City of Markham.

