

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

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

*(~~10-20 Fincham Inc. Appendix A - Proposed Official Plan Amendment.docx~~)*

*(January 2021)*

**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 25th day of January, 2021.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



## **By-law 2021------**

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. XXX to the City of Markham Official Plan 2014, as amended, attached hereto, 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 25th  
DAY OF JANUARY, 2021.

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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. XXX)

## **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 Schedule “A”, attached thereto, 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 approximately 0.481 hectares (1.18 acres) of land municipally known as 10-20 Fincham Avenue within the Markham Village district. The subject site is located on the south side of 16<sup>th</sup> Avenue, east of Fincham Avenue.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to re-designate the subject lands from ‘Mixed Use Low Rise’ to ‘Residential Low Rise’ to provide for a residential development comprised of condominium townhouses and semi-detached dwellings, as well as freehold semi-detached dwellings.

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

The subject site is currently designated ‘Mixed Use Low Rise’ in the 2014 Official Plan, as amended, and occupied by an existing one-storey commercial plaza. The redevelopment of the subject site with solely residential uses (townhouses and semi-detached dwellings) will efficiently utilize existing municipal infrastructure and services, including the re-use of several existing service connections. The subject lands are in proximity to existing community facilities, including parks, a community centre and trails. The removal of the existing commercial plaza will not have an adverse impact on the ability of local residents to access commercial/retail opportunities. There are a range of commercial uses at the intersection of Markham Road and 16th Avenue that also support the commercial and retail needs of the surrounding community. The proposed development is also compatible with existing developments east, south and west (across Fincham Avenue) of the subject site.

**PART II - THE OFFICIAL PLAN AMENDMENT**

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

## **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 by re-designating the subject lands from ‘Mixed Use Low Rise’ to ‘Residential Low Rise’, as shown on Schedule “A” attached hereto.

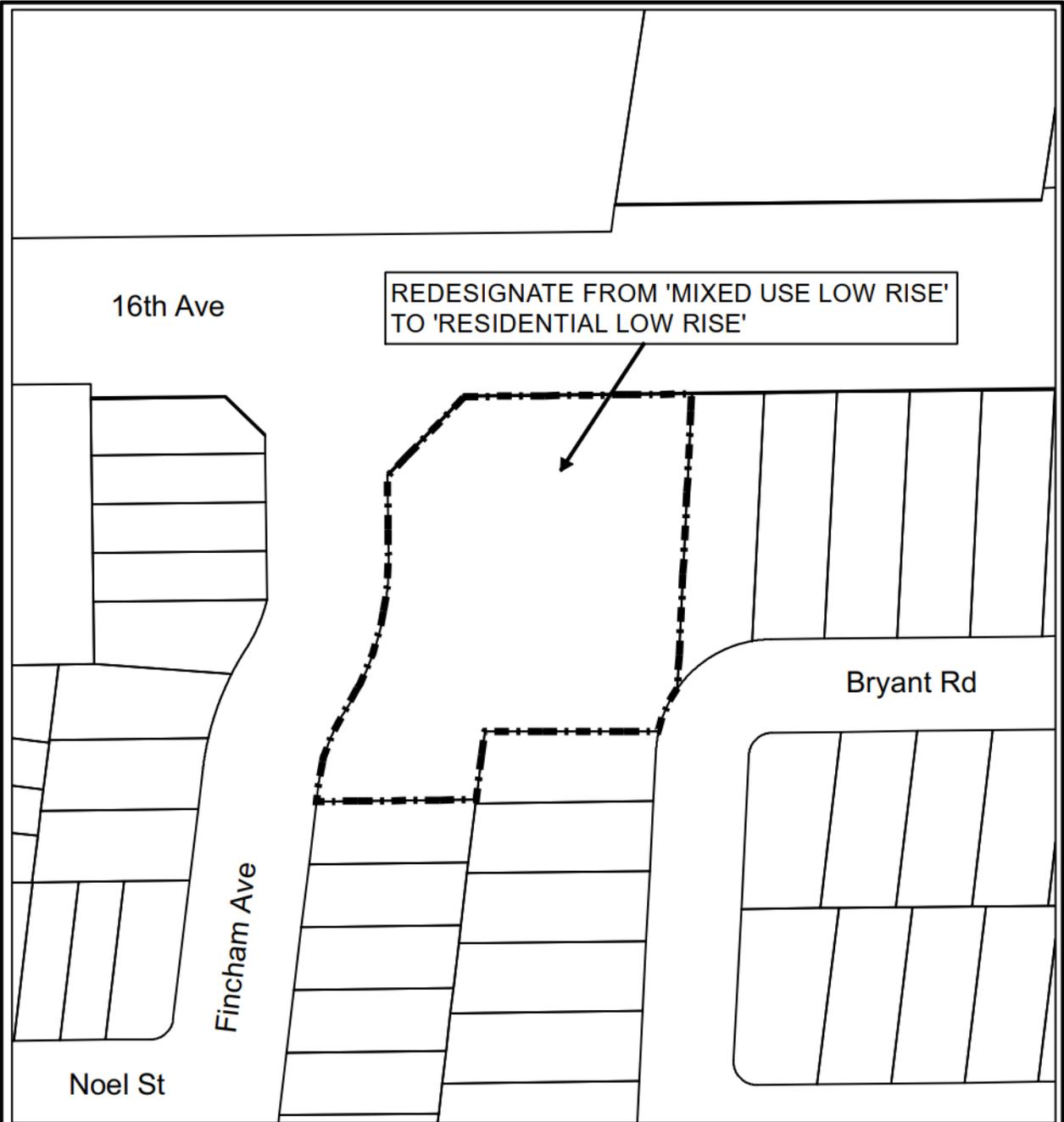
### **2.0 IMPLEMENTATION AND INTERPRETATION**

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.



AMENDMENT TO MAP 3 - LAND USE  
 CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT



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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

SCHEDULE "A" TO OPA No.

Drawn By: RT  
 Checked By: AM

SCALE: N/A  
 DATE: 01/12/2020