

**OFFICIAL PLAN**  
**of the**  
**TOWN OF MARKHAM PLANNING AREA**  
**AMENDMENT NO. 174**

To amend the Official Plan (Revised 1987), as amended, to incorporate an amendment to the policies for the South Don Mills Industrial Planning District (Planning District No.11-2).

*Estee Lauder Cosmetics*

June 24, 2008

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This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2008-159 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 24th day of June, 2008.



KIMBERLEY KITTERINGHAM  
DEPUTY CLERK



FRANK SCARPITTI  
MAYOR



## BY-LAW 2008-159

Being a by-law to adopt Amendment No. 174  
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. 174 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  
24<sup>TH</sup> DAY OF JUNE, 2008.

KIMBERLEY KITTERINGHAM  
DEPUTY CLERK

FRANK SCARPITTI  
MAYOR

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## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. 174)

## **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 Figure 11.5, attached thereto, constitutes Official Plan Amendment No. 174. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to lands municipally known as 80 Alden Road, Part of Lots 4 and 5, Concession 4, Part of Block F, Registered Plan M-1812. The site is bounded by CNR line to the north, Alden Road to the south, and industrial buildings to the east and west. The site is located within the Hydro Corridor owned by Her Majesty the Queen in Right of Ontario and operated by Hydro One for the purpose of a hydro transmission corridor.

### **3.0 PURPOSE**

The purpose of this Amendment is to add a “parking area” as a permitted use for 80 Alden Road and to provide for future linear trails and pathway facilities consistent with the Markham Town Wide Pathways and Trails Master Plan.

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

The subject lands are used as a hydro transmission corridor. The Town of Markham’s Official Plan permits secondary uses on transmission corridor lands subject to provisions listed in Section 6.2 of the Official Plan which provides for “other uses satisfactory to Ontario Hydro and compatible with adjacent land uses, subject to approval of an amendment to this Plan.” Hydro One finds the proposed parking area for the explicit use of the adjacent landowners (Estee Lauder Cosmetics) at 100 Alden Road to the east acceptable. The proposed parking area is to support an existing adjacent industrial use and will incorporate sustainable stormwater management practices. This Official Plan Amendment will provide for a parking area as a site-specific permitted use and recognize the future linear trails and pathway facilities identified by the Town. The Transportation and Utilities designation will remain on the subject lands.

The subject site is located within a portion of the Hydro Corridor lands which have been identified as part of the Markham Town Wide Pathways and Trails Master Plan. A maximum five (5) metre right-of-way, or reconfiguration of the parking area may be required on the subject site to accommodate the future implementation of the Markham Town Wide Pathways and Trails Master Plan through the site plan agreement if necessary.

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

(This is an operative part of Official Plan Amendment No. 174)



## **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 *174* to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 4.3.11.2 of Part II of the Official Plan is amended by adding the following Section:
- (e) “In addition to the uses permitted in the TRANSPORTATION AND UTILITIES designation, the following additional secondary uses shall be permitted on the Hydro Corridor lands shown on Figure 11.5 and described as Part of Lots 4 and 5, Concession 4, Part of Block F, Registered Plan M-1812, and municipally known as 80 Alden Road:
- Parking area
  - Future linear trail and pathway facilities identified by the Town.”

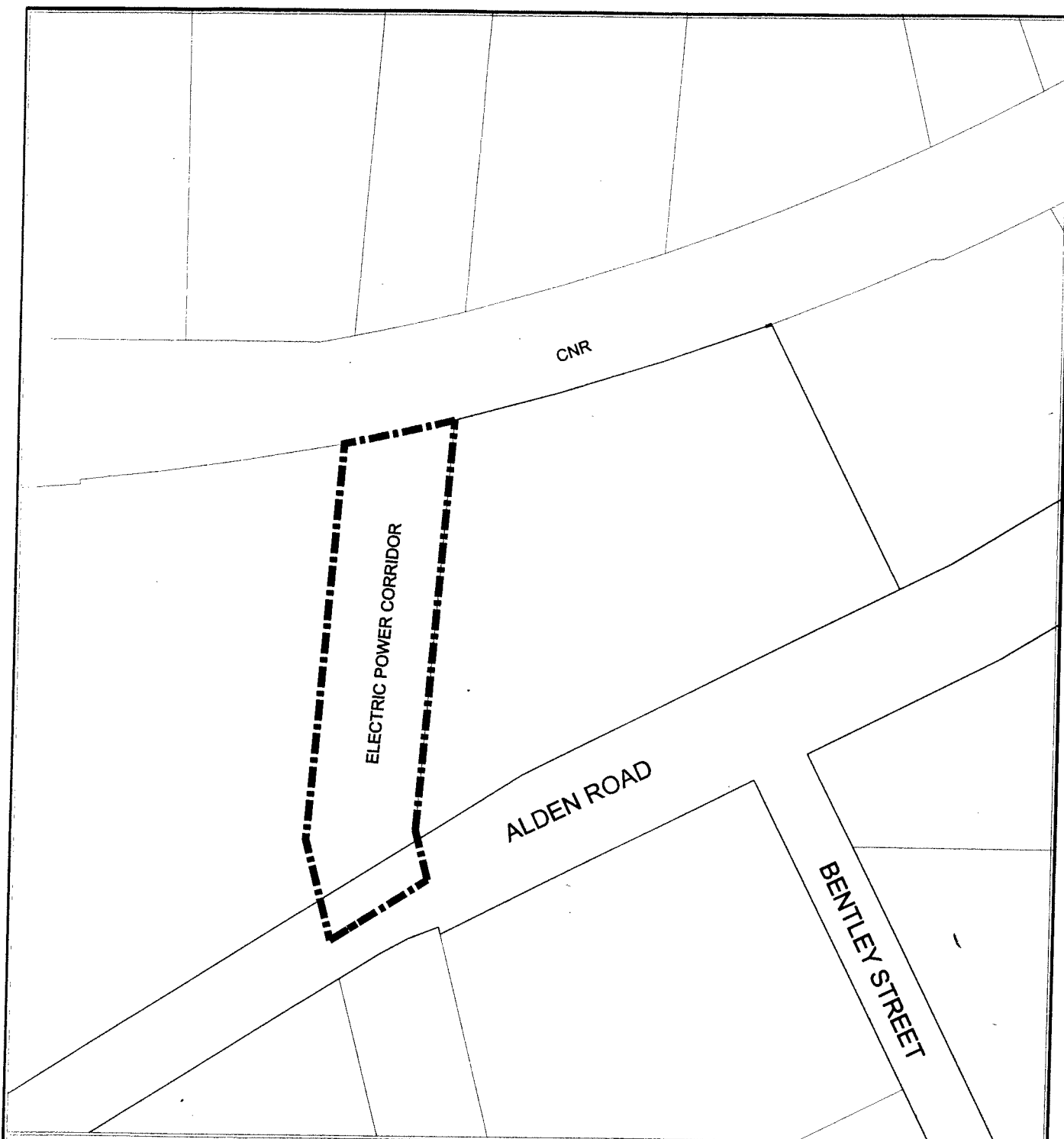
### **2.0 IMPLEMENTATION AND INTERPRETATION**

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.

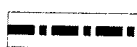
This Amendment shall be implemented by an amendment to the Zoning By-law 108-81, as amended, in conformity with the provisions of this Amendment.

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© of Part II of the Official Plan (Revised 1987), as amended, shall not apply.



**FIGURE No. 11.5**  
**SPECIFIC SITE AND AREA POLICIES**  
**TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED**

 Boundary of area subject to the policies in Section 4.3.11.2e)  
 Land use designation: TRANSPORTATION & UTILITIES