



Report to: Development Services Committee

Report Date: October 25, 2011

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<b>SUBJECT:</b>	<b>RECOMMENDATION REPORT</b> <b>Belfield Investments Inc.</b> <b>Proposal to remove lands at 8050 Woodbine Avenue from</b> <b>the Parkway Belt West Plan and Minister's Zoning Order</b> <b>(MZO)</b>
<b>FILE No.:</b>	<b>ZA 11 116508</b>
<b>PREPARED BY:</b>	Rosanna Punit, Planner, West District, Ext 2051
<b>REVIEWED BY:</b>	Ron Blake, Manager, West District, Ext 2600

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**RECOMMENDATION:**

- 1) That the report titled "RECOMENDATION REPORT, Belfield Investments Inc., Proposal to remove lands at 8050 Woodbine Avenue from the Parkway Belt West Plan and Minister's Zoning Order (MZO), File No.: ZA 11 116508," dated October 25, 2011 be received;
- 2) That the lands not be removed from the Parkway Belt West Plan and Minister's Zoning Order until such time as an Official Plan Amendment is adopted and Zoning By-law Amendment is enacted by the Town which would incorporate the lands into appropriate "Employment Land" Official Plan and Zoning By-law designations.
- 3) And that this Recommendation Report be forwarded to the Ministry of Municipal Affairs and Housing (MMAH).

**PURPOSE:**

The purpose of this report is to provide comments on an application by Belfield Investments Inc. to the Ministry of Municipal Affairs and Housing (MMAH) to remove lands located at 8050 Woodbine Ave (Figure 1) from the Parkway Belt West and Minister's Zoning Order (MZO).

**BACKGROUND:**

The subject property is located west of Woodbine Avenue south of Highway 407. A hydro corridor is located south of the subject lands. The property has an area of approximately 3.3071 hectares (8.171 acres).

Situated on the property is a single storey industrial warehouse building consisting of approximately 190,000 square feet of floor area. In addition, an ancillary two storey office totaling 5,000 square feet is located within the warehouse building. The property also contains a hydro transformer facility. The site is primarily used for industrial purposes, including waste management and bus maintenance.

**Provincial Planning Documents**

The property is subject to the policies of the Parkway Belt West Plan and a Minister's Zoning Order, both of which are administered by Ministry of Municipal Affairs and Housing (MMAH). The property is designated "General Complementary Use Area" in the Ministry's Parkway Belt West Plan.

The "General Complementary Use Area" policies in the Parkway Belt West Plan permit development where:

- (i) the proposed use, building or structure is low density
- (ii) major natural features such as streams, valleys and tree stands are preserved
- (iii) open space is enhanced by landscaping, tree planting and screening: and
- (iv) the location and design of buildings preserve the open space character of the area.

The property is designated within Minister's Zoning Order, Ontario Regulation 473/73. The Minister's Zoning Order Ontario Regulation 473/73 is to protect for the implementation of the Parkway Belt West Plan. Lands within MZO are limited to agricultural uses and accessory buildings and structures that will be used for agricultural purposes.

Site specific amendments to Minister's Zoning Order, Ontario regulation 473/73 are as follows: Ontario Regulations 182/73, 999/75 and 159/76. These amending regulations in brief, permit a two-storey office extension to a steel fabrication plant with specific setback, access and parking requirements.

**Markham Official Plan and Zoning**

The Town's Official Plan does not contain separate policies for this site, but instead designates it as "Parkway Belt West" which defers to the policies of the Parkway Belt West Plan.

The Town of Markham's underlying zoning designation is Rural Industrial (M4) under By-law 2284-68, as amended (Figure 2). The Rural Industrial zone permits a wide array of industrial uses as follows:

Commercial uses not requiring municipal water or municipal sanitary sewers which are clearly ancillary to the major industrial uses including:

- a) warehousing
- b) open storage of new materials and products
- c) enclosed storage of used materials and products
- d) processing and storage of building materials; such as concrete products, concrete batching
- e) contractors yards
- f) transport terminals
- g) the residence of a caretaker located on the same lot as the industrial building, and which is designed as a separate living quarters for one family with at least one room, separate kitchen and sanitary conveniences; provided the minimum ground floor area of the industrial use is at least 10,000 square feet.

However as the property is under a Minister's Zoning Order, this zoning designation is not in effect.

### **OPTIONS/ DISCUSSION:**

The Town's Official Plan recognizes the subject lands to be "Parkway Belt West", under section 4.3.21.1. However, if the subject lands are removed from the Parkway Belt West Plan, the Town's Official Plan does not provide an alternative designation or land use policies. An amendment to the Town's Official Plan will be required before the lands are deleted from the Parkway West Belt Plan, to ensure that continuity of Official Plan level policies are maintained. In addition, a Zoning Amendment will be required which will implement an updated zoning designation on the property. By-law No. 2284-68 which currently designates the property as Rural Industrial (M4) was passed in 1968. An updated zoning amendment would allow for a zoning designation compatible and consistent with current standards in employment areas.

Currently the Town's Official Plan is under review. The Owner has expressed interest in waiting for the Town's Official Plan review in which a new designation for the site would be incorporated, rather than making a site specific Official Plan Amendment at this time.

## **CONCLUSION**

Advise MMAH that the Town recommends that the lands municipally known as 8050 Woodbine Avenue not be removed from the Parkway West Plan and Minister's Zoning Order until such time as the Official Plan designation has been amended and, implementing zoning has been enacted to reflect the Town's intention to have the subject lands developed for employment purposes. Both the MMAH and the Owner have been advised of this approach.

## **FINANCIAL CONSIDERATIONS AND TEMPLATE**

Not applicable.

## **HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

## **ALIGNMENT WITH STRATEGIC PRIORITIES:**

Not Applicable.

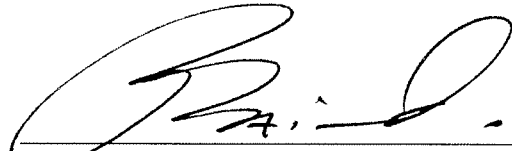
## **BUSINESS UNITS CONSULTED AND AFFECTED:**

Not applicable.

## **RECOMMENDED BY:**



Rino Mostacci, M.C.I.P., R.P.P.,  
Director, Planning and Urban Design



Jim Baird, M.C.I.P., R.P.P.,  
Commissioner of Development Services

## **ATTACHMENTS:**

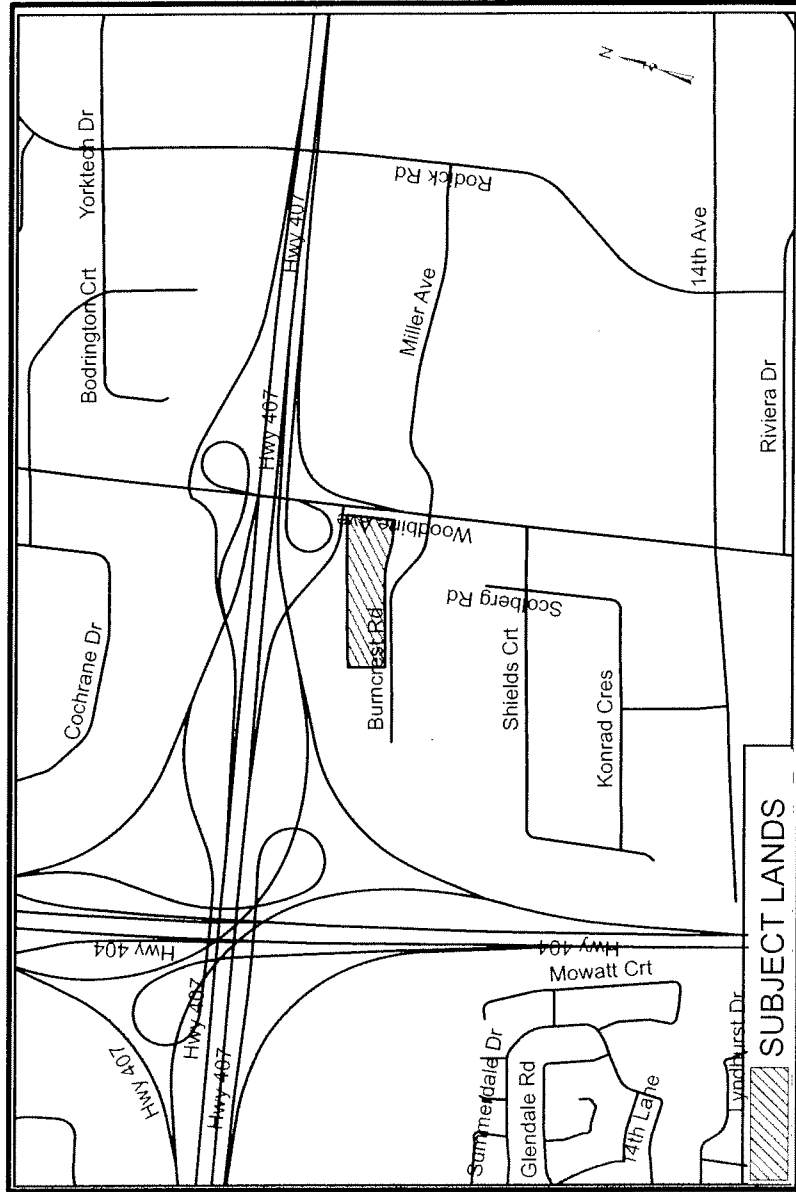
Figure 1 – Property Location

Figure 2 – Area Context/ Zoning

Figure 3 – Aerial Photo

## **Applicant Contact Information:**

Gowling Lafleur Henderson, LLP  
c/o Brian Parker, M.C.I.P., R.P.P.  
100 King Street West  
1 First Canadian Place M5X 1G5  
Phone: 416-369-7248  
Fax: 416-362-7661





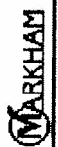


# AIR PHOTO (2009)

APPLICANT: BELFIELD INVESTMENTS  
8050 WOODBINE AVENUE

FILE No. ZA: 11116508 (RP)


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DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RP

 SUBJECT LANDS

DATE: 13/09/2011

FIGURE No. 3