# CITY OF MARKHAM

# OFFICIAL PLAN AMENDMENT NO. 27

To amend the City of Markham Official Plan 2014, as amended.

**City of Markham**
(2780 19th Avenue)

November 2018

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. 27**

To amend the City of Markham Official Plan 2014, as amended.

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2018-151 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 27th day of November, 2018.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

# By-law 2018-151

Being a by-law to adopt Amendment No. 27
to the City of Markham Official Plan 2014, 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. 27 to the City of Markham Official Plan 2014, 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 27th day of November, 2018.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

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## PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 27)

# 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" to "K" attached thereto, constitutes Official Plan Amendment No. 27. Part II is an operative part of this Official Plan Amendment.

## 2.0 LOCATION

This Amendment applies to the northwest portion of the municipally owned lands known as 2780 19th Avenue and legally described as Part Lot 31, Concession 3. The 9.96 hectare subject lands are located on the north side of 19th Avenue east of Highway 404 as shown on Schedule "A".

## 3.0 PURPOSE

The purpose of this Amendment is to re-designate a portion of the subject lands from 'Greenway' to 'Business Park Employment' to provide for prestige industrial and office development. In addition, the Amendment will remove the entire subject lands from the 'Greenbelt Plan Area' and 'Oak Ridges Moraine Conservation Plan Area' boundaries of the Official Plan in accordance with the provisions and amendments made to the 2017 Oak Ridges Moraine Conservation Plan and 2017 Greenbelt Plan.

## 4.0 BASIS OF THIS AMENDMENT

The subject lands were historically located within the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area. The lands have now been confirmed to be below the 245 metre contour line representing the southern boundary of the Oak Ridges Moraine Conservation Plan and have been removed from the Greenbelt Plan Area as defined by O. Reg. 59/05. The City is now initiating this amendment to remove the subject lands from the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area boundaries shown in the Official Plan and provide for prestige industrial and office development on those lands which no longer meet the criteria for inclusion in the City's Greenway System.

Oak Ridges Moraine Conservation Plan

In 2001, the Province enacted the Oak Ridges Moraine Conservation Act and accompanying regulations that first established the Oak Ridges Moraine Area through O. Reg. 01/02 and then later established the Oak Ridges Moraine Conservation Plan (ORMCP) through O. Reg. 140/02. Section 2 of the ORMCP outlines the boundary of the Plan area and lands within the City of Markham are located in the Plan area if they are above the 245 metre contour line and within the Oak Ridges Moraine Area. Approximately 6.2 hectares of the subject lands are currently identified as 'Oak Ridges Moraine Conservation Plan Area - Countryside' within the Greenway System and designated 'Greenway' in the 2014 Official Plan.

In 2010, Markham and York Region Council passed a resolution confirming the subject lands are below the 245 m contour line and in 2017 the Province removed these lands from the Protected Countryside of the Greenbelt Plan. As a result, the lands are no longer subject to the policies of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.

The lands are currently farmed and do not contain natural heritage or hydrologic features and no longer meet the criteria for inclusion in the City's Greenway System. As the lands are contiguous with employment uses to the south and east, the re-designation of the lands to 'Business Park Employment' will support provincial and municipal planning objectives to identify and provide employment lands in close proximity to major transportation corridors.

Greenbelt Plan

In 2005, the Province enacted the Greenbelt Act and subsequently released the Greenbelt Plan. A portion of the subject lands approximately 3.8 hectare in size immediately east of the Oak Ridges Moraine Conservation Plan Area was included in the Greenbelt Plan. These lands were subject to the transition policies in the 2005 Greenbelt Plan which at the time recognized the 1987 Official Plan designations of 'Industrial', 'Open Space', and 'Hazard Lands'. The lands are currently identified as 'Greenbelt Plan Area – Natural Heritage System and Protected Countryside' and designated 'Business Park Employment' and 'Greenway' in the 2014 Official Plan.

In 2017 the Province removed these lands from the Greenbelt Plan. This amendment will remove the 'Greenbelt Plan Area – Natural Heritage System and Protected Countryside' reference applying to these lands in the Official Plan. The natural heritage and hydrologic features associated with the lands will continue to be protected under the 'Greenway' designation.

## PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 27)

## PART II – THE OFFICIAL PLAN AMENDMENT

### 1.0 THE AMENDMENT

1.1 The following Maps and Appendices of Part I of the Official Plan 2014, as amended, are hereby amended as follows:

a) Map 1 - Markham Structure is amended by replacing the 'Greenway System' component with an 'Employment Area' component as shown on Schedule "A" attached hereto.

b) Map 3 - Land Use is amended by replacing the 'Greenway' designation with a 'Business Park Employment' designation as shown on Schedule "B" attached hereto.

c) Map 4 - Greenway System is amended by removing lands from the 'Oak Ridges Moraine Conservation Plan Area', 'Greenbelt Plan Area' and 'Other Greenway System lands including certain naturalized stormwater management facilities' and removing the 'Greenway System boundary' as shown on Schedule "C" attached hereto.

d) Map 5 - Natural Heritage Features and Landforms is amended by removing the 'Greenway System boundary' and removing lands from 'Other Greenway System lands including certain naturalized stormwater management facilities' as shown on Schedule "D" attached hereto.

e) Map 6 - Hydrologic Features is amended by removing the 'Greenway System boundary' and removing lands from the 'Other Greenway System lands including certain naturalized stormwater management facilities' and 'Oak Ridges Moraine Areas of High Aquifer Vulnerability' as shown on Schedule "E" attached hereto.

f) Map 7 - Provincial Policy Areas is amended by removing lands from the 'Oak Ridges Moraine Conservation Plan Area', 'Oak Ridges Moraine Countryside', 'Greenbelt Plan Area', 'Greenbelt Natural Heritage System', and 'Greenbelt Protected Countryside' as shown on Schedule "F" attached hereto.

g) Map 9 – Countryside Agriculture Area is amended by removing the 'Countryside Agriculture Area Boundary' and removing lands from the 'Oak Ridges Moraine Countryside and Natural Linkage Area' and 'Greenbelt Protected Countryside' as shown on Schedule "G" attached hereto.

h) Map 15 – Area and Site Specific Policies is amended by adding lands to the '9.10 - Highway 404 North (Employment)' District Boundary as shown on Schedule "H" attached hereto.

i) Appendix B - Headwater Drainage Features is amended by removing lands from the 'Greenway System' as shown on Schedule "I" attached hereto.

j) Appendix C - Community Facilities is amended by removing lands from the 'Greenway System' as shown on Schedule "J" attached hereto.

k) Appendix F – Secondary Plan Areas is amended by adding lands as 'To Be Approved' as shown on Schedule "K" attached hereto.

1.2 Section 9.10 of Part I of the Official Plan 2014, as amended, is hereby amended by:

a) A mending Section 9.10.1 to replace Figure 9.10.1 with a new Figure 9.10.1 that extends the boundary of the Highway 404 North (Employment) District and adds a reference to Section 9.10.4 as follows:

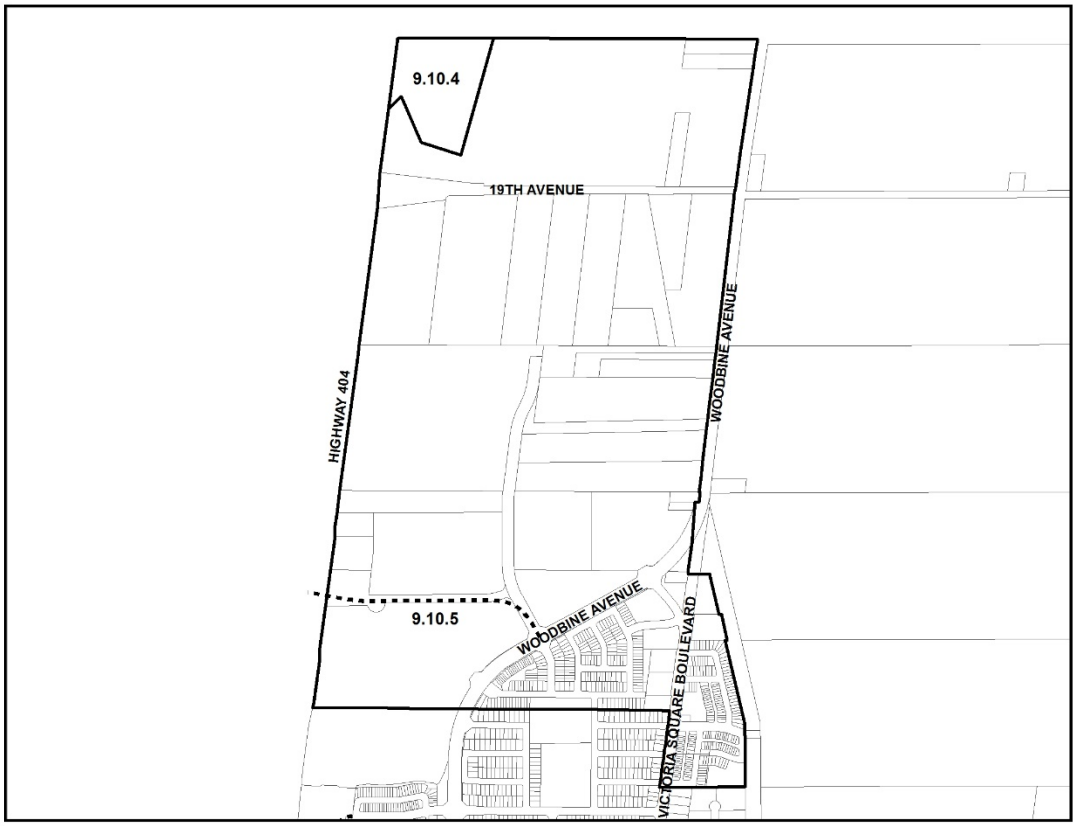


Figure 9.10.1

b) R

eplacing Section 9.10.4 with the following new Section 9.10.4 and adding Figure 9.10.4 as follows:

"9.10.4 The land use designations for the Highway 404 North (Employment) lands, shown outlined in purple on Map 3 - Land Use, and the related policies of this Plan shall be used to inform the update of the secondary plan for the Highway 404 North (Employment) lands. Until an updated secondary plan is approved for the Highway 404 North (Employment) lands, the provisions of the Official Plan (Revised 1987), as amended, and Secondary Plan PD 42-1, as amended, shall apply to all lands shown in Figure 9.10.1 except for the lands denoted as '9.10.4'.

The updated secondary plan for the Highway 404 North (Employment) lands shall also include the lands at 2780 19th Avenue as shown in Figure 9.10.4 which have been confirmed to be not within the Oak Ridges Moraine Conservation Plan Area, and are designated 'Business Park Employment' on Map 3 – Land Use.

Figure 9.10.4"

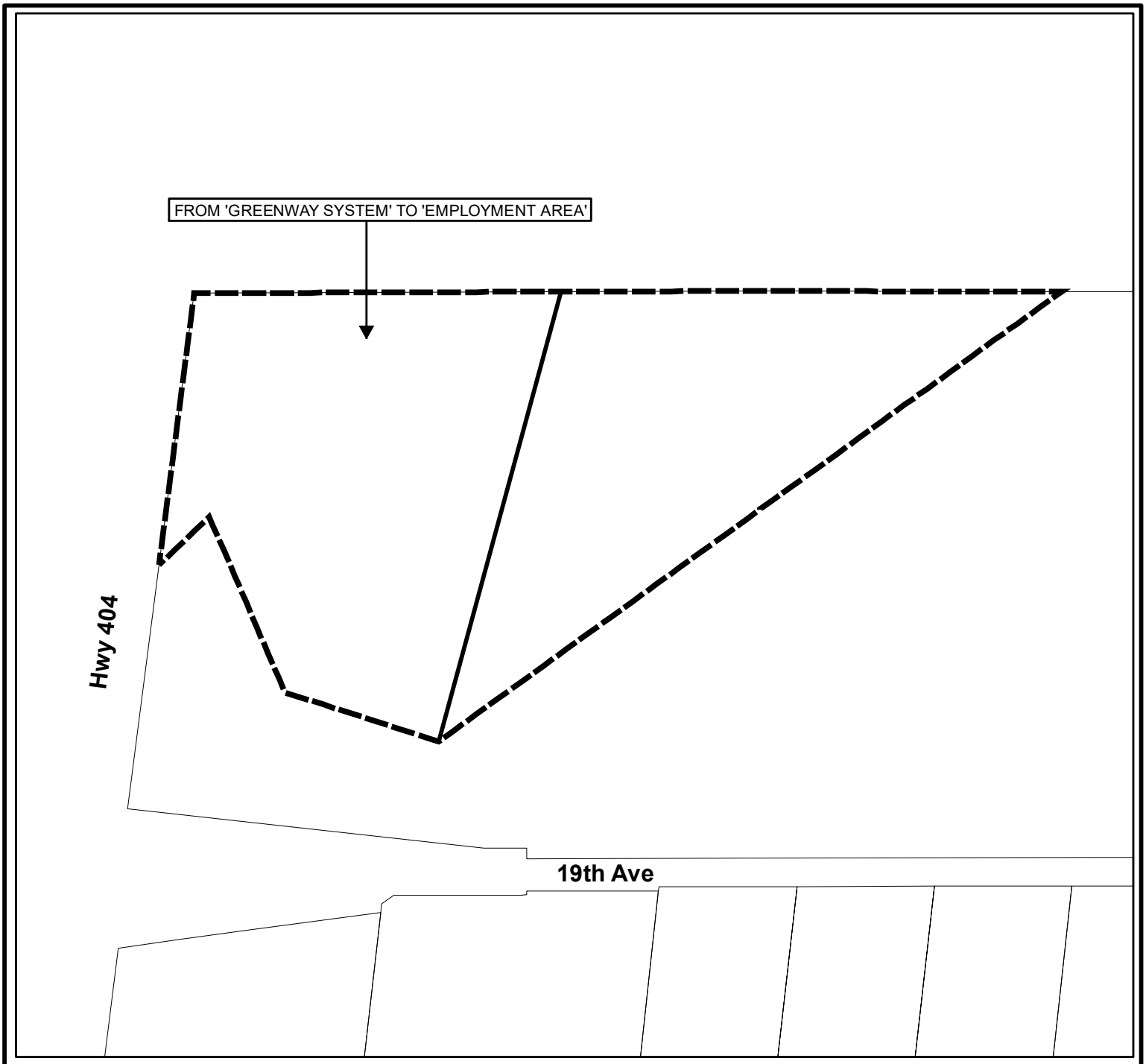
## 2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham Official Plan 2014, 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 amendment(s) to the Zoning By-Law and/or Plan(s) of Subdivision and/or Site Plan approval(s) and/or other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment to the City of Markham Official Plan 2014, as amended, is exempt from approval by York Region. 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 map(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 10.7.5 of the City of Markham Official Plan 2014, as amended, shall apply.




# AMENDMENT TO MAP 1 - MARKHAM STRUCTURE
## OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
## OFFICIAL PLAN AMENDMENT 27

BOUNDARY OF AMENDMENT AREA

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| MARKHAM | 1:4,000 | SCHEDULE "A" TO OPA 27 | 16/11/2018 |

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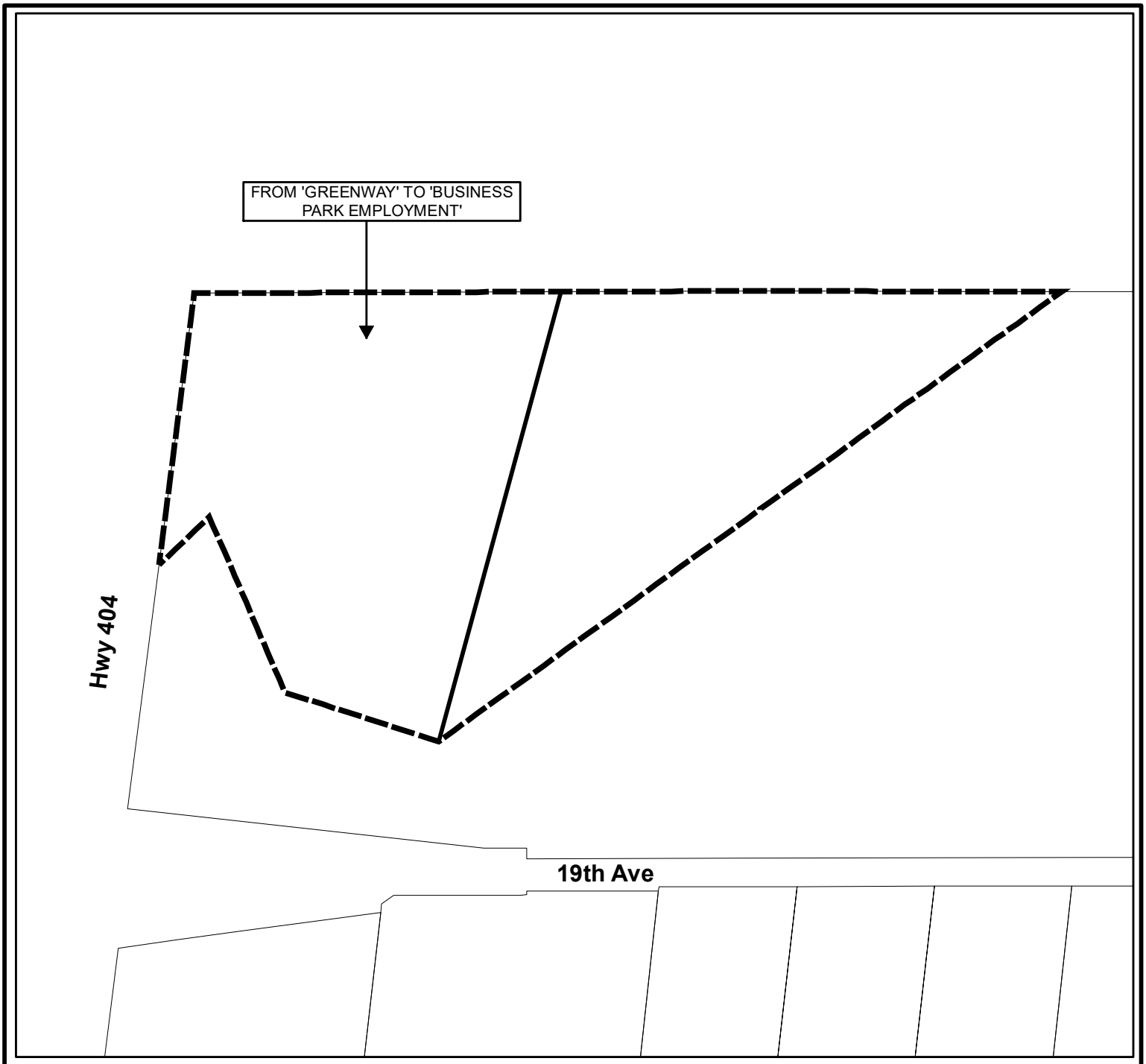


# AMENDMENT TO MAP 3 - LAND USE
## OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
## OFFICIAL PLAN AMENDMENT 27

BOUNDARY OF AMENDMENT AREA

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| MARKHAM | 1:4,000 | SCHEDULE "B" TO OPA 27 | 16/11/2018 |

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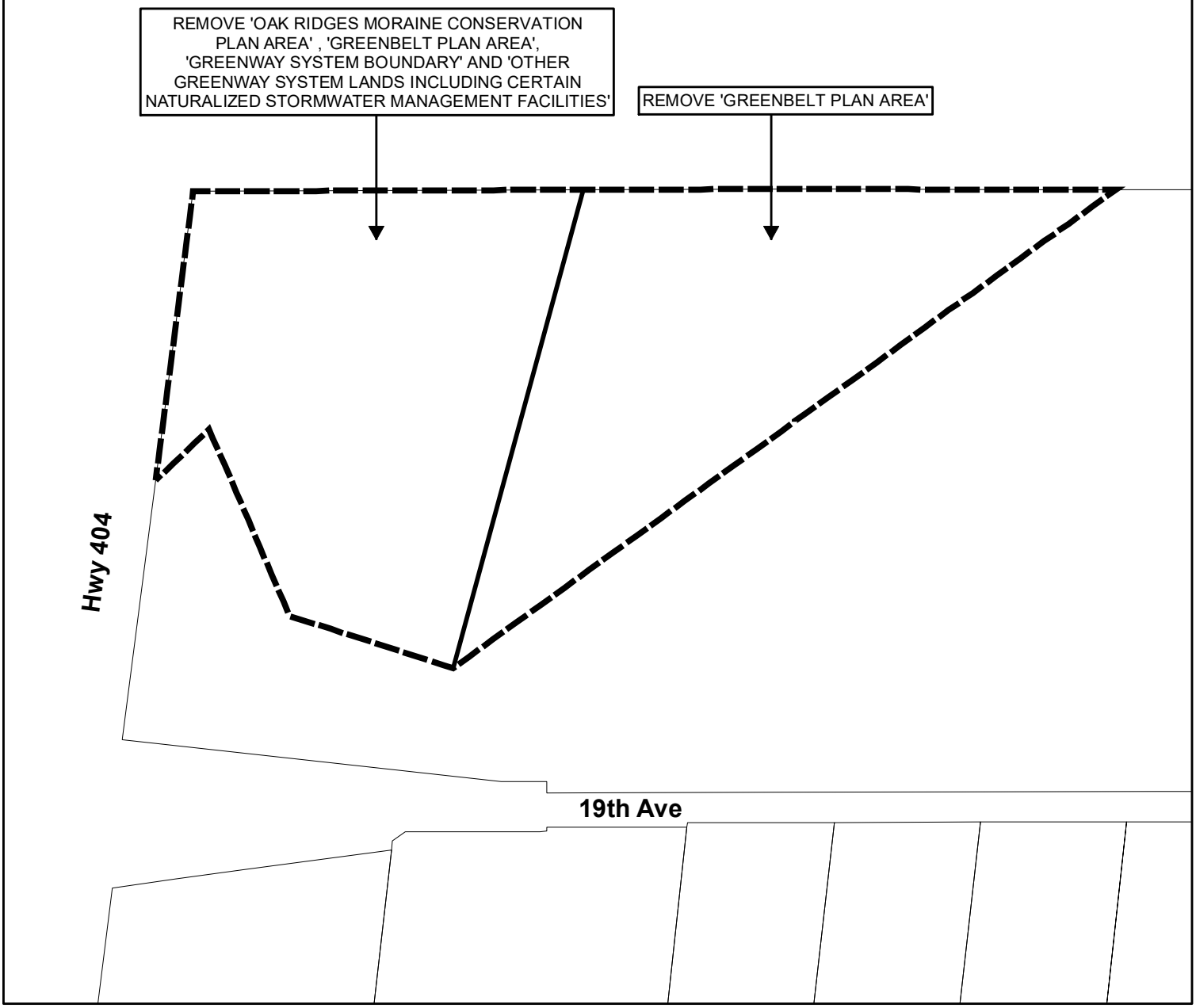


# AMENDMENT TO MAP 4 - GREENWAY SYSTEM
## OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
## OFFICIAL PLAN AMENDMENT 27

BOUNDARY OF AMENDMENT AREA

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| MARKHAM | 1:4,000 | SCHEDULE "C" TO OPA 27 | 20/11/2018 |

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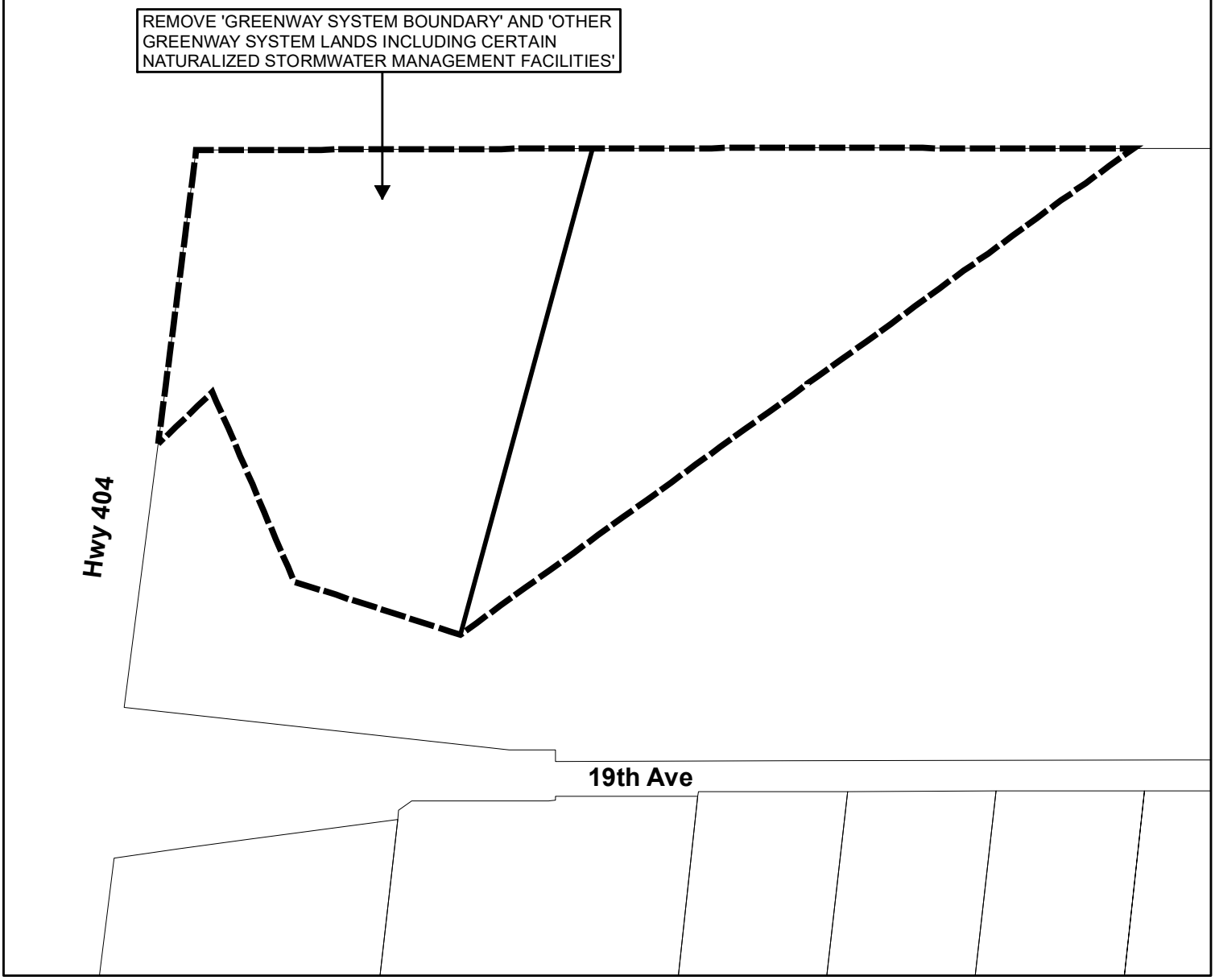


# AMENDMENT TO MAP 5 - NATURAL HERITAGE FEATURES AND LANDFORMS,

## OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
## OFFICIAL PLAN AMENDMENT 27

BOUNDARY OF AMENDMENT AREA

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| MARKHAM | 1:4,000 | SCHEDULE "D" TO OPA 27 | 20/11/2018 |

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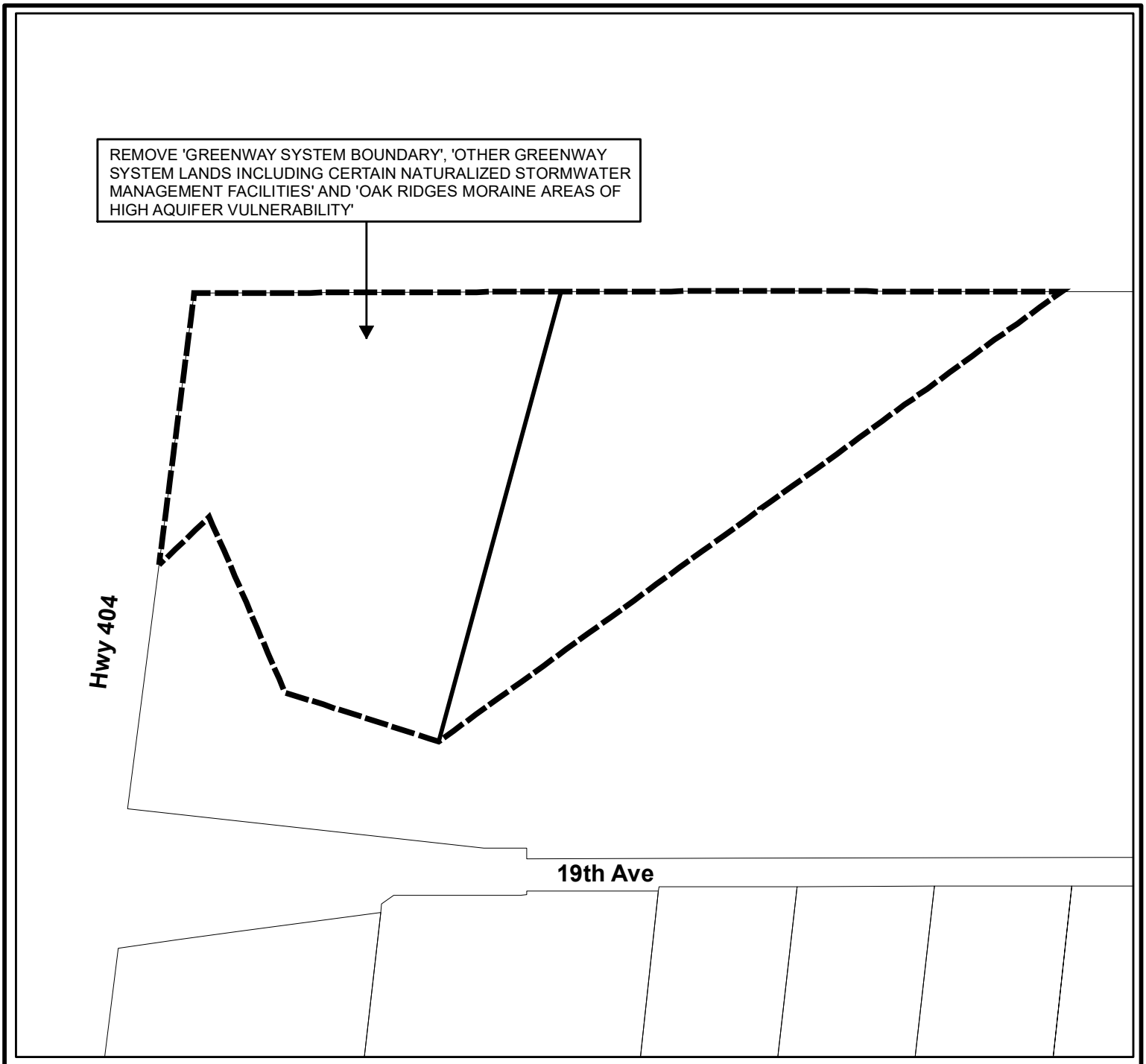


# AMENDMENT TO MAP 6 - HYDROLOGIC FEATURES

## OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
## OFFICIAL PLAN AMENDMENT 27

BOUNDARY OF AMENDMENT AREA

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| MARKHAM | 1:4,000 | SCHEDULE "E" TO OPA 27 | 20/11/2018 |

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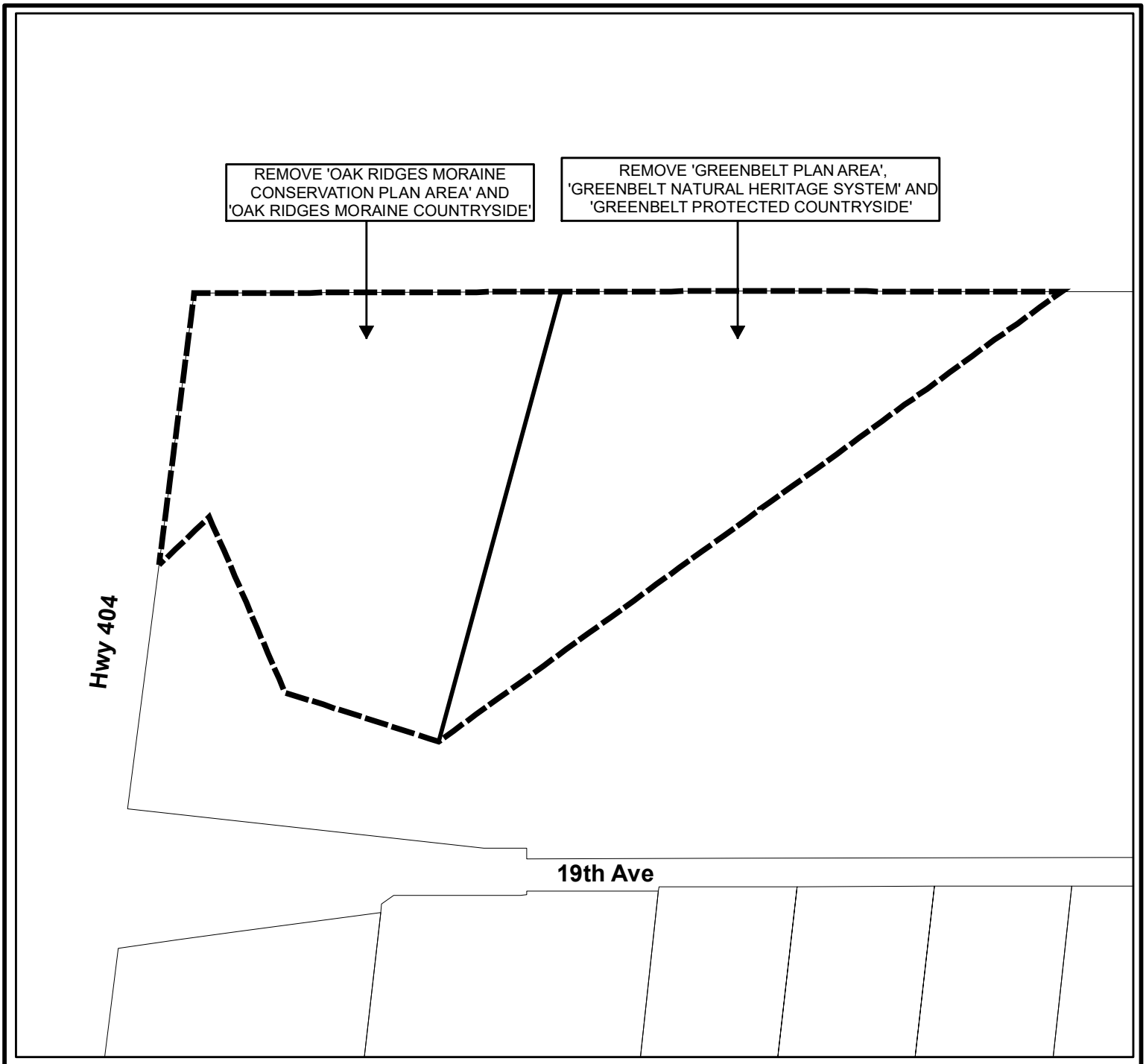


# AMENDMENT TO MAP 7 - PROVINCIAL POLICY AREAS

## OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
## OFFICIAL PLAN AMENDMENT 27

BOUNDARY OF AMENDMENT AREA

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| MARKHAM | 1:4,000 | SCHEDULE "F" TO OPA 27 | 16/11/2018 |

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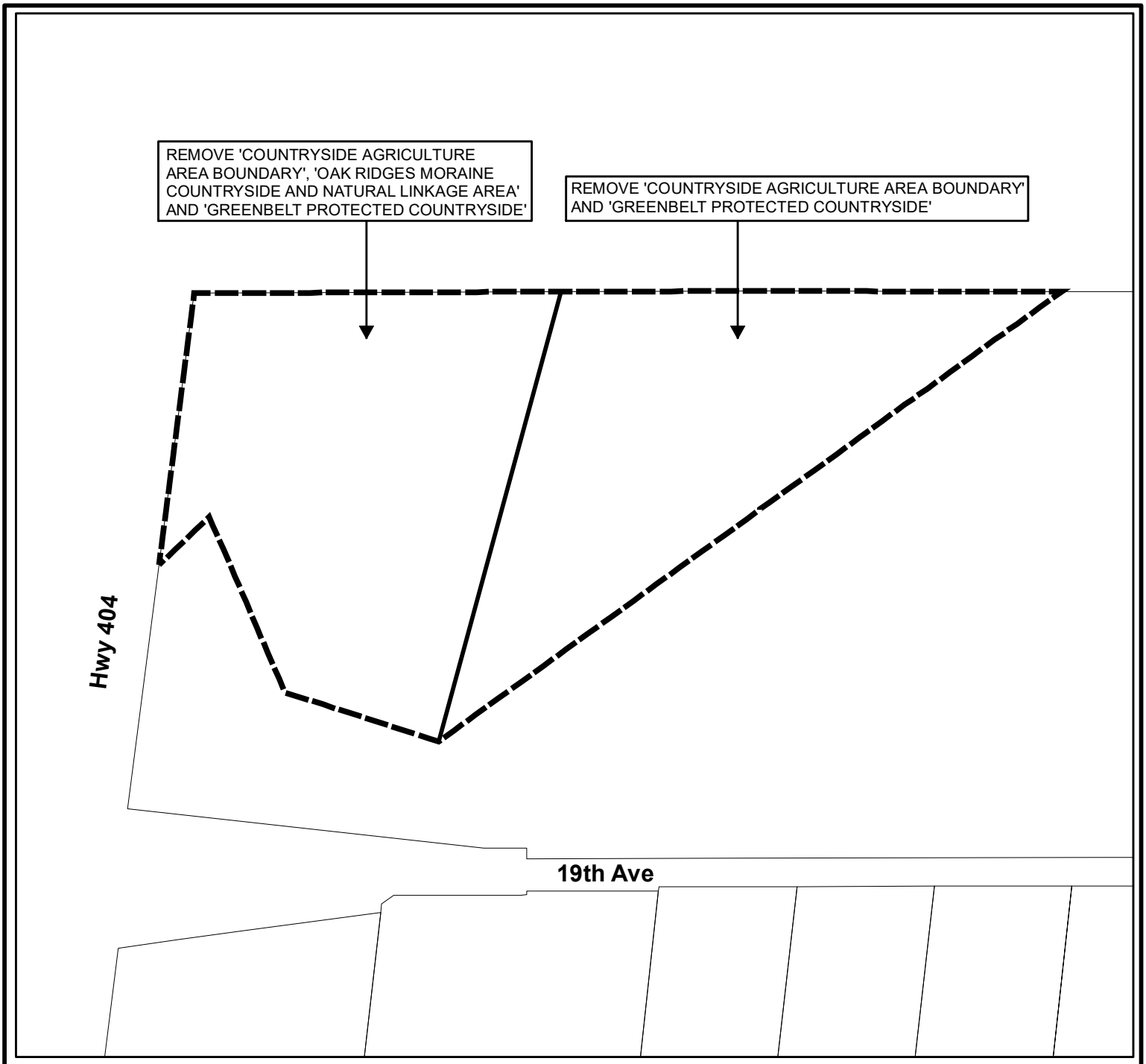


# AMENDMENT TO MAP 9 - COUNTRYSIDE AGRICULTURE AREA

## OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED

## OFFICIAL PLAN AMENDMENT 27

BOUNDARY OF AMENDMENT AREA

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| MARKHAM | 1:4,000 | SCHEDULE "G" TO OPA 27 | 20/11/2018 |

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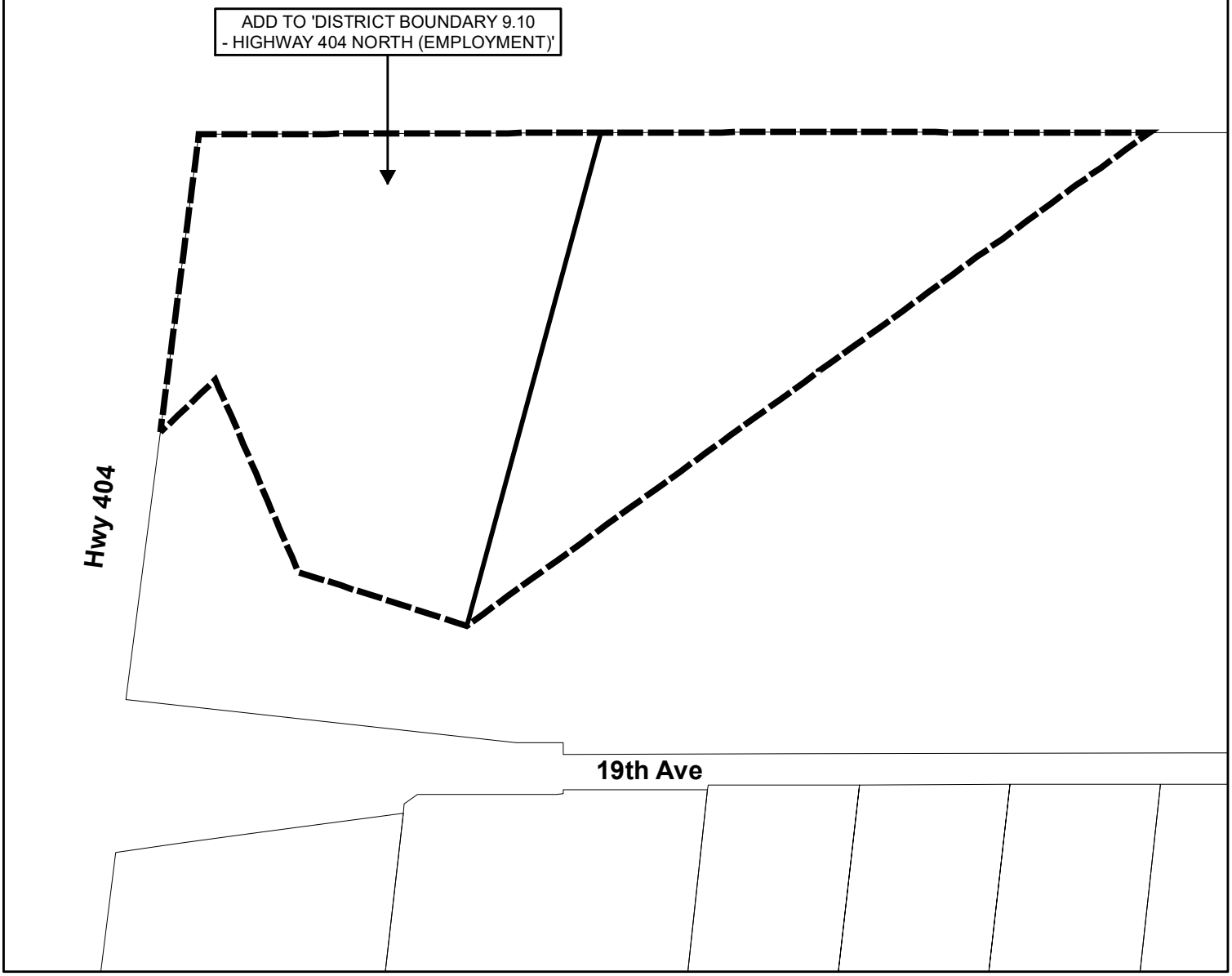


# AMENDMENT TO MAP 15 - AREA AND SITE SPECIFIC POLICIES

## OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED

## OFFICIAL PLAN AMENDMENT 27

BOUNDARY OF AMENDMENT AREA

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| MARKHAM | 1:4,000 | SCHEDULE "H" TO OPA 27 | 16/11/2018 |

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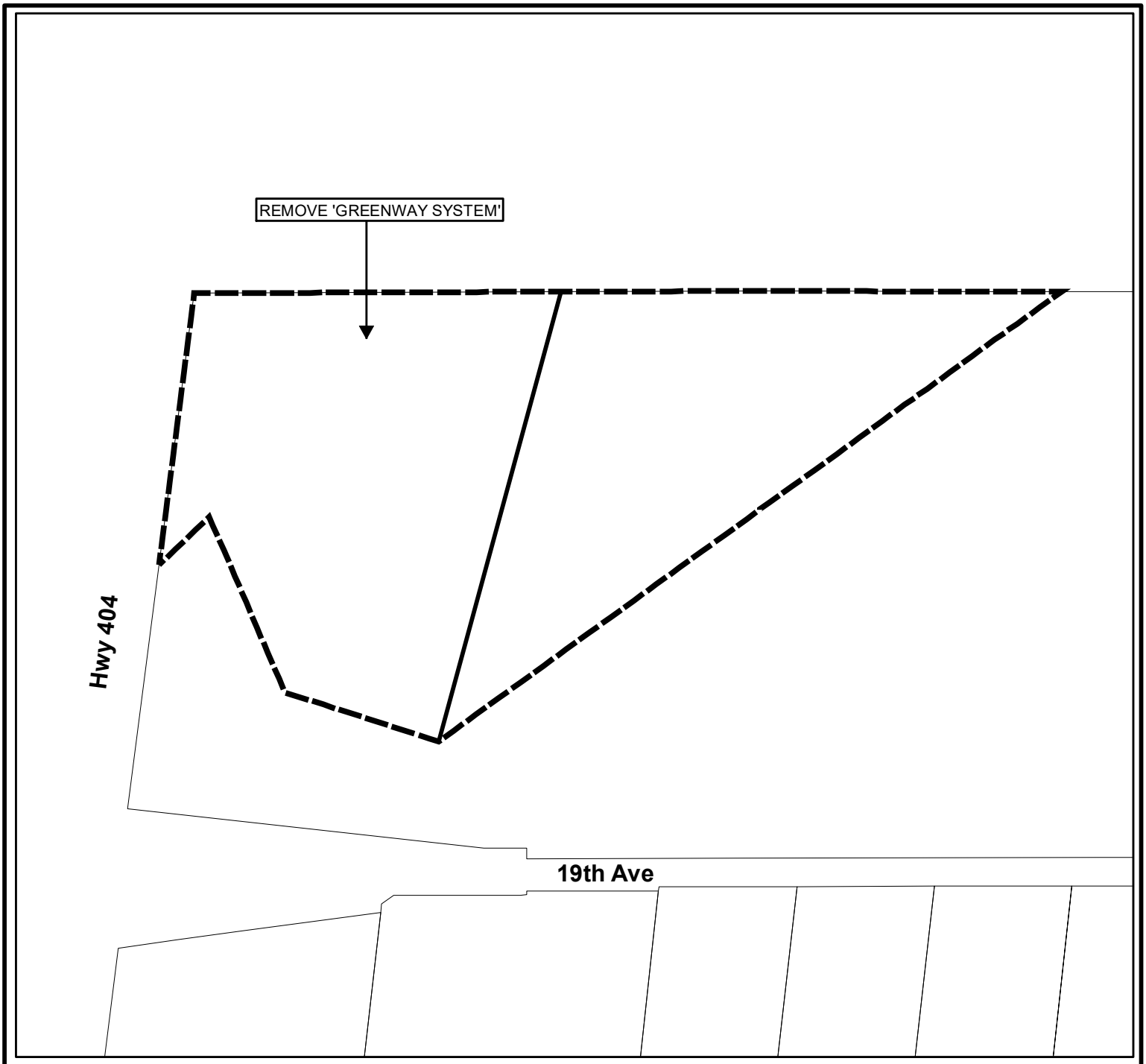


# AMENDMENT TO APPENDIX B - HEADWATER DRAINAGE FEATURES

## OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
## OFFICIAL PLAN AMENDMENT 27

BOUNDARY OF AMENDMENT AREA

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| MARKHAM | 1:4,000 | SCHEDULE "I" TO OPA 27 | 20/11/2018 |

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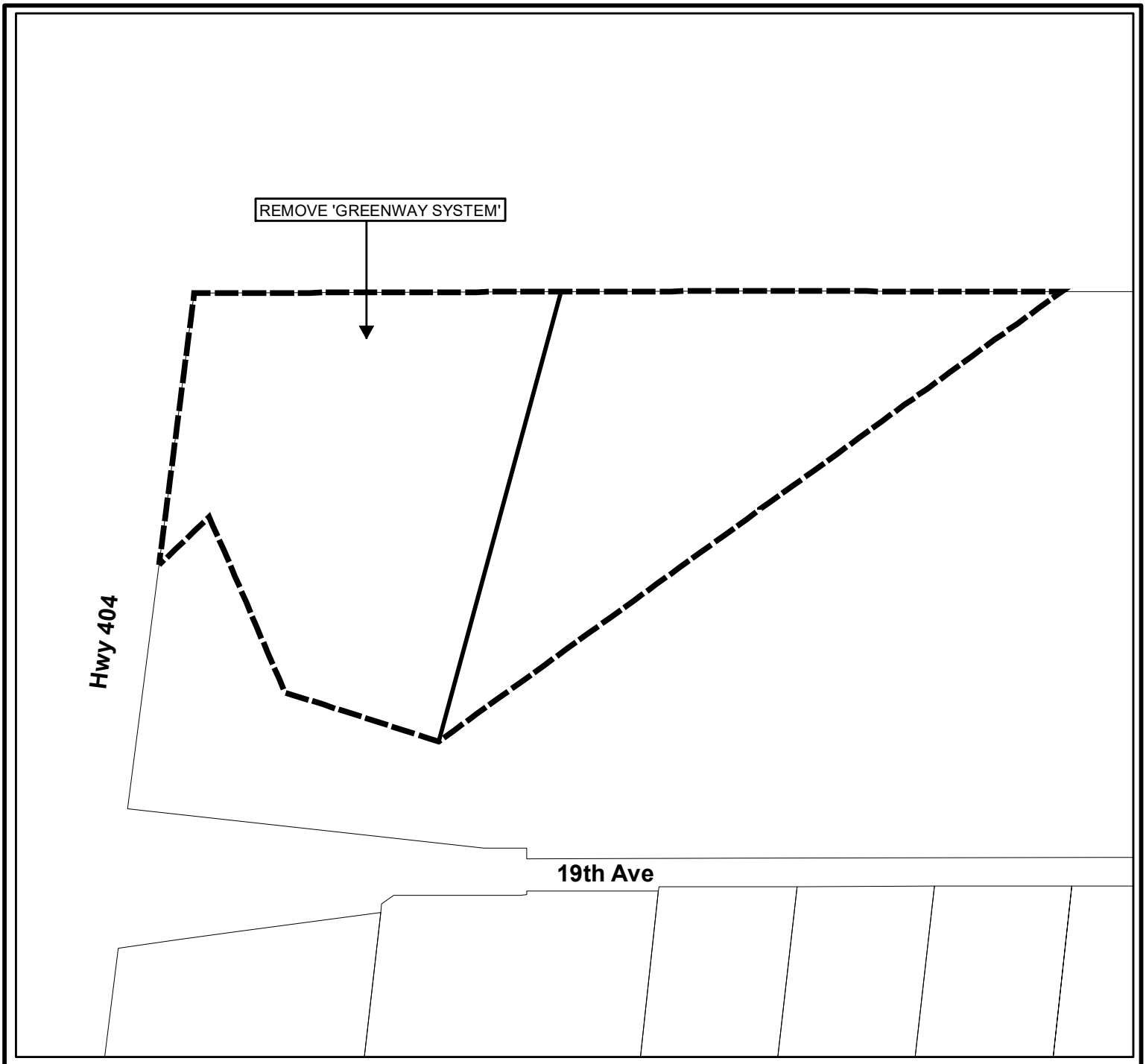


# AMENDMENT TO APPENDIX C - COMMUNITY FACILITIES

## OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED OFFICIAL PLAN AMENDMENT 27

BOUNDARY OF AMENDMENT AREA

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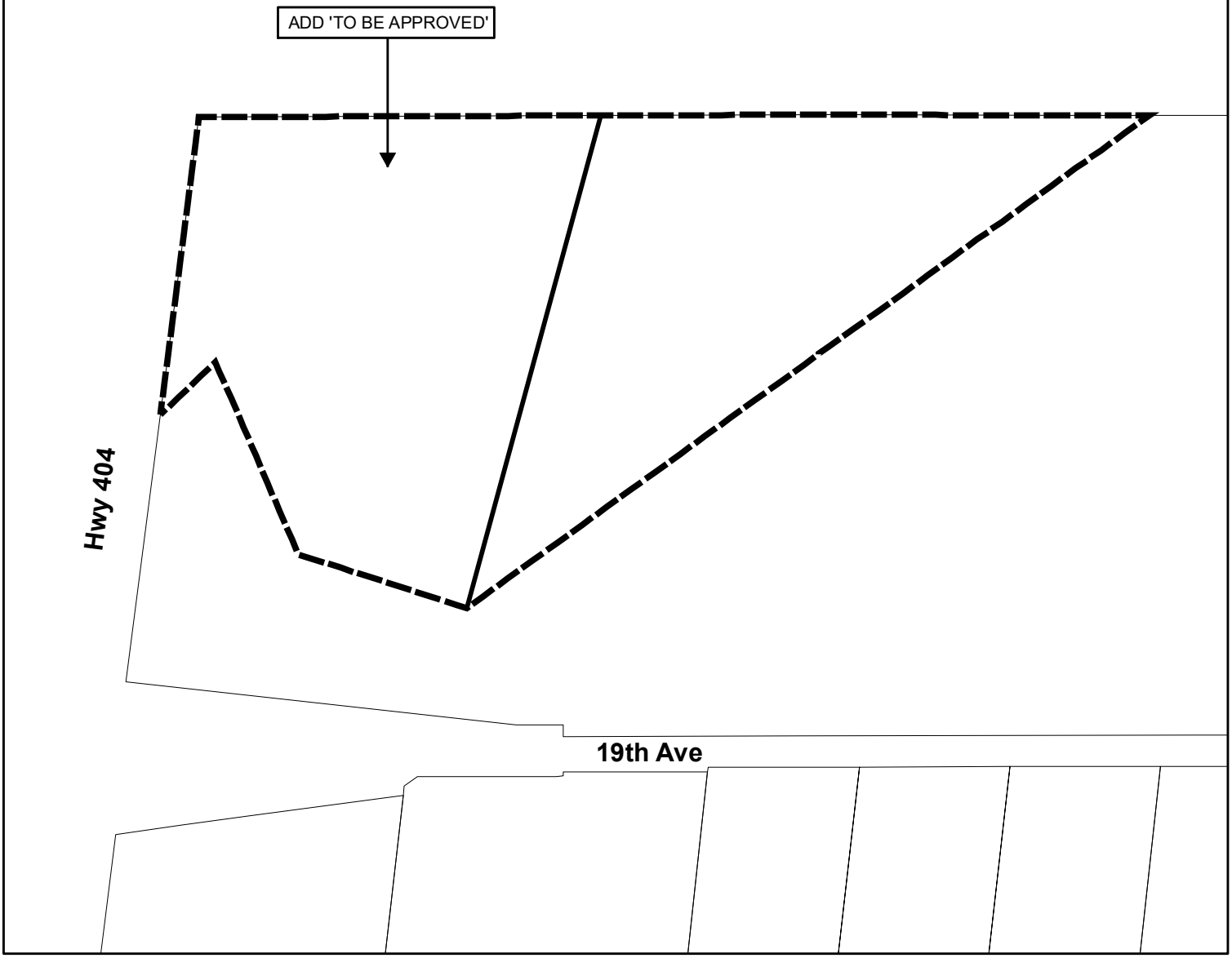


# AMENDMENT TO APPENDIX F - SECONDARY PLAN AREAS

## OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED

## OFFICIAL PLAN AMENDMENT 27

BOUNDARY OF AMENDMENT AREA

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| MARKHAM | 1:4,000 | SCHEDULE "K" TO OPA 27 | 16/11/2018 |

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