

**OFFICIAL PLAN**  
**of the**  
**TOWN OF MARKHAM PLANNING AREA**  
**AMENDMENT NO. 179**

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 14 to the Thornhill Secondary Plan PD 3-1 for the Thornhill Planning District (Planning District No. 3)

*(Thornhill General Industrial Area)*

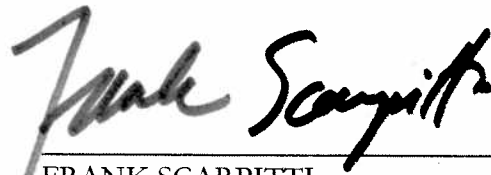
*April 2009*

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**AMENDMENT NO. 179**

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This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2009-103 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 23rd day of June, 2009.

  
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KIMBERLEY KITTERINGHAM  
TOWN CLERK

  
\_\_\_\_\_  
FRANK SCARPITTI  
MAYOR



## BY-LAW 2009-103

Being a by-law to adopt Amendment No. 179  
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. 179 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  
23<sup>RD</sup> DAY OF JUNE, 2009.

KIMBERLEY KITTERINGHAM  
TOWN CLERK

FRANK SCARPITTI  
MAYOR

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**PART I - INTRODUCTION**  
(This is not an operative part of Official Plan Amendment No. 179)

## **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 AMENDMENT, constitutes Amendment No. 179 to the Official Plan (Revised 1987) as amended, and is required to enact Amendment No. 14 to the Thornhill Secondary Plan PD 3-1 for the Thornhill Planning District (Planning District No. 3). Part II is an operative part of the Official Plan Amendment.
- 1.3 PART III – THE SECONDARY PLAN AMENDMENT constitutes Amendment No. 14 to the Thornhill Secondary Plan PD 3-1 for the Thornhill Planning District (Planning District No. 3). Part III is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Official Plan and Secondary Plan Amendment applies to properties designated GENERAL INDUSTRIAL AREA fronting onto Harlech Court and Guardsman Road as well as a property on the south side of John Street immediately east of the CN Rail line.

### **3.0 PURPOSE**

The purpose of this amendment is to remove restrictions on professional and business office uses within the GENERAL INDUSTRIAL AREA of the Thornhill Secondary Plan (PD 3-1).

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

This Official Plan Amendment is a Town-initiated amendment intended to respond to the evolution of this older industrial area of Thornhill.

Section 7.4.4 of the Thornhill Secondary Plan outlines that professional and business offices may be considered subject to the provisions of sections 7.4.6 and 7.3.4.4. Section 7.3.4.4 (BUSINESS CORRIDOR AREA - JOHN STREET/GREEN LANE) states that office and commercial uses shall be limited to sites fronting onto John Street or Green Lane.

This industrial area of the Thornhill Secondary Plan has evolved with multi-tenant and mixed commercial/industrial developments becoming more prevalent.

The basis for this amendment is to remove the paragraph linking office and commercial uses to John Street and Green Lane frontages which will facilitate the general intent of the GENERAL INDUSTRIAL AREA in the Thornhill Secondary Plan (PD 3-1) as amended which is to:

*“...encourage the gradual upgrading of the area by broadening the range of non-industrial uses including certain institutional and commercial uses permitted...”.*

**PART II - THE OFFICIAL PLAN AMENDMENT**  
(This is an operative part of Official Plan Amendment No. 179)

## **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 179 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 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 179 to the list of amendments listed in the second sentence of the bullet item dealing with the Thornhill Secondary Plan PD 3-1, for the Thornhill Planning District, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 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 179 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 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 part of the Thornhill Planning District (Planning District No.3). These changes are outlined in Part III which comprises Amendment No. 14 to the Thornhill Secondary Plan (PD 3-1).

### **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 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), as amended, shall not apply.



**PART III - THE SECONDARY PLAN AMENDMENT (PD 3-1-14 )**  
(This is an operative part of Official Plan Amendment No. 179)

## **PART III - THE SECONDARY PLAN AMENDMENT (PD3-1-14)**

### **1.0 THE SECONDARY PLAN AMENDMENT**

(Amendment No. 14 to the Thornhill Secondary Plan PD 3-1)

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

- 1.1 Section 7.3.4.4 a) is hereby amended by deleting “shall be limited to sites fronting on John Street or Green Lane, and” in lines one and two.

### **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, 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.

*(April 2009)*