

Appendix 'A'

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

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

*(OPA Emix Ltd. 8400 Woodbine Avenue .docx)*

*(October 2020)*

**CITY OF MARKHAM**  
**OFFICIAL PLAN AMENDMENT NO. XXX**

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. ----20xx-xx---- in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 14th day of October, 2020.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



## By-law 2020------

Being a by-law to adopt Amendment No. XXX  
to the City of Markham Official Plan 2014, as amended

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THE 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. THAT Amendment No. xx to the City of Markham Official Plan is hereby adopted.
2. 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 27th  
DAY OF October, 2020.

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Kimberley Kitteringham  
City Clerk  
(Signed)

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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.xxxxxxxxxxx)

## **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, constitutes Official Plan Amendment No. XXX to the City of Markham Official Plan 2014, as amended. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to 2.24 hectares (3.07 acres) of land municipally known as 8400 Woodbine Avenue as shown on Figure 9.20.1. The property is located on the northwest corner of Woodbine Avenue and Perth Avenue with additional road frontage on the east side of Cochrane Drive. The property is also located within the Woodbine/404 Planning District.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to provide for a Commercial Storage Facility use within the existing three storey warehouse style building on the subject property.

### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

This amendment will facilitate the establishment of a Commercial Self-Storage Facility within the existing building. The current layout of the existing warehouse style building makes it suitable to establish facilities to store goods. In addition, due to the site's proximity to employment and commercial areas and its access to a comprehensive transportation network (Woodbine Avenue, Perth Avenue, Cochrane Drive, Highway 7 East, Highway 404), the proposed Commercial Self-Storage Facility will provide storage space opportunities for both local businesses within the employment and commercial areas, and for residential customers requiring self-storage who will access the site from Woodbine Avenue.

## **PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. xxxxxxxxxxxxxxxxx)

## PART II - THE OFFICIAL PLAN AMENDMENT

1.0 Section 9.20 of the Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.20.1 to add a reference to a new Section 9.20.8 in Figure 9.20.1 as follows:

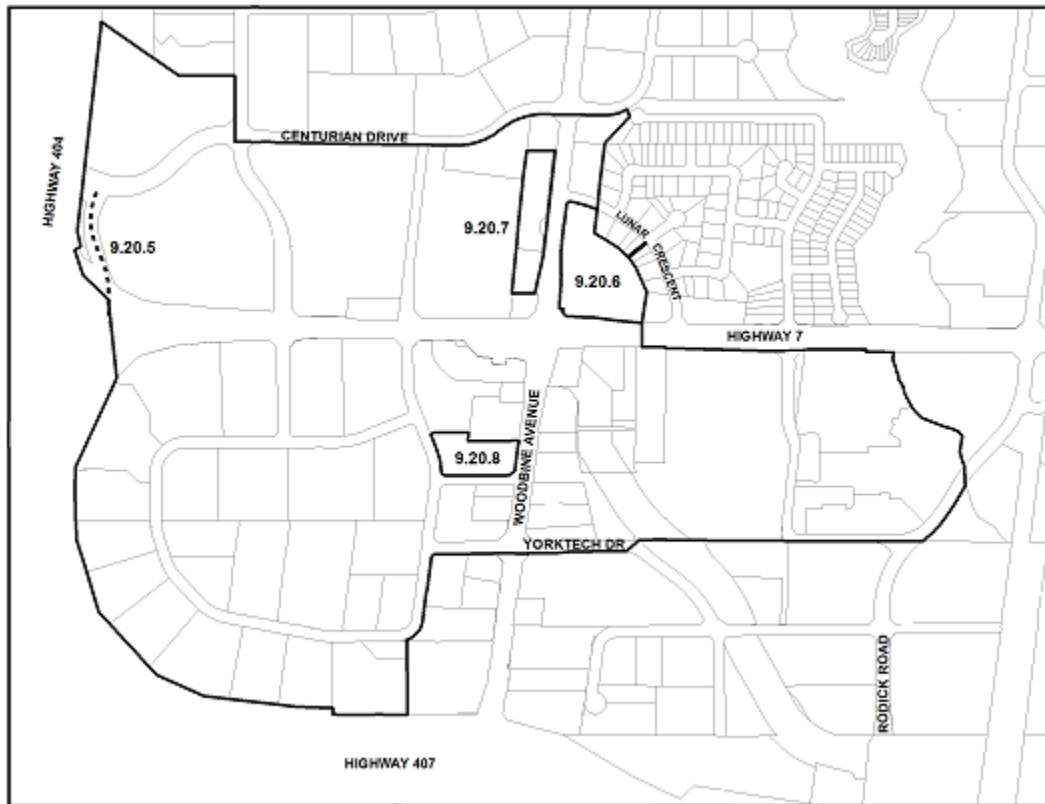


Figure 9.20.1

- b) Adding a new subsection 9.20.8 and Figure 9.20.8 as follows:

“ 8400 Woodbine Avenue

9.3.15 A Commercial Self-Storage Facility shall be permitted within the existing building on the ‘Commercial’ lands at 8400 Woodbine Avenue as shown in Figure 9.20.8.



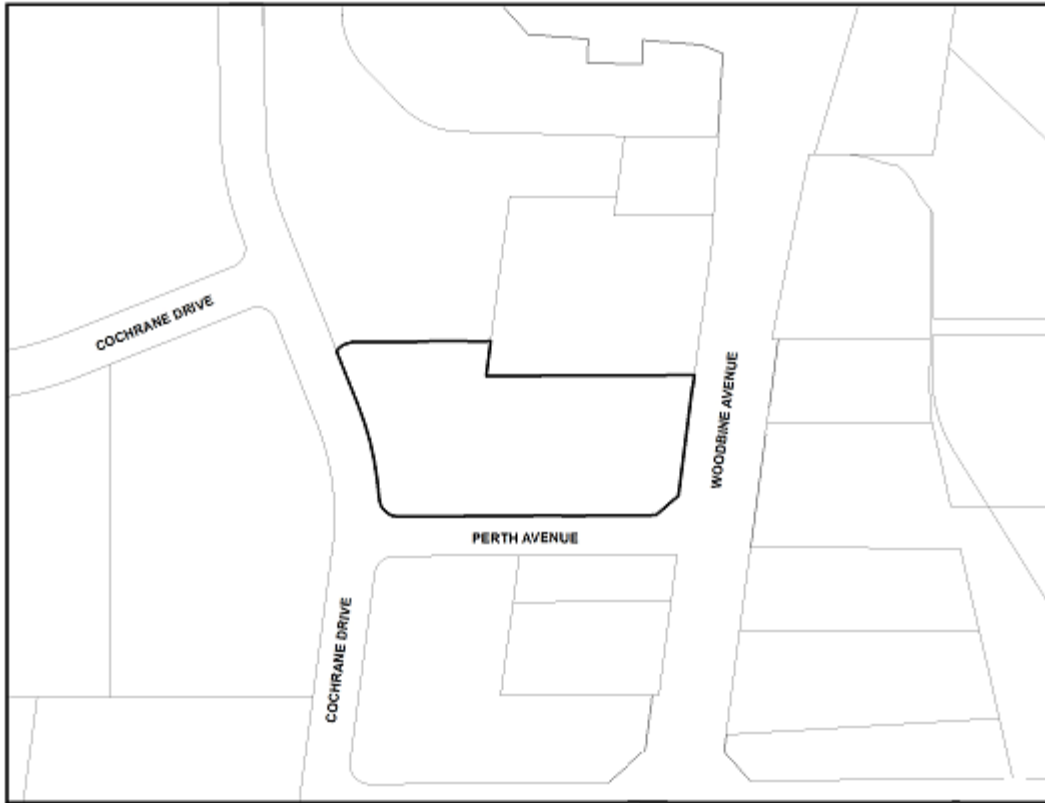


Figure 9.20.8”

## 2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, 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 by an amendment to the Zoning By-law and Site Plan approval and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment to the City of Markham Official Plan 2014, as amended, is exempt from approval by the Region of York. Following adoption of the Amendment, notice of Council’s decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

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

*(OCTOBER 2020)*