

WHAT IS A

Site Plan Approval?

Site Plan Approval is the process through which the City guides and approves the layout of building elevation, landscape and site circulation.

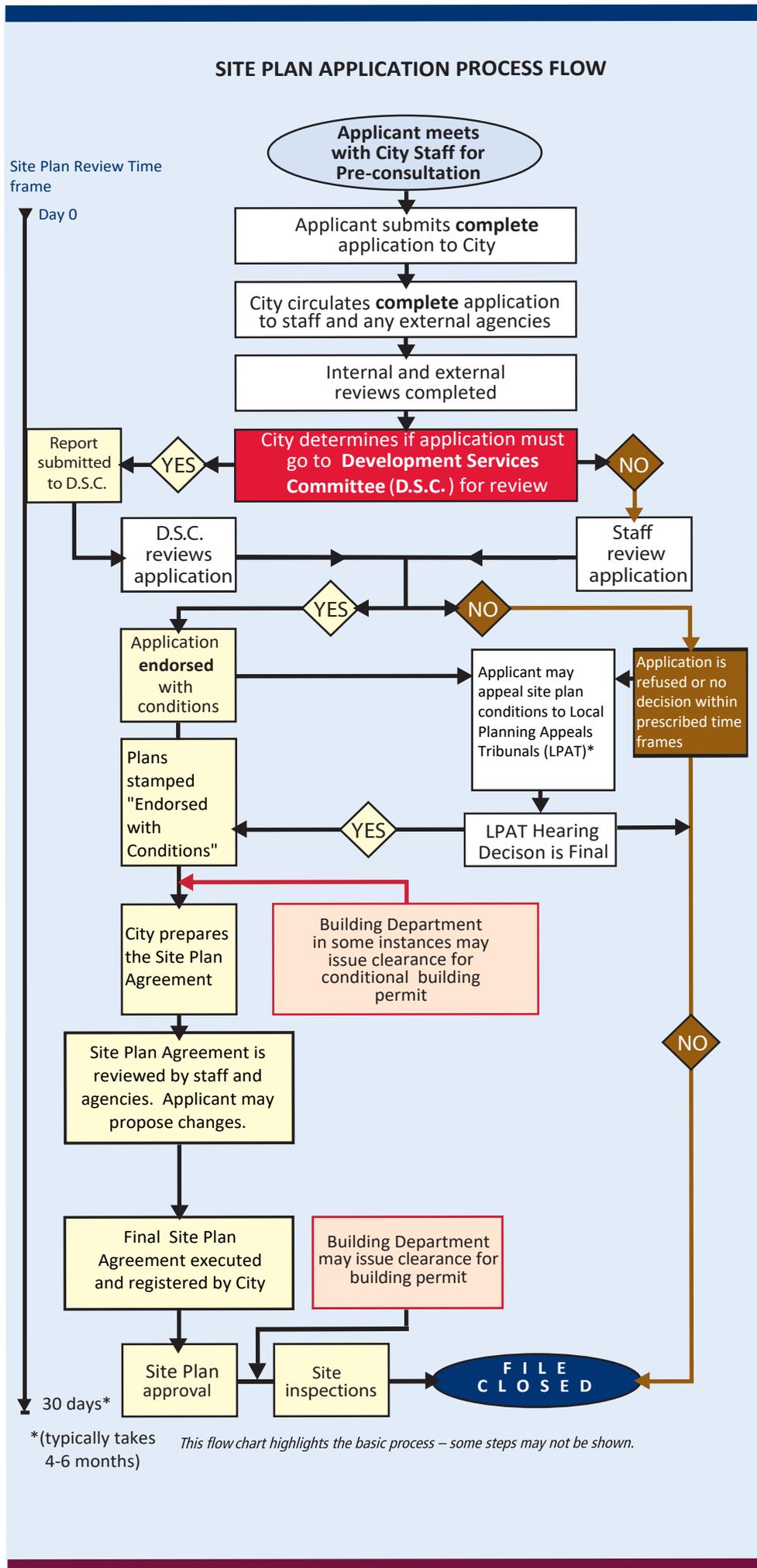
Our goal is to achieve excellent, high quality buildings that contribute to the public realm and environment in which they are placed. We do this by reviewing the layout, massing, the plan's sustainability and the technical aspects of proposed developments.

Site Plan Approval is authorized by the Ontario Planning Act. Buildings used for farming operations, most single and semi detached homes and small additions to existing buildings, may be exempt. All other new development in the City is subject to Site Plan Control by the City of Markham. Until a Site Plan is endorsed, granted, a building permit cannot be issued and construction cannot begin.

CONSIDERATIONS: When reviewing an application, consideration will be given to: vehicle and pedestrian access, water supply, sewage disposal, the design of structures, tree preservation, site parking layout, grading, drainage and landscaping.

The following are a few of our guiding principles:

- buildings should enhance the image of the City and respect their context;
- buildings should provide a consistent built form that reinforces the public streetscape;
- landscapingshould be attractive, sustainable and respectful of the existing environment.
- parkland conveyance or Cash-in-Lieu of Parkland
- Bonusing (compensation for increased height and density for medium of high-rise residential development (under Section 37 of the Planning Act)



Pre-consultation

New procedures now require you to meet with City 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 minimum requirements for a complete application together with other plans or studies that will make the review and approval process more efficient.

Application forms are available at the Development Services Counter or downloaded from the City's website at www.markham.ca under the tab "Business/Development-Planning/Development/Development Approval Process/Application forms".

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:

- City of Markham Official Plan/Secondary Plan Policies
- Zoning By-Law(s)
- Design Guidelines (where available)
- Interim sustainable development standards.

Contact Us

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

Development Service

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DEVELOPMENT SERVICES

SITE PLAN APPROVAL APPLICATION PROCESS

PROCESS GUIDELINES

The Process

The flow chart represents the Site Plan Approval process in the City of Markham. Please keep in mind that each proposal is unique and the process may vary slightly for each application.

Submission Requirements are as follows:

- Pre-Consultation checklist
- Completed Application Form
- All required plans and elevations
- All supporting information or studies determined in the Pre-Consultation meeting
- Requirements for York Region or Toronto Region Conservation Authority
- All applicable fees for the City and/or York Region.

Local Planning Appeal Tribunal*

The Local Planning Appeal Tribunal (LPAT) is an adjudicative tribunal that hears cases in relation to a range of municipal planning, financial and land matters. These include matters such as official plans, zoning by-laws, subdivision plans, consents and minor variances, land compensations, development charges, electoral ward boundaries, municipal finances, aggregate resources and other issues assigned by numerous Ontario statutes. LPAT is part of Environment and Land Tribunals Ontario (ELTO), a cluster of tribunals that adjudicate matters related to land use planning, environmental and heritage protection, property assessment, land valuation and other matters.