

**OFFICIAL PLAN**  
**of the**  
**TOWN OF MARKHAM PLANNING AREA**  
**AMENDMENT NO. 167**

To amend the Official Plan (Revised 1987), as amended  
to incorporate Amendment No. 11 to the Thornhill Secondary Plan (PD 3-1)  
for the Thornhill Planning District (Planning District No.3).

*Town of Markham*

*September 2007*

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**AMENDMENT NO. 167**

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This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2007-189 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 11<sup>th</sup> day of September, 2007.

  
SHEILA BIRRELL, TOWN CLERK

  
FRANK SCARPITTI, MAYOR



## BY-LAW 2007-189

Being a by-law to adopt Amendment No. 167  
to the Town of Markham Official Plan (Revised 1987), as amended

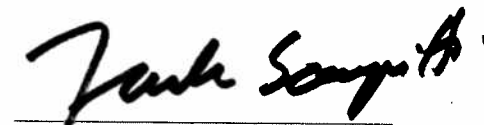
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THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM,  
IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT,  
R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 167 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  
11<sup>TH</sup> DAY OF SEPTEMBER, 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. 167)

## **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, constitutes Amendment No. 167 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 11 to the Thornhill Secondary Plan (PD 3-1) for the Thornhill Planning District (Planning District No.3). Part II is an operative part of this Official Plan Amendment.
- 1.3 PART III- THE SECONDARY PLAN AMENDMENT, constitutes Amendment No. 11 to the Thornhill Secondary Plan (PD 3-1) for the Thornhill Planning District (Planning District No. 3 ). This Secondary Plan Amendment may be identified by the symbol PD 3-1-11. Part III is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

The Secondary Plan Amendment applies to properties fronting on Yonge Street, located between the north east corner of Yonge Street and John Street in the south to the property located at the north east corner of Yonge Street and Robert West Lane, designated as Heritage Main Street I on Schedule 'C' to OPA No. 154.

### **3.0 PURPOSE**

The purpose of this Secondary Plan Amendment is to modify the maximum and minimum building height provisions relating to the subject properties

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

This Secondary Plan Amendment was initiated by Council in order to facilitate direction in regard to building height, and ultimately ensure consistency between the building height provisions in the Thornhill Markham Heritage Conservation District Plan (2007) and the Thornhill Secondary Plan. The objective is to provide for building heights in both plans that reflect the scale of development traditionally found in the historic village setting.

## **PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. 167)

## 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 167 to the list of amendments, to be placed in numerical order including any required grammatical punctuation.
- 1.2 Section 1.1.3 (c) of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by the addition of the number 167 to the list of amendments, including any required grammatical and punctuation changes in the bullet item dealing with the Thornhill Secondary Plan (PD 3-1).
- 1.3 Section 9.2.25 of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by the addition of the number 167 to the list of amendments, including any required grammatical and punctuation changes.
- 1.4 No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment is also being made to incorporate changes to the text of the Thornhill Secondary Plan (PD 3-1) for the Thornhill Planning District (Planning District No.3) . These changes are outlined in Part III which comprises Amendment No. 11 to the Thornhill Secondary Plan (PD3-1).

### 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 in conformity with the provisions of this Amendment.

*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.*

*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.*



**PART III - THE SECONDARY PLAN AMENDMENT (PD3-1-11)**

(This is an operative part of Official Plan Amendment No. 167)

## PART III - THE SECONDARY PLAN AMENDMENT (PD3-1-11)

### 1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 11 to the Thornhill Secondary Plan PD3-1)

The Thornhill Secondary Plan (PD3-1) for the Thornhill Planning District is hereby amended as follows:

- 1.1 Section 12.3.4.3 is hereby amended by deleting the first sentence and replacing it with the following:

“The maximum building height within the Heritage Main Street I designation shall be 12.0 metres, subject to the following additional policies:”

- 1.2 Section 12.3.4.3 d) is hereby amended by deleting the following words:

“and consistent with the Council endorsed Thornhill Yonge Street Study (2005)”

- 1.3 Section 12.3.4.4 is hereby amended by deleting the words “height of 2.5 storeys, or 9.0 metres, whichever is greater,” and replacing them with the words “building height of 2 storeys”.

- 1.4 Section 12.3.4.5 is hereby deleted.

- 1.5 Section 12.3.4.6 is hereby renumbered to 12.3.4.5 and amended by deleting the text and replacing it with the following text:

“All new development within the “Heritage Main Street I” designation shall be subject to site plan control, shall conform to the urban design policies of this Plan, and shall conform to the provisions of the Thornhill-Markham Heritage Conservation District Plan.”

### 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) 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.*

**September 2007**

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