

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

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

*(Weins Canada Inc., 205 Torbay Road)*

*(September 2022)*

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**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 13th day of September, 2022.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



## By-law 2022-.....

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 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 13th  
DAY OF September, 2022.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

# CONTENTS

## PART I - INTRODUCTION

1.	GENERAL.....	6
2.	LOCATION.....	6
3.	PURPOSE.....	6
4.	BASIS .....	6

## PART II - THE OFFICIAL PLAN AMENDMENT

1.	THE OFFICIAL PLAN AMENDMENT.....	7
2.	IMPLEMENTATION AND INTERPRETATION.....	9

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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, 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 2.09 ha (5.14 ac) of land municipally known as 205 Torbay Road as shown on Figure 9.17.11 within the South Don Mills (Employment) district. The subject property is located west of the intersection of Torbay Road and Victoria Park Avenue.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to modify Section 9.17 to add a new site-specific policy to provide for an automotive service building facility use on the subject property.

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

This amendment will facilitate an automotive service building use on the subject property designated 'General Employment' in the 2014 Markham Official Plan. The automotive service building will provide a complimentary use to existing car dealerships in the area, and is a use and building that will be a positive addition to this employment area. The proposed automotive service building will support local businesses and serve residents requiring automotive servicing. The subject property also includes the Don Mills Channel and associated floodplain, which is protected by the existing Greenway Designation within the 2014 Markham Official Plan.

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**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 Section 9.17 of the Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.17.1 to add a reference to a new Section 9.17.11 in Figure 9.17.1 as follows:

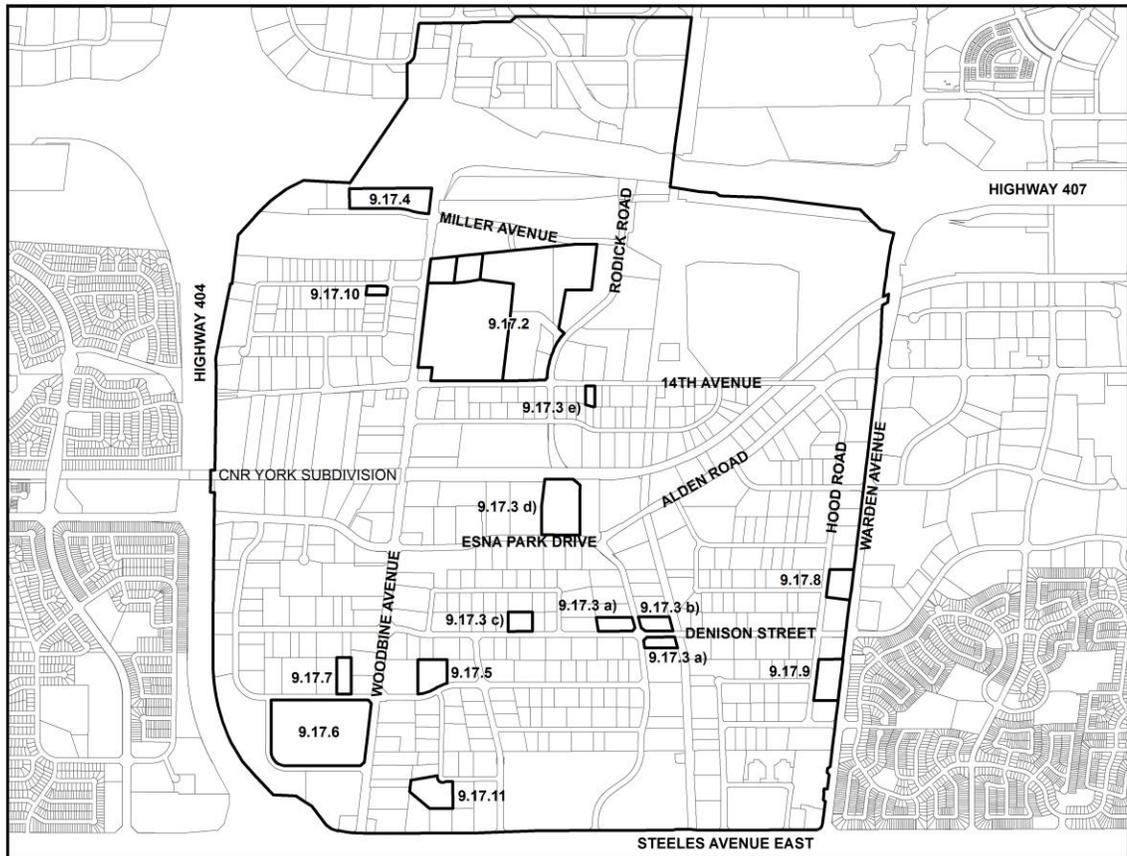


Figure 9.17.1

- b) Adding a new subsection 9.17.11 and Figure 9.17.11 as follows:

“General Employment

9.17.11 On lands designated ‘General Employment’ at 205 Torbay Road, as shown as ‘A’ in Figure 9.17.11:

- a) The following additional uses shall be permitted:
  - i. servicing and repair of motor vehicles
  - ii. outdoor storage of motor vehicles

- b) The following uses shall not be permitted, as shown as ‘A’ in Figure 9.17.11:
  - i. the sale, leasing, or renting of motor vehicles

- ii. outdoor storage, except as provided for in “a) ii.” above
- iii. outdoor repair or outside servicing of automobiles

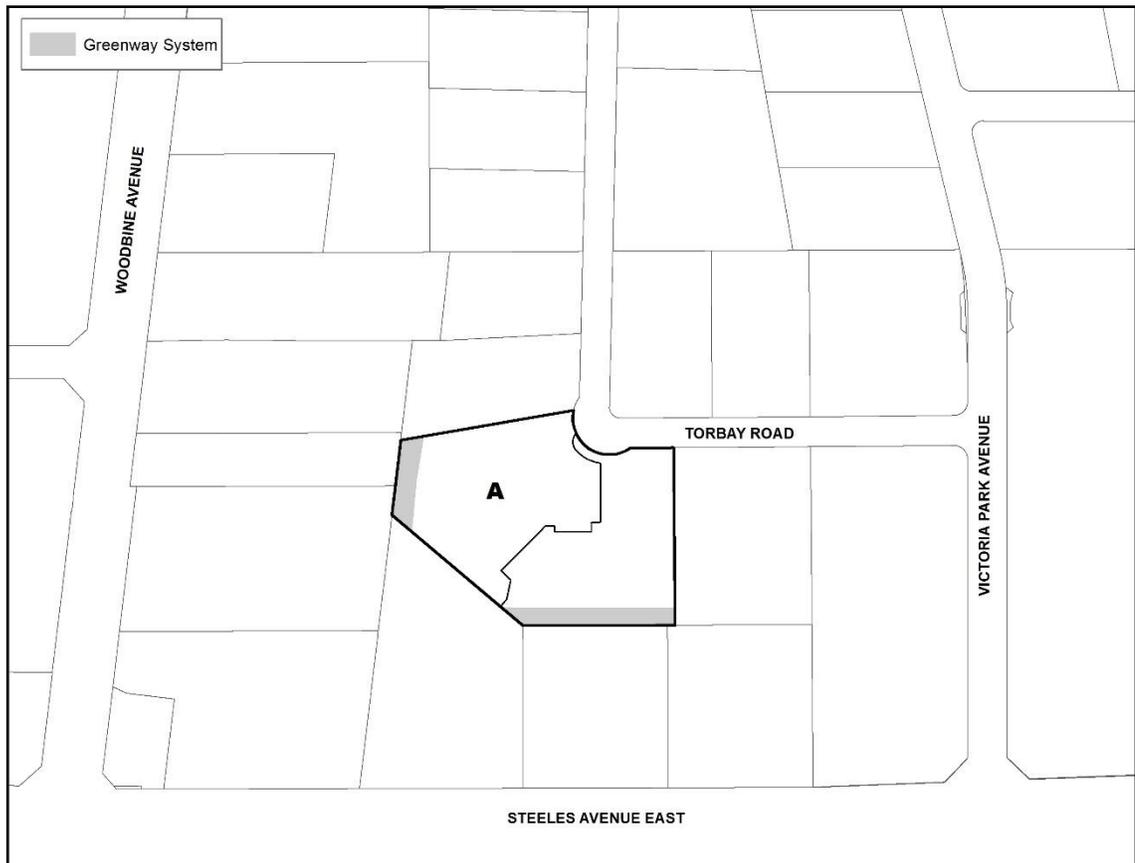


Figure 9.17.11”

## 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.

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