

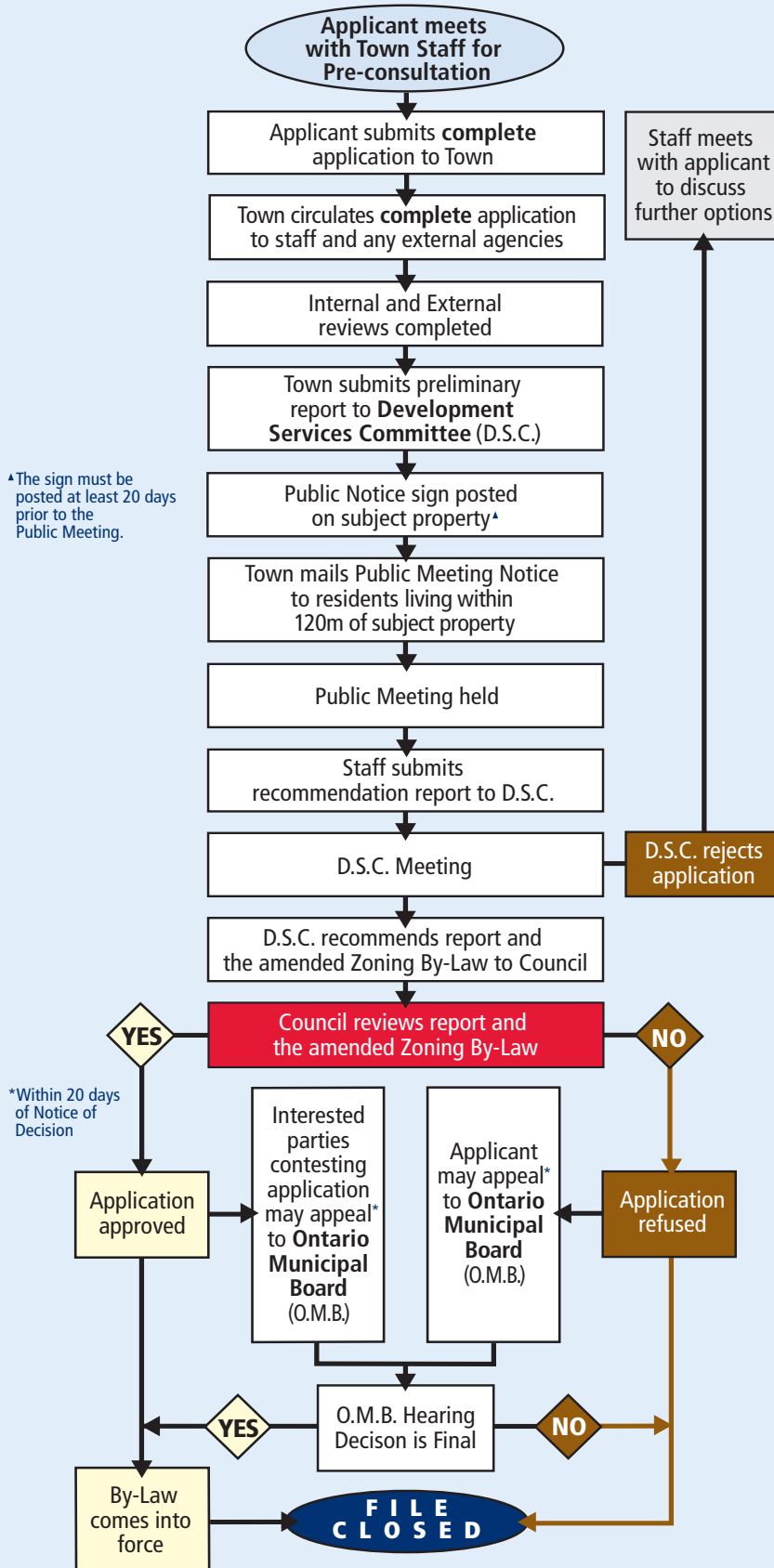
Zoning By-Law Amendment or Re-zoning?

A Zoning By-Law Amendment or Re-zoning is the process through which the Town guides and approves changes to how specific lands are used for specific purposes. Besides land use, the process also addresses related development standards, such as property setbacks.

Our goal is to implement the objectives and policies of the Town's Official Plan. We do this by examining both the design and technical aspects of proposed developments in order to determine land use that is appropriate for the community, and development standards that are appropriate for the area. This process engages the public by offering the community an opportunity to voice concerns and questions at a public meeting.

ZONING BY-LAW AMENDMENT PROCESS

This application process may take approximately 6 to 12 months to complete



This flow chart highlights the basic process – some steps may not be shown.

CONSIDERATIONS:

When reviewing an application, consideration will be given to the suitability of the land for the proposed use, sustainability, vehicle access, water supply, sewage disposal, the design of structures, tree preservation, site parking layout, grading and drainage.

The following are a few of our guiding principles:

- buildings should enhance the image of the Town and respect their context;
- buildings should provide a consistent built form that reinforces the public streetscape;
- landscaping should be attractive, sustainable and respectful of the existing environment.

Submission requirements are as follows:

- completed application form;
- 15 copies of Site Plan;
- 15 copies of building elevations;
- 1 reduction of site plan & elevations;
- 1 legal survey of the property;
- 4 copies of landscape concept;
- applicable fee;
- plans must be no larger than 8.5 x 11 in;
- other studies and plans as determined at the pre-consultation meeting.

Pre-consultation

New procedures now require you to meet with Town staff before submitting an application. This will allow you to explain the proposal and will allow staff to guide you through the process, provide preliminary comments about the viability of your proposal and advise you what plans and studies are required to support an application. At the pre-consultation meeting a checklist will be provided setting out the submission requirements for a complete application. These procedures are in accordance with Official Plan Amendment No. 172 and the Consultation By-Law 2008-148. An application may be deemed incomplete and refused if these procedures are not followed.

Application forms are available at the **Development Services Counter** or can be downloaded from the Town's website at www.markham.ca under the Forms and Applications tab "Building and Planning Permits".

HOW TO APPLY

Other Documents to Review

If applicable, review these documents, which are available at the **Development Services Counter** prior to filing your application:

- Town of Markham Official Plan/ Secondary Plan Policies
- Zoning By-Law(s)
- Heritage Conservation District Plans
- Design Guidelines (where available).

Contact Us

This brochure is part of a series that outlines development processes in the Town of Markham. If you have any questions, please contact the staff of the Development Services Commission.

Development Services Commission

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DEVELOPMENT SERVICES

ZONING BY-LAW AMENDMENT APPLICATION PROCESS

PROCESS GUIDELINES

The Process

The flow chart represents the Zoning By-Law Amendment and Re-zoning process in the Town of Markham. Please keep in mind that each proposal is unique and the process may vary slightly for each application.