

OFFICIAL PLAN  
of the  
TOWN OF MARKHAM PLANNING AREA  
AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987) as amended, to incorporate a Specific Site and Area Policy into the Official Plan for the North Don Mills Industrial Planning District (Planning District No. 23)

**Dufferin Concrete**  
(7655 Woodbine Avenue)

**DRAFT SUBJECT  
TO REVISION**

*May 2007*

**OFFICIAL PLAN**  
**of the**  
**MARKHAM PLANNING AREA**  
**AMENDMENT NO. XXX**

To amend the Official Plan (Revised 1987), as amended, to incorporate a Specific Site and Area Policy into the Official Plan for the North Don Mills Industrial Planning District (Planning District No. 23).

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. \_\_\_\_\_ - \_\_\_\_ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Town Clerk

**DRAFT SUBJECT  
TO REVISION**

**THE CORPORATION OF THE TOWN OF MARKHAM**

**BY-LAW NO. \_\_\_\_\_**

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

THE COUNCIL OF THE CORPORATION OF THE TOWN 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 Town of Markham Official Plan (Revised 1987) 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

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TO REVISION**

\_\_\_\_\_  
TOWN CLERK

\_\_\_\_\_  
MAYOR

## CONTENTS

### PART I - INTRODUCTION

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

### PART II - THE AMENDMENT

1.	THE AMENDMENT .....	9
2.	IMPLEMENTATION AND INTERPRETATION.....	9

### PART III - THE SECONDARY PLAN AMENDMENT

1.	THE SECONDARY PLAN AMENDMENT .....	11
2.	IMPLEMENTATION AND INTERPRETATION.....	11
3.	FIGURE 23.3	

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TO REVISION**

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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.

PART II - THE AMENDMENT, including Figure 23.3, attached thereto, to incorporate a Specific Site and Area Policy into the Official Plan for the North Don Mills Industrial Planning District (Planning District No. 23). Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

The Amendment applies to approximately 3 hectares (7.4 ac.) of lands at the south-east corner of Woodbine Avenue and Riviera Drive, municipally known as 7655 Woodbine Avenue.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to incorporate a Specific Site and Area Policy into the Official Plan (Revised 1987), as amended, to permit the modernization and upgrading of an existing concrete batching plant.

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

Dufferin Concrete proposes to modernize and upgrade the existing concrete batching plant which has operated on the subject lands for over 25 years.

The subject lands are designated "COMMERCIAL (Commercial Corridor Area)" in the Official Plan. This designation does not provide for a concrete batching plant and the associated outside storage.

The majority of the lands are zoned M4 (Rural Industrial), which permits the concrete batching plant and the associated outside storage. However the north-east portion of the lands is zoned A1 (Agricultural), which permits only agricultural uses. The north-east portion needs to be rezoned to facilitate the proposed plant modernization and upgrading. The Official Plan needs to be amended to facilitate the rezoning.

The plant modernization will reduce the environmental impact of the concrete batching plant, facilitate enhancements to landscaping and improve operational efficiency.

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TO REVISION**

## **PART II - THE AMENDMENT**

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

## PART II - THE AMENDMENT

### 1.0 THE 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 “XXX” to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.

1.2 Section 4.3.23.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by addition the following new subsection:

“c) 7655 Woodbine Avenue

(Official Plan Amendment No. XXX)

i) Notwithstanding the provisions of this Plan, certain lands designated COMMERCIAL (Commercial Corridor Area), described as 7655 Woodbine Avenue, and shown on Figure 23.3, may be used for the following additional purpose:

- A concrete batching plant and associated outside storage.”

ii) The provisions of Section 4.3.23.2c), as they relate to the subject lands, shall supercede the provisions of the non-statutory Secondary Plan (PD23-0) as they relate to these lands.

When required, the provisions of Section 4.3.23.2c) will be incorporated into a statutory Secondary Plan at such time as a statutory Secondary Plan incorporating the lands is prepared.

### 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 Zoning By-law 2284-68, as amended, and site plan approval in conformity with the provisions of this Amendment.

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) shall not apply.



This amendment to the Official Plan (Revised 1987) 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.

May 2007

**DRAFT SUBJECT  
TO REVISION**

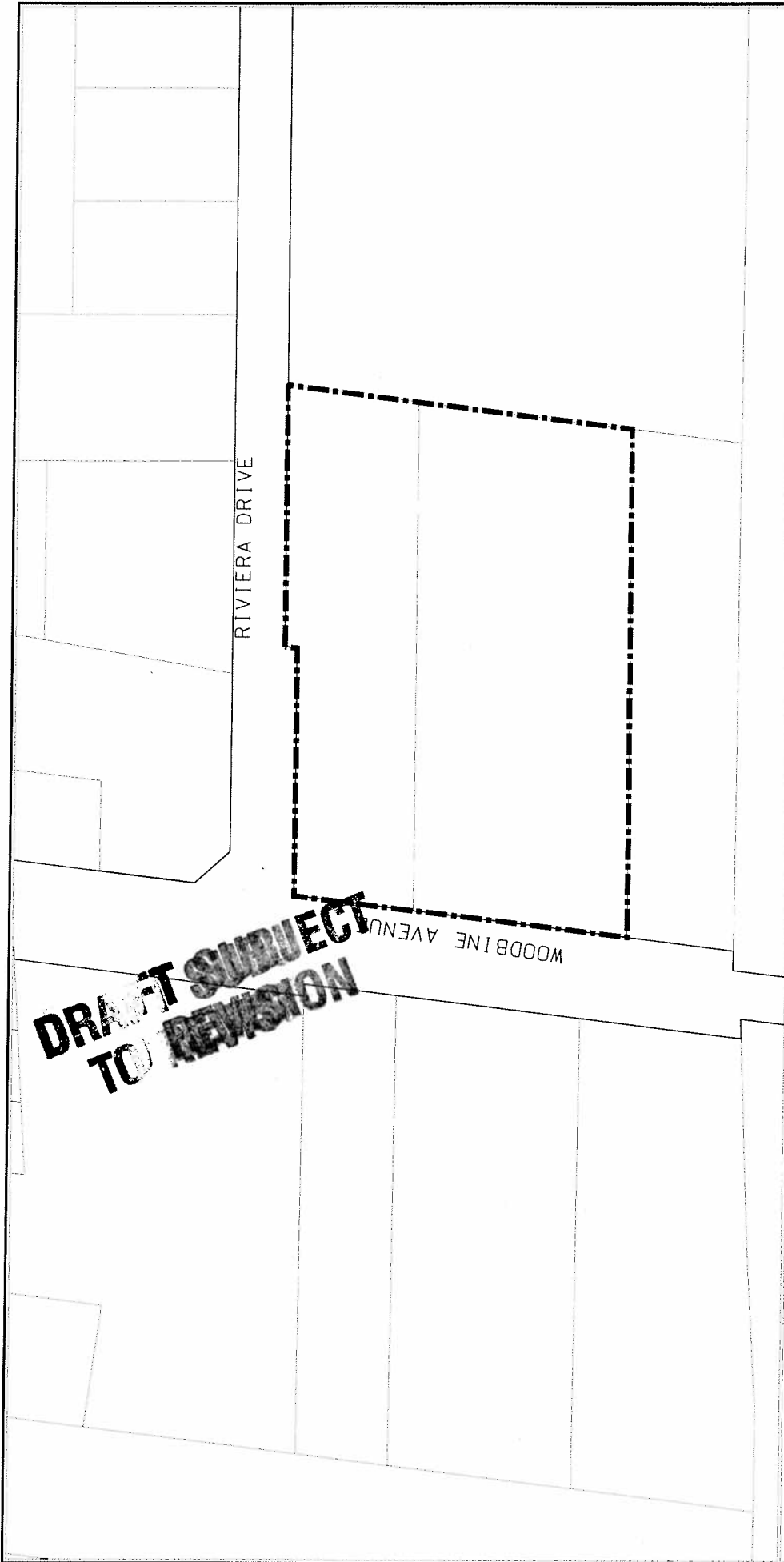


FIGURE No. 23.3

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



Boundary of area subject to the policies in Section 4.3.23.2 c)  
Land use designation: COMMERCIAL (Commercial Corridor Area)

## A by-law to amend By-law 2284-68, as amended

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. THAT By-law 2284-68, as amended, is hereby further amended, as it applies to the lands outlined on Schedule 'A', attached hereto, as follows:

- 1.1 By rezoning a portion of the lands from A1 – Agricultural to M4 – Rural Industrial, as shown on Schedule 'A'.

- 1.2 Notwithstanding the provisions of Sections 4, 5 and 6, the following provisions shall apply to the lands:

## 1.2.1 Only Uses Permitted

The following use is the only use permitted:

- a) a concrete batching plant and associated open storage

## 1.2.2 Zone Standards

The following specific zone standards apply:

- a) Minimum lot frontage - 140 m
- b) Minimum LOT AREA - 2.5 ha
- c) Minimum required front YARD - 25 m
- d) Minimum required side YARD - 20 m
- e) Minimum required rear YARD - 10 m
- f) Maximum height of a building or structure 40 m
- g) Minimum landscape open space immediately abutting the street line:
  - i) Woodbine Avenue - 6 m
  - ii) Riviera Drive - 6 m

Access ramps shall be permitted to cross such landscaping provided they are more or less perpendicular to the street line.

## 1.2.3 Special Site Provisions

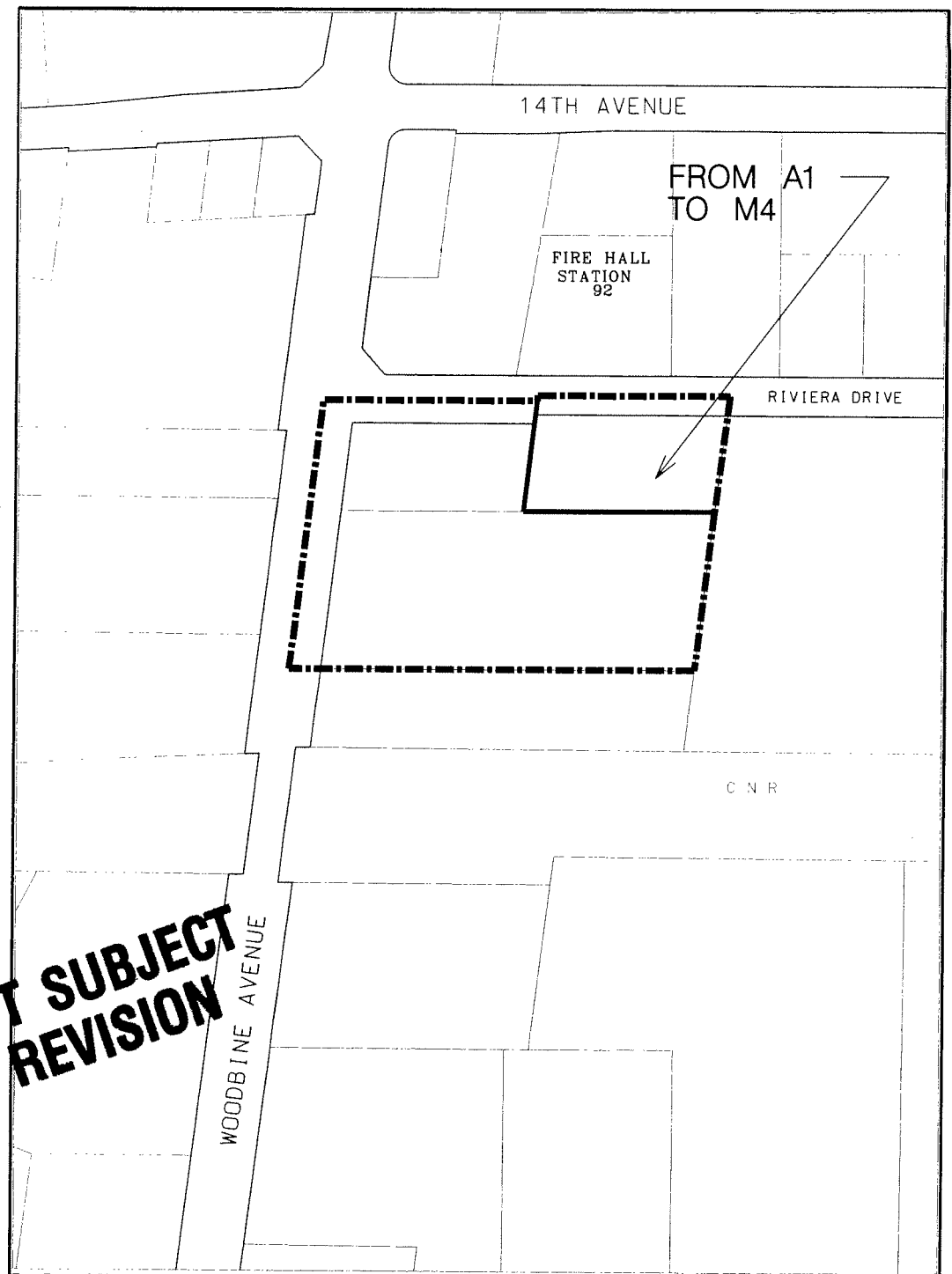
The following additional provisions shall apply:

- a) Special provisions for open storage:
  - i. An open storage area shall be permitted only in a rear yard and not closer than 6 metres to any street line.
  - ii. An open storage area shall be screened from all adjoining streets and properties with a solid fence of not less than 1.8 metres in height.
  - iii. An open storage area shall be used only for the temporary storage of concrete products produced by the concrete batching plant on the lands.

2. All other provisions of By-law 2284-68, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

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TO REVISION**

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DEVELOPMENT SERVICES COMMISSION

## A BY-LAW TO AMEND BY-LAW 2284-68



BOUNDARY OF AREA COVERED BY THIS BY-LAW  
ZONE BOUNDARY

☐ A1 AGRICULTURE ONE

☐ M4 RURAL INDUSTRIAL

THIS IS SCHEDULE 'A' TO BY-LAW .....  
PASSED THIS ..... DAY ....., 2007

..... MAYOR

..... CLERK

NOTE: 1) DIMENSIONS ARE IN METRES  
2) REFERENCE SHOULD BE MADE TO  
THE ORIGINAL BY-LAW LODGED IN  
THE OFFICE OF THE CLERK

SCALE 1: 3000