

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987), as amended,
to incorporate an amendment to the policies of the South Don Mills Planning District
(Planning District No. 11).

(Weins Canada Inc.)

(June 2017)

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To amend the Official Plan (Revised 1987), as amended, to incorporate an amendment to the policies of the South Don Mills Planning District (Planning District No. 11).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. _____ - ____ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 13th day of June, 2017.

Mayor

City Clerk

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NO. _____

Being a by-law to adopt Amendment No. XXX to the Markham Official Plan (Revised 1987), 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. XXX to the 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 13th DAY OF June, 2017.

CITY CLERK

MAYOR

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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.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, including Schedules "A", "B" and Figure 11.8, constitutes Official Plan Amendment No. XXX to the Official Plan (Revised 1987, as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to a 1.14 ha (2.83 ac) parcel of land located on the northwest corner of Victoria Park Avenue and Torbay Road, municipally known as 7200 Victoria Park Avenue.

3.0 PURPOSE

The purpose of this Amendment is to permit an office building and accessory automobile sales establishment with associated service and repair uses (excluding autobody paint and repair), car wash facility and showroom within a fully enclosed building, the outdoor storage/display of vehicles and a parking garage.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The proposed office is consistent with the intended use for the subject lands established in the South Don Mills (Employment) District, which envisioned high quality industrial and office uses. This Amendment is required to permit the accessory uses contemplated as part of the proposed development. The redesignation permitted through this Amendment does not represent an employment conversion as the primary use is an office with accessory automobile sales related uses (hereinafter described in Policy 4.3.11.2 h) i), in Section 1.4 of Part II of this Amendment) being subordinate to the primary office use. The "Commercial Corridor Area" category of designation is an extension of the designation to the south.

PART II - THE OFFICIAL PLAN AMENDMENT

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

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 XXX 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 lands shown on Schedule "A" attached hereto, from INDUSTRIAL 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 shown on Schedule 'B' attached hereto, from "Business Park Area" to "Commercial Corridor Area".

1.4 Section 4.3.11.2 of the Official Plan is hereby amended by adding the following new subsection h) and Figure 11.8:

"h) Plan M1785 Block A – 7200 Victoria Park Avenue
(Official Plan Amendment No. XXX)

Notwithstanding any other provisions of this Plan to the contrary, certain lands designated COMMERCIAL (Commercial Corridor Area) and described as Plan M1785, Block A, municipally known as 7200 Victoria Park Avenue, and shown on Figure 11.8, shall be subject to the following policies:

i) That the subject lands may only be used for:

a) An office building with the following accessory uses within an enclosed building:

- Automobile sales establishment with associated service and repair uses (excluding autobody, paint and repair);
- Car wash facility; and,
- Showroom.

The combined accessory uses shall be subordinate in gross floor area to the office use; and,

b) Accessory outdoor storage/display of vehicles; and,

c) A parking garage.

- ii) The provisions of Section 4.3.11.2 h) as they relate to Plan M1785 Block A, shall supersede the provisions of the non-statutory Secondary Plan (PD 11-1) as they relate to these lands.”

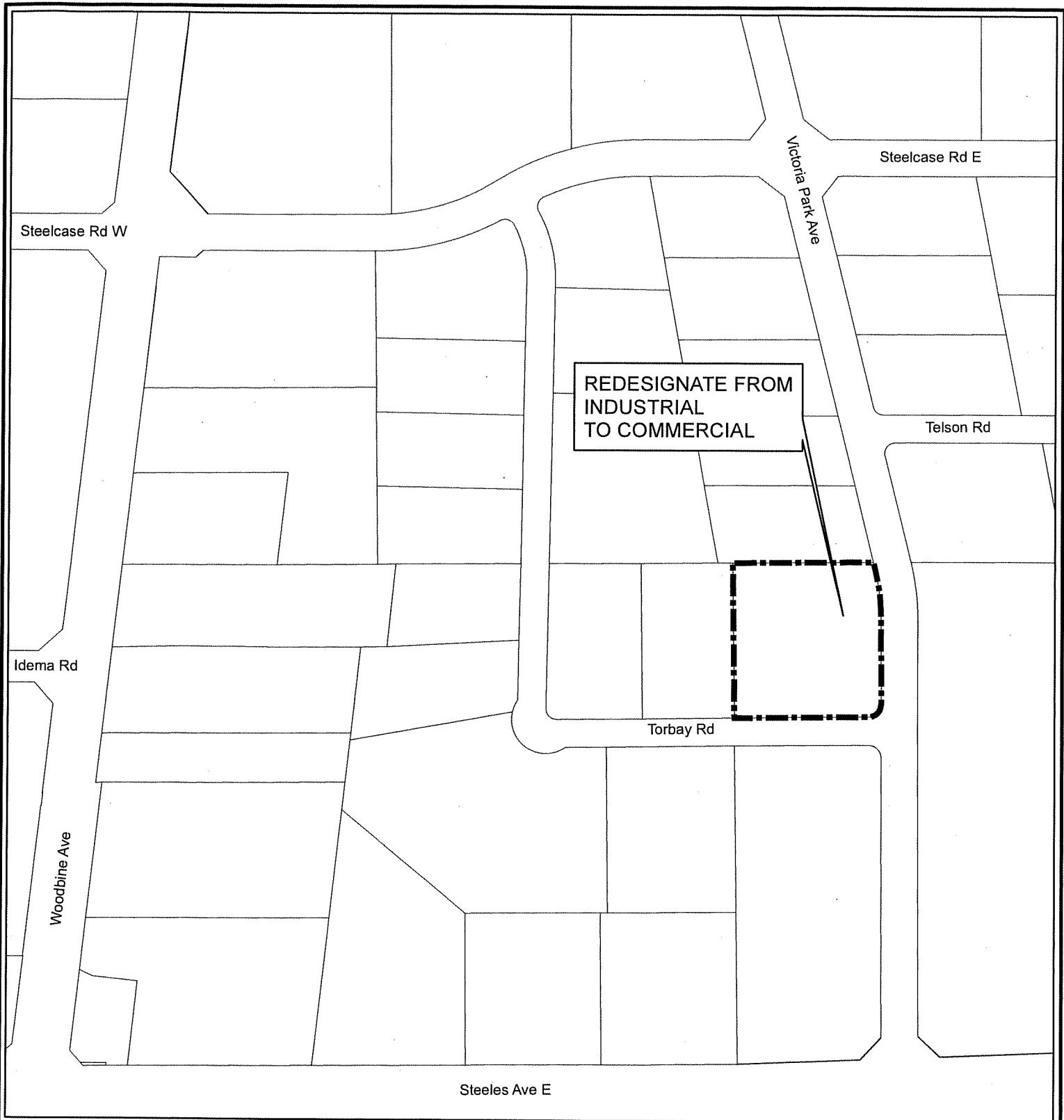
2.0 IMPLEMENTATION AND INTERPRETATION

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 of the Amendment, 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.



AMENDMENT TO SCHEDULE 'A' - LAND USE CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended



 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

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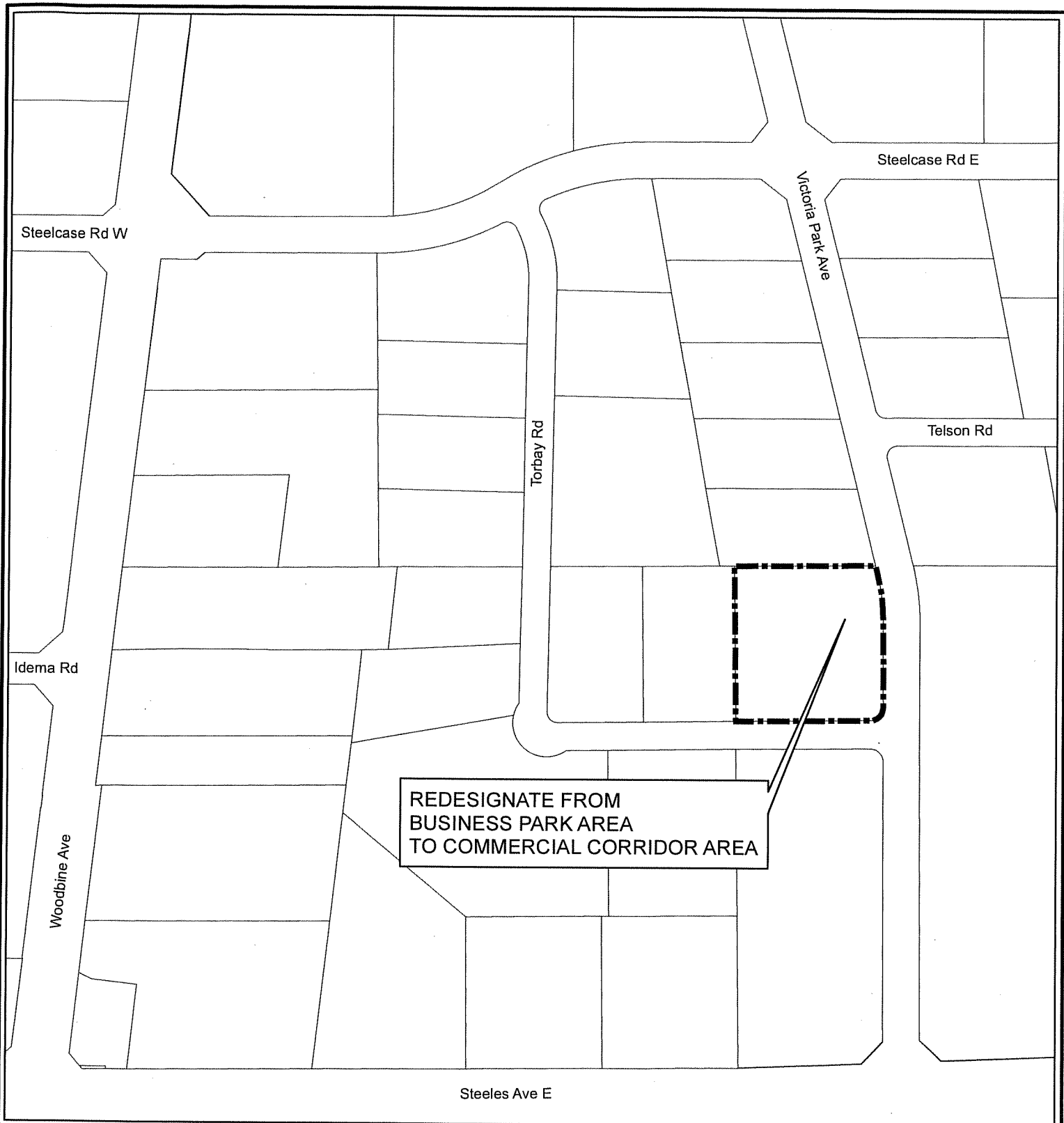


DEVELOPMENT SERVICES COMMISSION

SCHEDULE "A" TO OPA No. XXX

Drawn By: CPW
Checked By: SB

SCALE: N/A
DATE: 16/02/2017



AMENDMENT TO SCHEDULE 'H' - COMMERCIAL / INDUSTRIAL CATEGORIES CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended



 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

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DEVELOPMENT SERVICES COMMISSION

SCHEDULE "B" TO OPA No.XXX

Drawn By: CPW
Checked By: SB

SCALE: N/A
DATE: 16/02/2017

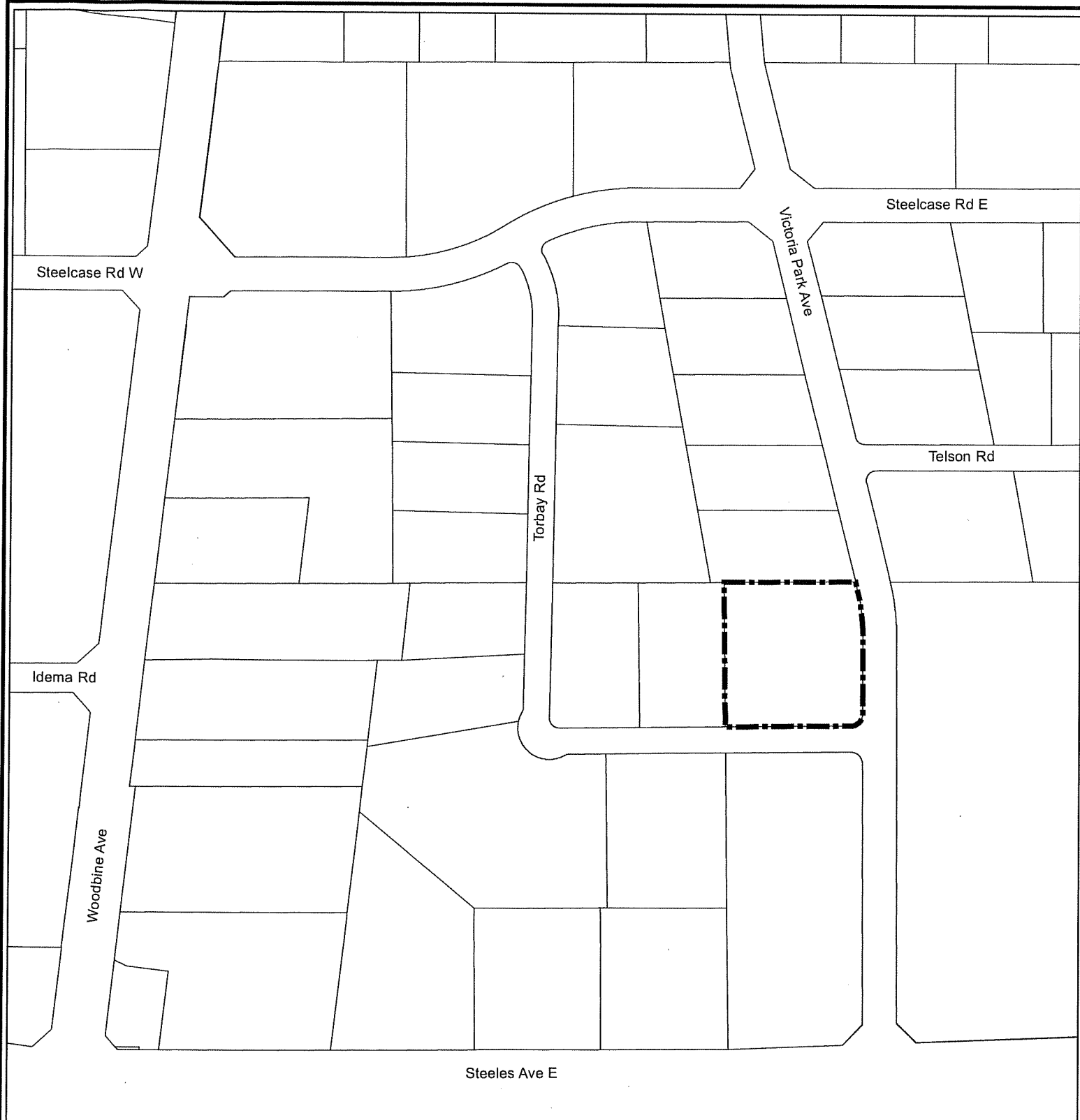



FIGURE 11.8 **SPECIFIC SITE AND AREA POLICIES**
CITY OF MARKHAM OFFICIAL PLAN (Revised 1987), as amended

 Boundary of area subject to the policies in Section 4.3.11.2 h)
 Land use designation : COMMERCIAL (Commercial Corridor Area)