

Appendix 'A'

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XX

To amend the City of Markham Official Plan 2014, as amended.

2833 16th Avenue (Buttonville)

(September 2025)

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OFFICIAL PLAN AMENDMENT NO. XX

To amend the City of Markham Official Plan 2014, as amended

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2025-XX in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on XX, 2025.

Kimberly Kitteringham
City Clerk

Frank Scarpitti
Mayor

By-law 2025-XX

Being a by-law to adopt Amendment No. XX

to the City of Markham Official Plan 2014, as amended

THAT COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS

- 1.0 THAT Amendment No. XX to the City of Markham Official Plan 2014, as amended, attached hereto, is hereby adopted.
- 2.0 THAT this by-law shall come into force and take effect on the date of the final passing thereof.

Read a first, second and third time and passed this XX day of XX, 2025.

Kimberly Kitteringham
City Clerk

Frank Scarpitti
Mayor

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. XX)

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PART I – INTRODUCTION

1.0 GENERAL

- 1.1 PART I – INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2 PART II – THE OFFICIAL PLAN AMENDMENT, including Schedules “A”, “B”, “C” attached thereto constitutes Official Plan Amendment No. XX to the City of Markham Official Plan 2014, as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

The lands subject to this Amendment are located at the southeast corner of 16th Avenue and Highway 404 between Renfrew Drive and Highway 404 and are municipally known as 2833 16th Avenue (the “Subject Lands”). The Subject Lands consist of five parcels, legally described as:

Firstly: PCL 13-6 SEC MA3; PTS LTS 13 14 & 15 CON 3 PTS 1, 13, 14 AND 15 65R32652; T/W PT LT 13 CON 3 PT 3 65R7701 AS IN R326300; T/W PT LT 13 CON 3 PTS 4 65R7701 AS IN R326310; T/W PT LT 13 CON 3 PTS 5 6 & 7 65R7701 AS IN R280470 ; S/T LT565946; SUBJECT TO AN EASEMENT OVER PART 1, PLAN YR3479790 AS IN YR3479790 CITY OF MARKHAM

Secondly: PCL 4-1 SEC 65M2695; LT 4 PL 65M2695; T/W PT LT 13 CON 3, PT 3 65R7701 AS IN R326300; T/W PT LT 13 CON 3 PT 4 65R7701 AS IN R326310; T/W PT LT 13 CON 3 PTS 5, 6 & 7 65R7701 AS IN R280470 ; S/T LT565946 MARKHAM

Thirdly: PCL 6-1 SEC 65M2695; LT 6 PL 65M2695; T/W PT LT 13 CON 3, PT 3, 65R7701 AS IN R326300; T/W PT LT 13 CON 3 PT 4 65R7701 AS IN R326310; T/W PT LT 13 CON 3 PTS 5, 6, 7 65R7701 AS IN R280470 ; MARKHAM

Fourthly: PCL BLOCK 1-1 SEC M2029; PT BLK 1 PL M2029; PT 7, 65R32652;

Fifthly: PCL 1-6 SEC 65M2355; PT LTS 5,6 & ALL OF LT 7, PL 65M2355, PT 2 65R12355; T/W OVER PT LT13 CON 3, PT 3 65R7701 AS IN R326300; T/W OVER PT LT 13 CON 3, PT 4 65R7701 AS IN R326310; T/W OVER PT LT 13, CON 3, PTS 5, 6 & 7, 65R7701 AS IN R280470 ; MARKHAM (AMENDED 98/06/09 AT 12:47. S. HOULAHAN)

The Subject Lands are approximately 68.34 ha (168.87 acres) and were previously occupied by the Buttonville Municipal Airport.

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3.0 PURPOSE

The purpose of this Amendment is to revise the Area and Site-Specific Policy regarding the Subject Lands to facilitate the redevelopment of the Subject Lands for employment and industrial uses without the need for a secondary plan or a comprehensive block plan at future stages in the planning process. The Amendment also designates a portion of the Subject Lands to Greenway and cleans up the road network on Maps 10 and 11 of the City's 2010 Official Plan Schedules 10 and 11, respectively.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

An amendment to the 2014 Official Plan, as amended, is required to provide for the development as contemplated, as the 2014 Official Plan policies identify a historical planning process for the Subject Lands that is not relevant to the current proposed development. The Amendment allows for the redevelopment of underutilized lands formerly used for an airport into an integrated business park and industrial employment area compatible with the surrounding area. The proposed Amendment will contribute to the City's goals for a successful and diverse economy and attracting new employees and businesses to the City of Markham.

An associated Zoning By-law Amendment will be required to implement the development standards in this Amendment.

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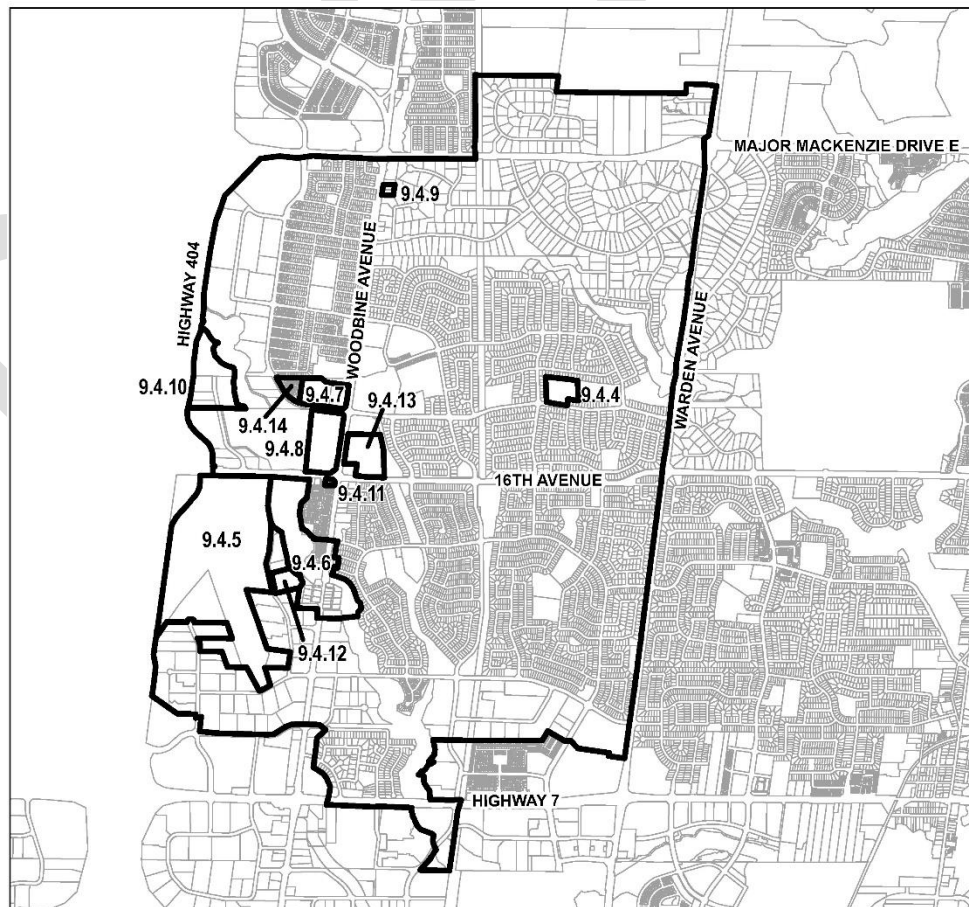
PART II – THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. XX)

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PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Map 3 – Land Use of the Official Plan 2014, as amended, is hereby amended as shown on Schedule A.
- 1.2 Map 10 – Road Network of the Official Plan 2014, as amended, is hereby amended as shown on Schedule B.
- 1.3 Map 11 – Minor Collector Road Network of the Official Plan 2014, as amended, is hereby amended as shown on Schedule C.
- 1.4 Appendix F – Secondary Plan Areas of the Official Plan 2014, as amended, is hereby amended to delete the Buttonville West Secondary Plan To Be Approved in its entirety.
- 1.5 Section 9.4.1 of the Official Plan 2014, as amended, is hereby amended by deleting Figure 9.4.1 in its entirety and replacing with the following:



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Figure 9.4.1

- 1.6 Section 9.4.5 of the Official Plan 2014, as amended, is hereby amended by deleting Policies 9.4.5 and 9.4.5.1 in their entirety and replacing with the following:

“9.4.5: Notwithstanding Section 8.5.1.5 of this Plan, if the lands shown in Figure 9.4.5 are used for Business Park Employment uses in accordance with Section 8.5.2 of this Plan, a secondary plan will not be required prior to redevelopment of the Buttonville Municipal Airport.

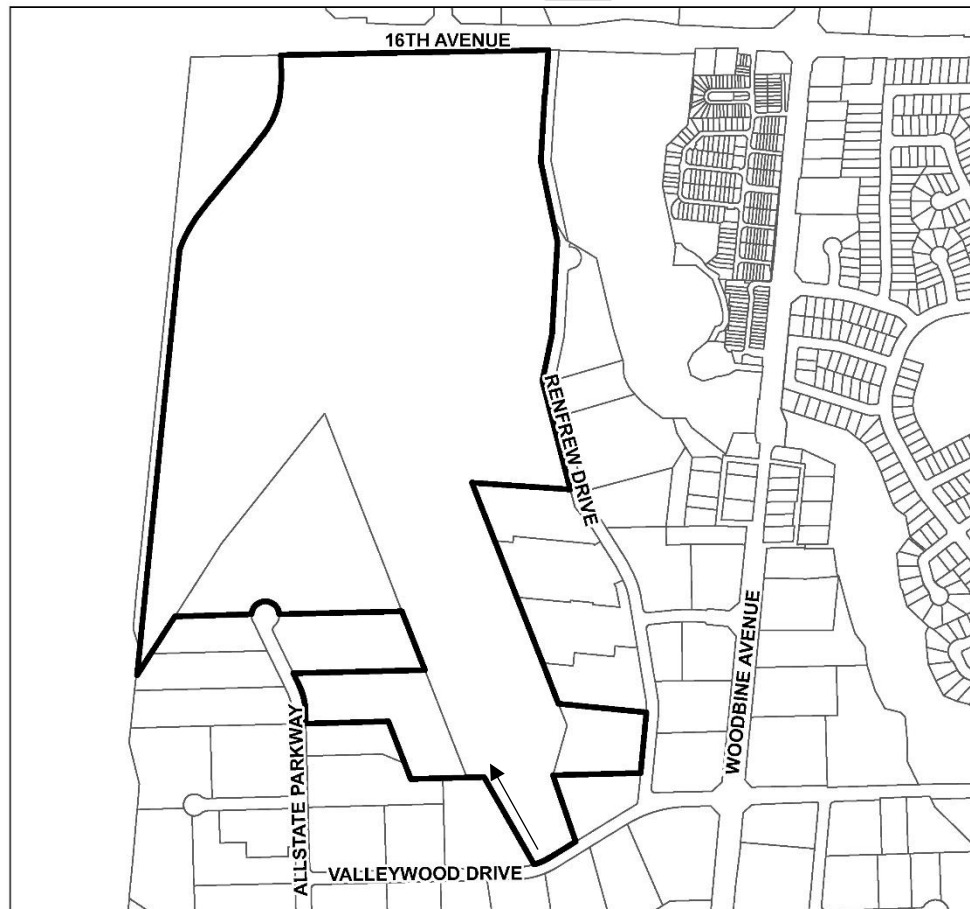


Figure 9.4.5

9.4.5.1 Notwithstanding Section 8.5.2.6 a), a comprehensive block plan shall not be required for site-specific development applications (including zoning by-law amendments and site plan approval) provided the proposed development application maintains the general intent and purpose of the Business Park Employment area and Section 8.5.2 of this Plan.

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9.4.5.2 In the event that other uses, including residential uses are sought on the lands shown in Figure 9.4.5, denoted by an arrow, are considered by way of a development application, such development application(s) must be supported by a satisfactory transportation impact assessment addressing the potential need to extend Frontenac Drive north of Valleywood Drive.

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2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan 2014, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented through amendments to Zoning By-law 177-96 and Zoning By-law 2024-19, as amended, in conformity with the provisions of this Amendment.

Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 10.7.5 of the City of Markham Official Plan 2014, as amended, shall not apply.

(June 2025)

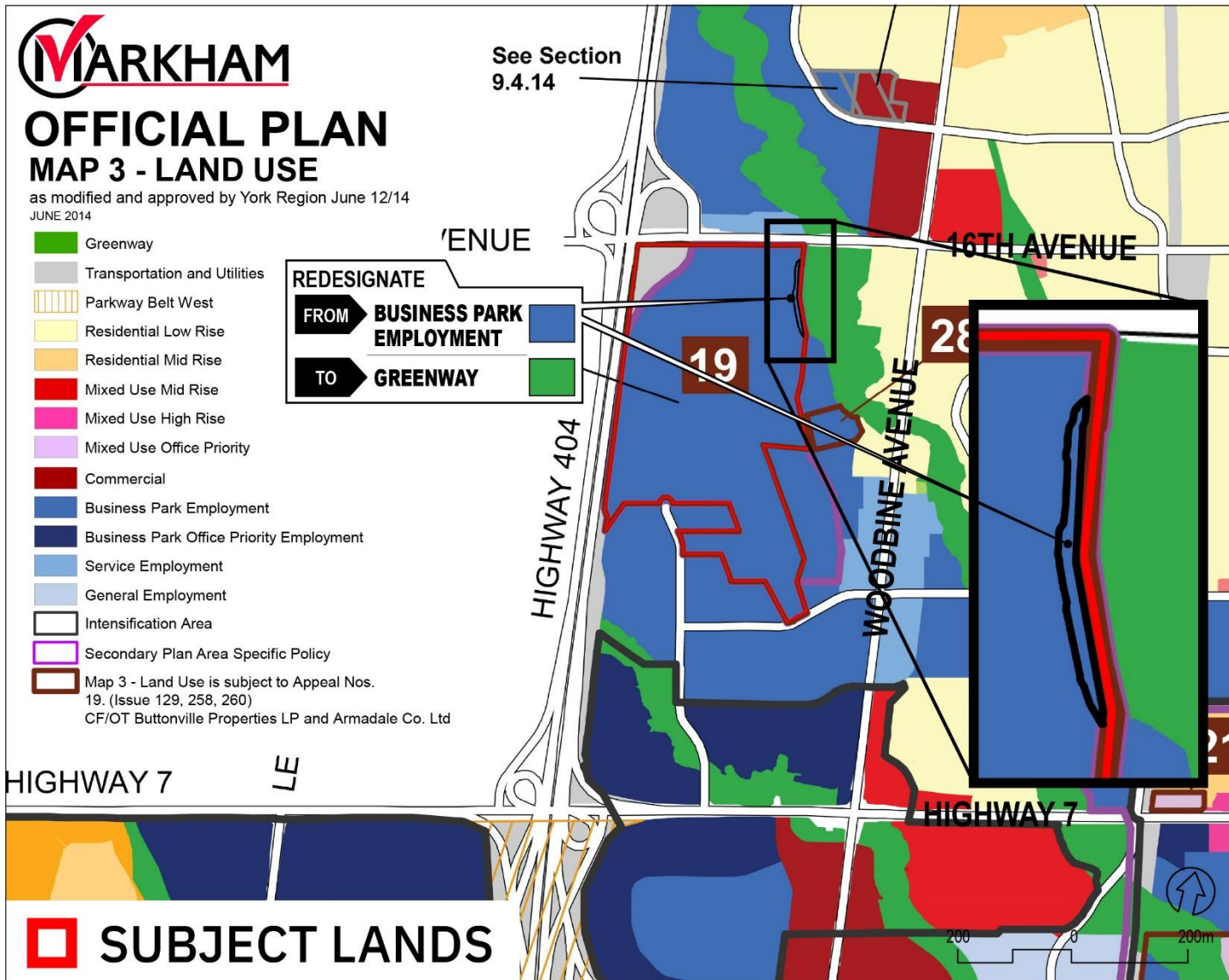
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SCHEDULE A TO OFFICIAL PLAN AMENDMENT NO. XX

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SCHEDULE B TO OFFICIAL PLAN AMENDMENT NO. XX



OFFICIAL PLAN

MAP 10 - ROAD NETWORK
 as modified and approved by York Region June 12/14
 JUNE 2014

PROVINCIAL HIGHWAYS

- Provincial 400 Series Highway
- Potential Provincial 400 Series Highway Mid-Block Crossing

ARTERIAL ROADS

- Region of York Arterial Road (right-of-way width on Map 12 - York Region Official Plan)

COLLECTOR ROADS

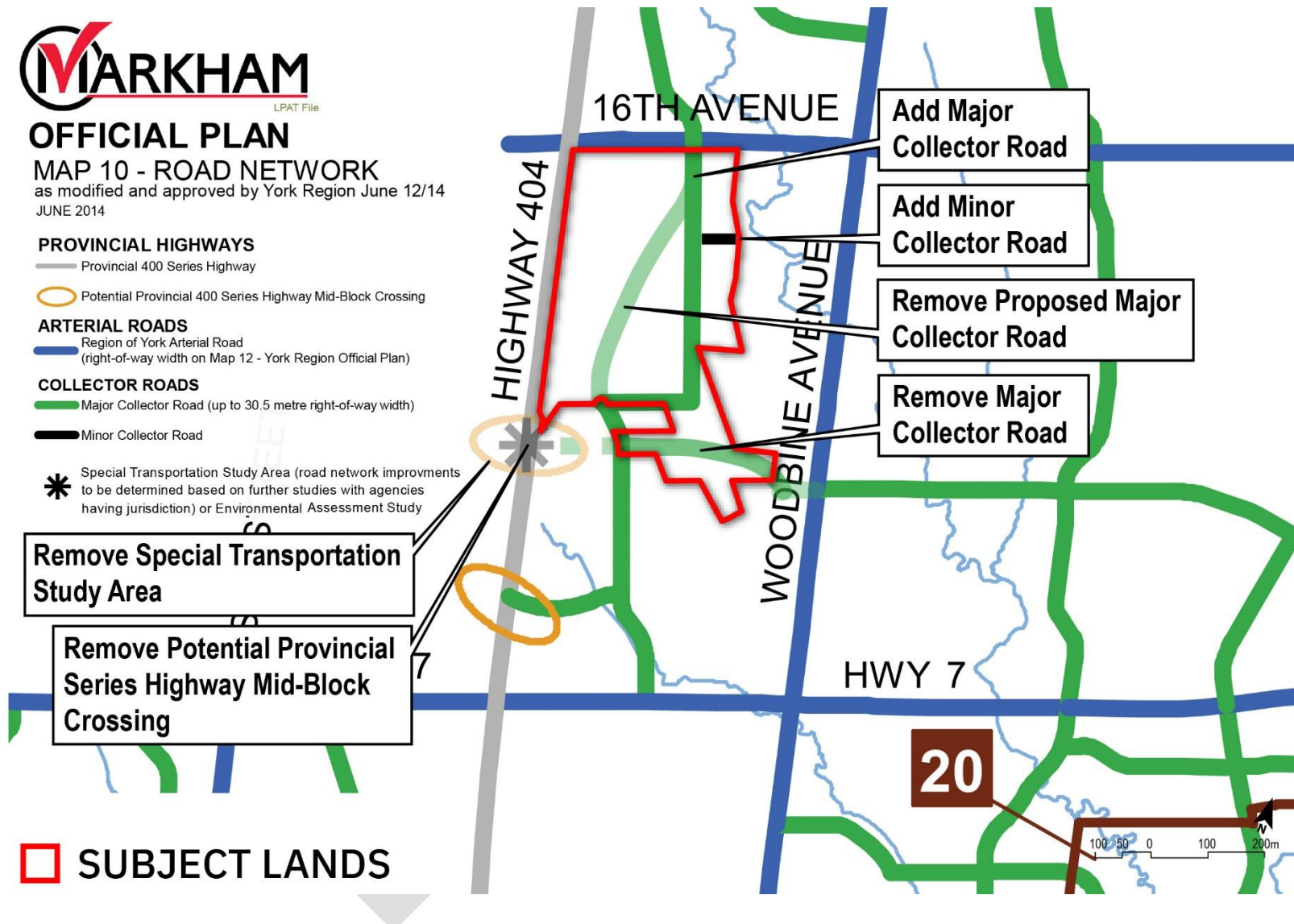
- Major Collector Road (up to 30.5 metre right-of-way width)
- Minor Collector Road

* Special Transportation Study Area (road network improvements to be determined based on further studies with agencies having jurisdiction) or Environmental Assessment Study

Remove Special Transportation Study Area

Remove Potential Provincial Series Highway Mid-Block Crossing

□ SUBJECT LANDS



SCHEDULE C TO OFFICIAL PLAN AMENDMENT NO. XX



OFFICIAL PLAN

MAP 11 - MINOR COLLECTOR ROAD NETWORK

as modified and approved by York Region June 12/14
JUNE 2014

COLLECTOR ROADS

Note: Major Collector Road (see Map 10 - Road Network)

— Minor Collector Road
(up to 24.5 metre right-of-way width)

