

**Appendix 'B'**

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XX**

To amend the City of Markham Official Plan (Revised 1987),  
as amended.

**2833 16<sup>th</sup> Avenue (Buttonville)**

**(September 2025)**

Appendix 'B'

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XX**

To amend the City of Markham Official Plan (Revised 1987), 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.

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Kimberly Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

## By-law 2025-XX

Being a by-law to adopt Amendment No. XX  
to the City of Markham Official Plan 1987, as amended

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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 (Revised 1987), 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.

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Kimberly Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

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**PART I - INTRODUCTION**

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

## Appendix 'B'

### 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” and “B” attached thereto constitutes Official Plan Amendment No. XX to the City of Markham Official Plan 1987, 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 16<sup>th</sup> Avenue and Highway 404 between Renfrew Drive and Highway 404 and are municipally known as 2833 16<sup>th</sup> 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 LT326310; 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.

## Appendix 'B'

### 3.0 PURPOSE

The purpose of this Amendment is to revise the Site-Specific Policy regarding the Buttonville Municipal Airport (which has now ceased operations) to facilitate the redevelopment of the Subject Lands for employment and industrial uses without the need for a secondary plan. The Amendment also updates the policy framework to delete policies relating to surplus lands to the Airport and establishes criteria for considering accessory outdoor storage uses consistent with the newer policy framework in the City. The Amendment re-designates a small portion of the Subject Lands from Open Space to Industrial to be consistent with the designation on the remainder of the Subject Lands.

### 4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

An amendment to the 1987 Official Plan, as amended, is required to provide for the development as contemplated, as the 1987 Official Plan policies identify historical planning processes for the Subject Lands that are 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)

## Appendix 'B'

### PART II – THE OFFICIAL PLAN AMENDMENT

#### 1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Schedule A – Land Use of the Official Plan (Revised 1987), as amended, is hereby amended as shown on Schedule A.
- 1.2 Schedule C – Transportation of the Official Plan (Revised 1987), as amended, is hereby amended to delete the Airport in its entirety.
- 1.3 Schedule H – Commercial / Industrial Categories of the Official Plan (Revised 1987), as amended, is hereby amended as shown on Schedule B.
- 1.4 Section 4.3.13.4 of the Official Plan (Revised 1987), as amended, is hereby amended by deleting Section 4.3.13.4 in its entirety and replacing it with the following:

#### 4.3.13.4 Buttonville Airport Lands

- a) Following closure of the Buttonville Airport, it is expected that the lands previously occupied by the Airport will be developed for uses consistent with the Business Park Area category of the INDUSTRIAL designation, and that the uses on the lands will reflect an extension of the existing pattern of land use in the Browns Corners Planning District to the south. If the lands are used for uses consistent with the Business Park Area (INDUSTRIAL) designation, a secondary plan will not be required prior to redevelopment of the Buttonville Municipal Airport.
- b) Notwithstanding Section 3.5.6.2 c), any outdoor storage accessory to a permitted industrial use shall be permitted subject to the review of a specific development proposal and rezoning, pursuant to the provisions of this Plan.
- c) It shall be the policy of the Town, in exercising its powers under the Planning Act, R.S.O. 1990, c. P.13, as amended, to have regard to the transportation related requirements for the redevelopment of the Buttonville Airport lands at densities generally consistent with those of the designated and zoned industrial-commercial lands to the south of the Airport lands, so as to ensure, to the maximum extent possible by the Town, that sufficient road capacity is available to permit the redevelopment of the Airport lands as provided herein. To that end, the Town will use traffic generation factors which assume the redevelopment of the Buttonville Airport lands in all future modelling and planning for the road systems within the Town.

## Appendix 'B'

### 2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan (Revised 1987), 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.

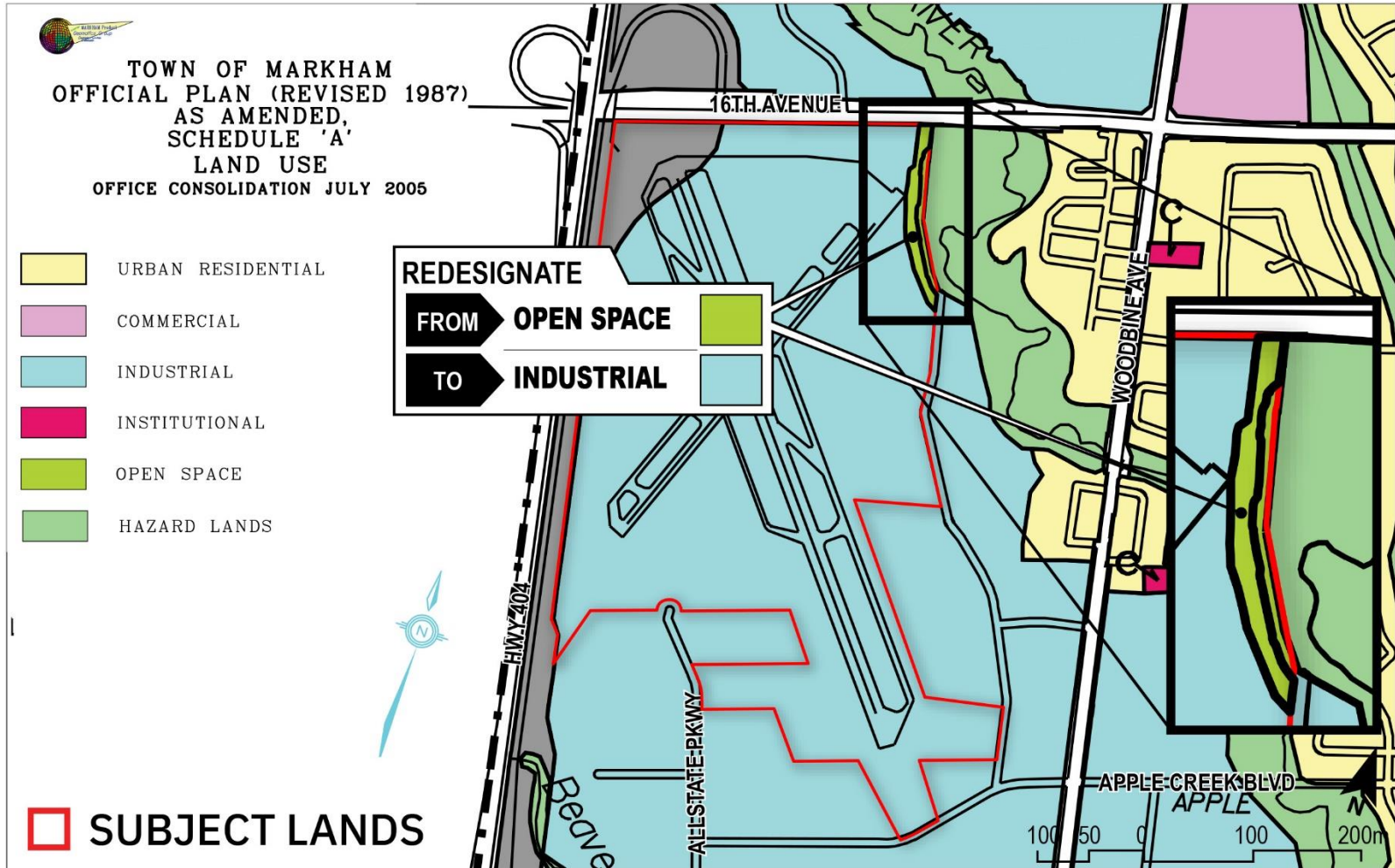
This Amendment shall be implemented through amendments to Zoning By-law 177-96, as amended, in conformity with the provisions of this Amendment.

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.

**(January 2025)**

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SCHEDULE A TO OFFICIAL PLAN AMENDMENT NO. XX



SCHEDULE B TO OFFICIAL PLAN AMENDMENT NO. XX

