



The City of Markham is undertaking a City-wide Zoning By-law Amendment to address the following:

- 1) A City-wide housekeeping Zoning By-law Amendment to By-law 2024-19, and several site specific zoning amendments in Markham Village to address certain Section 9 Policies of the City's 2014 Official Plan;
- 2) Address accessible Parking Standards in Parking By-law 28-97 and By-law 2004-196;
- 3) Amendment to all Public Use sections in MTSA areas of applicable Zoning By-laws; and,
- 4) Amendment to the City's Planning Applications Fee By-law 211-83 as it relates to certain fees

Tell us what you think!

A statutory Public Meeting to consider the amendments will take place on:

Meeting Date: January 20, 2026

Time: 7:00 pm

Place: Members of the Development Services Committee will participate in a statutory Public Meeting remotely (Zoom link) and in person (Council Chamber) at:

Markham Civic Centre
101 Town Centre Boulevard
Markham, ON L3R 9W3

All proceedings of this meeting are recorded, and video and audio streamed on the City's website at pub-markham.escribemeetings.com.

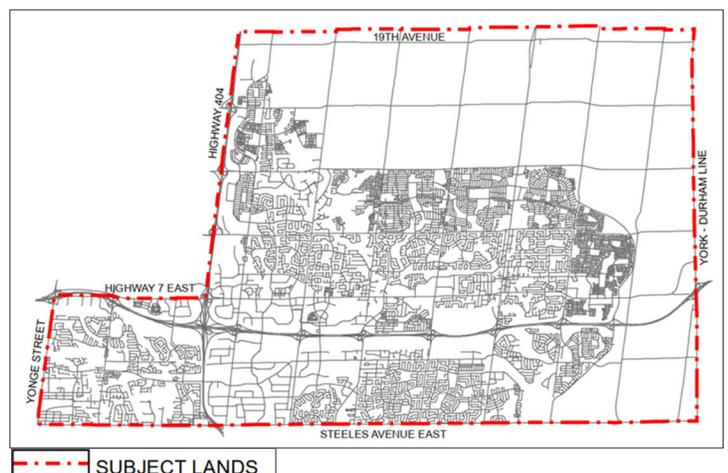
Location

The lands subject to these zoning by-law and Planning application fee by-law amendments comprise the entirety of the City of Markham, where applicable.

Purpose and Effect of the Zoning By-law Amendments

Housekeeping Zoning By-law Amendment to By-law 2024-19

Through the day-to-day use of By-law 2024-19, City staff have identified several issues that have the potential to create confusion when applying zone standards. Therefore, City staff propose amendments to address the issues. Moreover, several changes to the [Planning Act](#) have warranted modifications to the By-law to ensure provincial conformity.



Address Section 9 of Markham's 2014 Official Plan Policies through site-specific zoning amendments

Section 9 contains site and area specific policies that apply to various areas of the City, including sections of Main Street Markham North that permit non-residential uses. The proposed amendment would implement the Section 9 policies by permitting certain non-residential uses as of right, in By-law 2024-19.

Amend the Accessible Parking Standards in Parking By-law 28-97 and By-law 2004-196

The accessible parking provisions do not reflect the current requirements of the [Accessibility for Ontarians with Disabilities Act](#) (AODA) relating to the size and percentage of accessible parking spaces required. The proposed amendments to the By-laws would align with the AODA.

All Public Use sections in MTSA areas of applicable Zoning By-laws

"Public Uses" are generally defined as the use of land, buildings or structures owned by or operated on behalf of a public authority. These uses are permitted in all zones under all By-laws in the City. However, public uses must comply with all applicable zone standards (e.g., setbacks,



height restrictions) in any given zone. The proposed amendment would permit public use infrastructure with specific zone standards to provide a public authority with specific zone provisions to deliver key infrastructure projects within Major Transit Station Areas (MTSAs).

Amendments to Planning Application Fee By-law 211-83

The proposed amendment to the Fee By-law would amend the Minor Variance fees as they apply to multiple variances by one applicant on multiple lots. The proposed amendment would support development of subdivision homes where zoning by-law amendments may not have anticipated detailed zoning issues with specific models in a development. The proposed amendment also removes the Townhouse Siting fee as it is now integrated with the Subdivision application process.

Additional Information



PMIR

For additional information on **PR 25 131474**, scan this to access the Public Meeting Information Report (PMIR) or visit www.markham.ca/planningapplications

Connect with the File Planner

File Planners: Geoff Day and Brad Roberts

File Planners gday@markham.ca and broberts@markham.ca

Email:

File Planner Phone: (905) 477-7000, extension 3071

File Number: Refer to application number PR 25 131474

Join the conversation!

Request to Speak (Deputations)

Any request to speak may be made to the Clerks Department up to the start of the statutory Public Meeting, and by one or all the following:

- a) Complete the "Request to Speak" form located online at markham.ca
- b) Email the City at notifications@markham.ca
- c) Call (905) 477-7760

Remember to provide your full contact information and the item to which you wish to speak.

Written or Email Submissions

Please quote file PR 25 131474 in your written or emailed comments, which the Clerks Department must receive no later than **4:00 pm the day before the statutory Public Meeting**.

- a) Written: mail or personally deliver to the Clerks Department at the address above
- b) Email: send to notifications@markham.ca

Missed the 4:00pm written submission deadline?

Consider one of the following:

- Email Members of Council at mayorandcouncillors@markham.ca
- Request to speak at the statutory Public Meeting by completing and submitting an online "Request to Speak" form at www.markham.ca

If the deadline for written submission passed and Council finished considering the item of interest at the statutory Public Meeting, you may email your written submission to Members of Council.

Want to be notified after a decision is made?

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed Planning Project Application, you must make a written request to the Clerk's Department at the address noted above or by email to notifications@markham.ca.



Please read this important information!

Notice to Landlords: If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

Personal Information: Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

Appealing a Decision of Council

For more information about this matter, including information about appeal rights to the [Ontario Land Tribunal](#), contact the City Clerks Department by email to: notifications@markham.ca.

Date of Notice: December 31, 2025

Trinela Cane
Interim Commissioner of Development Services

Jim Jones
Chair, Development Services Committee