

OFFICIAL PLAN
of the
TOWN OF MARKHAM PLANNING AREA
AMENDMENT NO. 162

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)


May 2007

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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. 2007-96 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 22nd day of May, 2007.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR



BY-LAW 2007-96


Being a by-law to adopt Amendment No. 162
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. 162 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
22ND DAY OF MAY, 2007.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR

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PART I - INTRODUCTION

(This is not an operative part of
Official Plan Amendment No. 162)

PART - 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) per By-law 2284-68, 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.

PART II - THE AMENDMENT

(This is an operative part of
Official Plan Amendment No. 162)

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 “162” 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 and accompanying Figure 23.3 (attached):

“c) 7655 Woodbine Avenue

(Official Plan Amendment No. 162)

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.

iii) If 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.

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) shall not apply.

May 2007

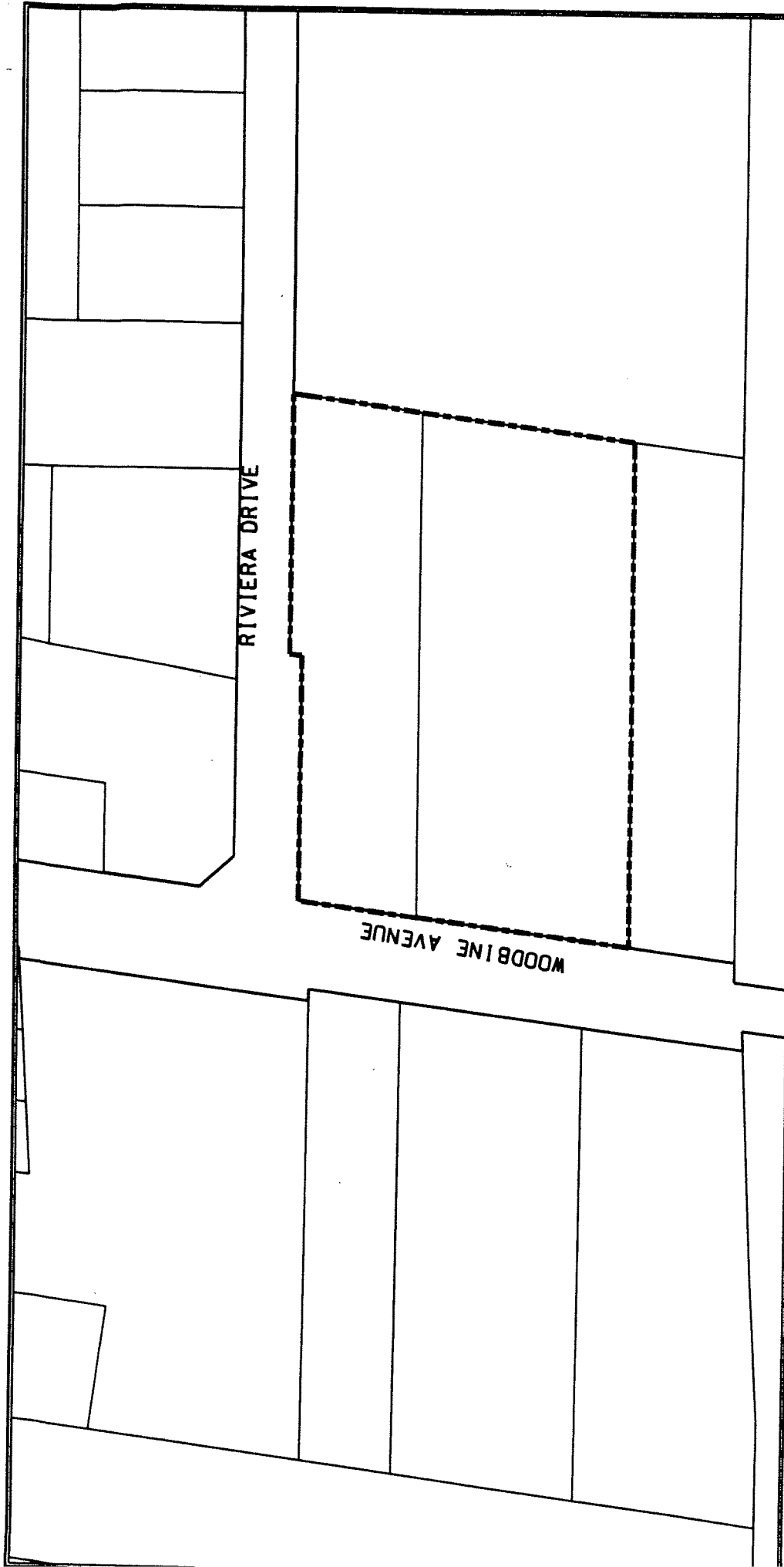


FIGURE No. 23.3

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)