

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 228

To amend the Official Plan (Revised 1987), as amended, to incorporate a site specific policy for the South Don Mills Industrial Planning District (Planning District No.11).

(8 STEELCASE HOLDING CORPORATION)


JUNE, 2015

OFFICIAL PLAN
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MARKHAM PLANNING AREA
AMENDMENT NO. 228

To amend the Official Plan (Revised 1987), as amended, to incorporate a site specific amendment to the policies for the South Don Mills Industrial Planning District (Planning District No.11).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2015-102 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 23rd day of June, 2015.



Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2015-102

Being a by-law to adopt Amendment No. 228
to the City of Markham Official Plan (Revised 1987), as amended


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. 228 to the City of Markham Official Plan (Revised 1987), 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 on June 23, 2015.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

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PART I – INTRODUCTION

(This is not an operative part of the Official Plan Amendment No. 228)

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. 228 to the Official Plan (Revised 1987), as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment applies to a 1.02 hectare (2.52 acre) parcel of land, municipally known as 8 Steelcase Road West. The lands are located on the north side of Steelcase Road and west of Woodbine Avenue.

3.0 PURPOSE

The purpose of this Amendment is to provide for the increase of the maximum gross floor area permitted for a business office use on the subject lands to accommodate an addition to an existing building as a site-specific exception.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This Amendment provides for a business office use within the existing building and addition.

The existing building has a gross floor area of approximately 1,505 m² and the proposed addition has a gross floor area of approximately 995 m².

The limited increase of gross floor area for the business office use as an addition to the existing building is compatible with other permitted uses in the area and is an appropriate use on the subject lands.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 228)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 1.1.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 228 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.

1.2 Section 4.3.11.2 g) i) of the Official Plan (Revised 1987), as amended, is hereby replaced with the following:

“g) 8 Steelcase Road West
(Official Plan Amendment No. 209 and No. 228)

i) Notwithstanding any other provision of this Plan to the contrary, where certain lands have been designated INDUSTRIAL (General Industrial Area), and described as 8 Steelcase Road West, as shown on Figure 11.7, a business office use shall also be permitted within the existing building and minor addition thereto.”

1.3 Figure No. 11.7 is hereby replaced by Figure No. 11.7 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 in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised 1987), as amended, is exempt from the approval by the Region of York. Following adoption, 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 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 7.13(c) of Part II of the Official Plan (Revised 1987), as amended, shall not apply.

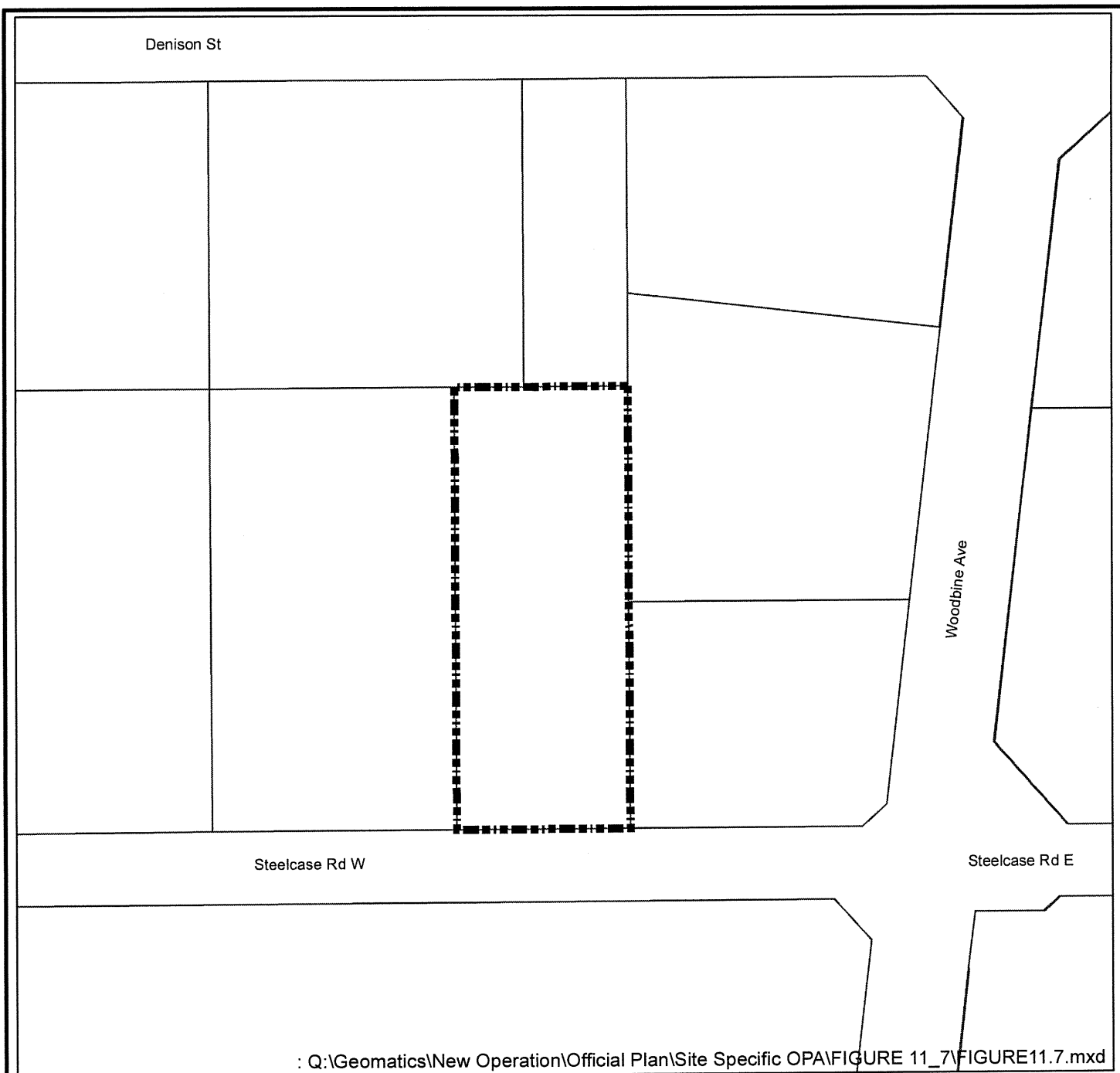


FIGURE No. 11.7

SPECIFIC SITE AND AREA POLICIES CITY OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED



BOUNDARY OF AREA SUBJECT TO POLICIES IN SECTION 4.3.11.2 g)
LAND USE DESIGNATION: INDUSTRIAL (General Industrial Area)

