

OFFICIAL PLAN
of the
TOWN OF MARKHAM PLANNING AREA
AMENDMENT NO. 188

To amend the Official Plan (Revised 1987), as amended.

(SEVEN STAR PLAZA INC.)
(8495 McCowan Road, Part of Lot 10, Concession 7)

(SEPTEMBER 2010)

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 188

To amend the Official Plan (Revised 1987), as amended.

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2010-187 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 21st day of September, 2010.



KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



BY-LAW 2010-187

Being a by-law to adopt Amendment No. 188
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. 188 to the Town 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 THIS
21ST DAY OF SEPTEMBER, 2010.

KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR

CONTENTS

PART I - INTRODUCTION

1. GENERAL..... *i*
2. LOCATION..... *i*
3. PURPOSE..... *i*
4. BASIS..... *i*

PART II - THE OFFICIAL PLAN AMENDMENT

1. THE OFFICIAL PLAN AMENDMENT *1*
2. IMPLEMENTATION AND INTERPRETATION *1*
3. *SCHEDULE “A” and SCHEDULE “B”*

PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 188)

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 Schedules “A” and “B” attached thereto, constitutes Official Plan Amendment No. 188. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment applies to a 0.30 hectare (0.74 acre) parcel of land, municipally known as 8495 McCowan Road (part of Lot 10, Concession 7). The lands are located on the east side of McCowan Road, between Highway 7 and Southdale Drive.

3.0 PURPOSE

The purpose of this Amendment is to redesignate the lands from ‘URBAN RESIDENTIAL’ to ‘COMMERCIAL-COMMERCIAL CORRIDOR AREA’.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands consist of a residential property located between an existing commercial plaza fronting Highway 7 (5261 Highway 7), and lots within a residential subdivision fronting Southdale Road. The property currently contains a single-detached dwelling with access from McCowan Road.

The proposed Official Plan Amendment would redesignate the lands from ‘URBAN RESIDENTIAL’ to ‘COMMERCIAL – Commercial Corridor Area’, consistent with the designation of the commercial property abutting to the north (5261 Highway 7). The redesignation to a COMMERCIAL designation will allow for a proposed comprehensive redevelopment of the existing plaza over both properties.

The redesignation of the subject lands to a COMMERCIAL designation is appropriate. The property is currently isolated from the residential subdivision to the south which fronts on Southdale Road. There is no opportunity to integrate residential development on this property with the neighbouring community. In addition, the redevelopment of the property for higher order residential purposes on its own, would be problematic given the restricted access on McCowan Road. The spacing of the access between Southdale Road and the existing plaza driveway would limit access to higher order redevelopment of the site to right-in/right-out only. Inclusion of the property as part of a larger

commercial property to the north provides a preferable access solution by removing one access from McCowan Road, and improving the access to the existing commercial site from McCowan Road. Development impacts on adjoining residential land uses to the south can be minimized through site design, including appropriate setbacks and landscaping.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 188)

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 188 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Schedule “A” – LAND USE of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating the subject lands, as shown on Schedule ‘A’ attached hereto, from URBAN RESIDENTIAL to COMMERCIAL.
- 1.3** Schedule “H” – COMMERCIAL / INDUSTRIAL CATEGORIES of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating the subject lands, as shown on Schedule ‘B’ attached hereto, to COMMERCIAL – COMMERCIAL CORRIDOR AREA.

2.0 IMPLEMENTATION AND INTERPRETATION

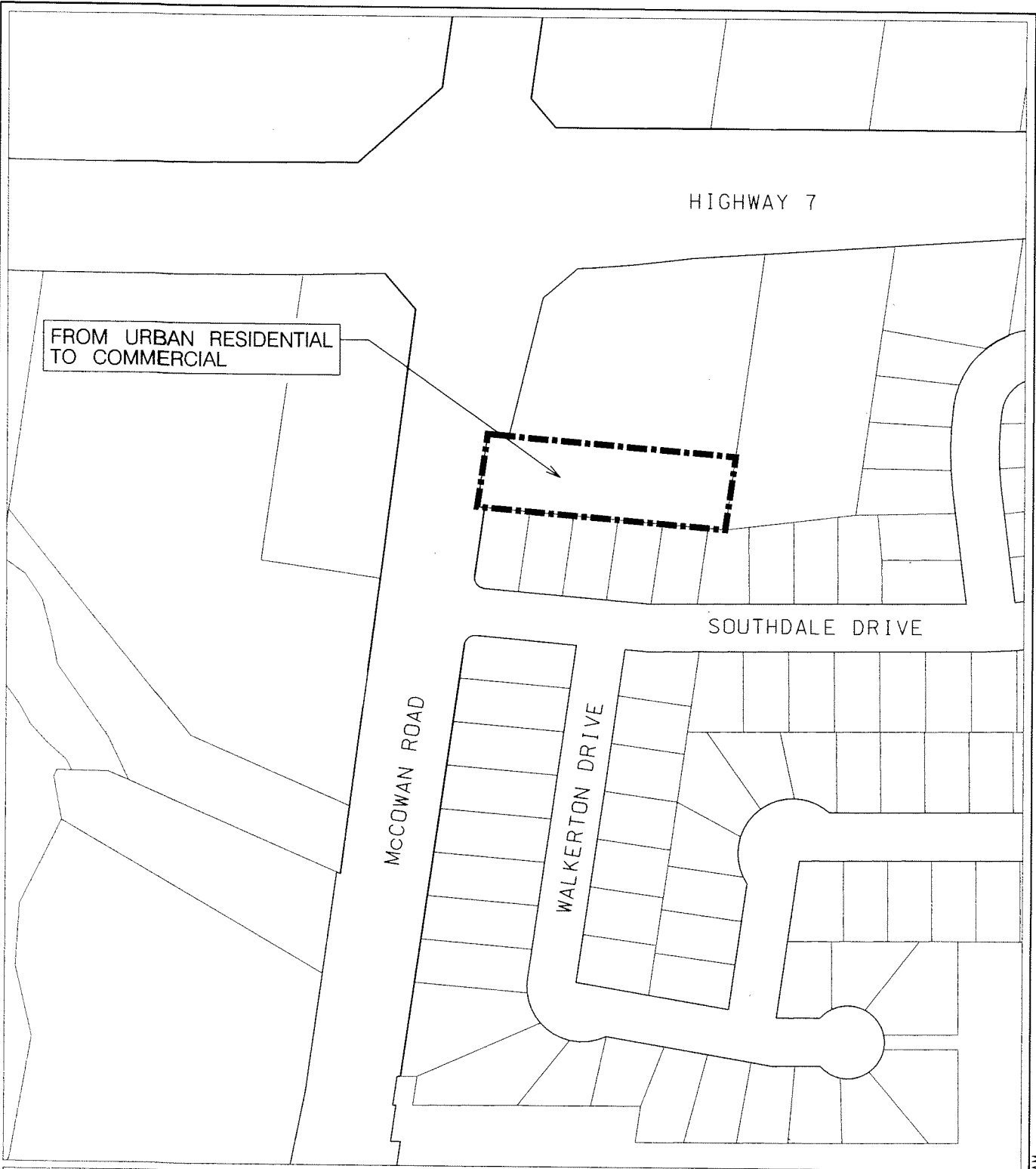
The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and site plan approval, in conformity with the provisions of this Amendment.

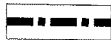
This Amendment to the Official Plan (Revised 1987), as amended, is exempt from the approval by the Region of York. Following adoption, notice of Council’s decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or 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.

(September 2010)



AMENDMENT TO SCHEDULE 'A' – LAND USE
TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



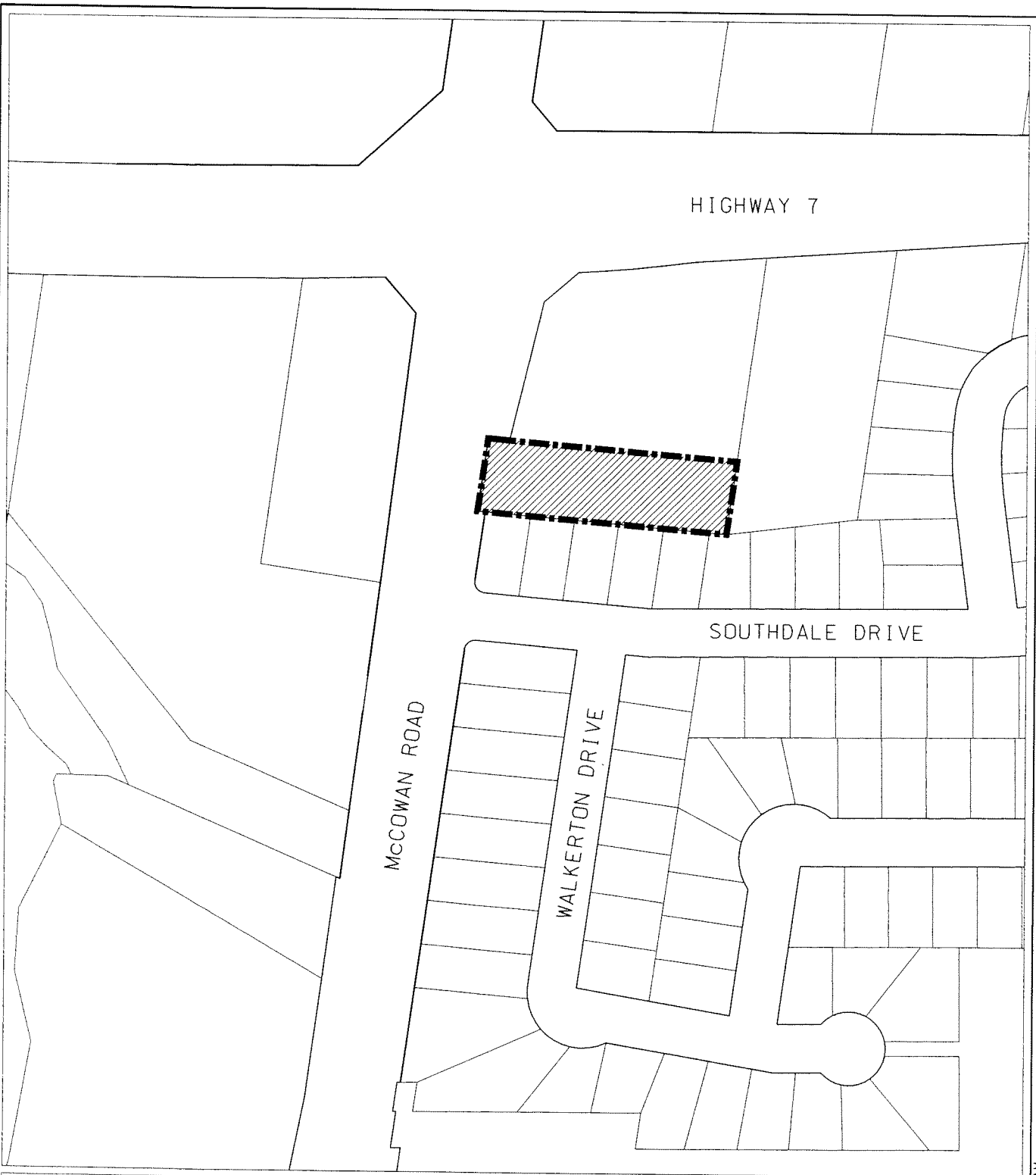
DEVELOPMENT SERVICES COMMISSION

SCHEDULE 'A' TO OPA. No. 188



DRAWN BY: CPW
CHECKED BY: DC

SCALE:
DATE: 27/05/10

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AMENDMENT TO SCHEDULE 'H' – COMMERCIAL /INDUSTRIAL CATEGORIES
TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED

-  BOUNDARY OF AREA COVERED BY THIS AMENDMENT
-  COMMERCIAL CORRIDOR AREA