



Planning Markham's Future

City of Markham Official Plan Part I

Overview of Recommendation
for Approval by Regional Council

Development Services Committee
June 10, 2014

Overview

- Regional Approval Process
- Key Modifications to Official Plan as recommended by Regional staff
- Written Submissions to Regional Clerk
- Next Steps

Regional Approval Process

- Dec 10/13 - Council adopted Official Plan
- Dec 20/13 - Adopted Official Plan forwarded to the Region
- May 15/14 - Regional staff report recommending approval of Official Plan to Regional Council, deputations and written submissions deferred to Jun 12th Committee of the Whole
- Jun 12/14 - Receipt of Staff report, deputations and written submissions and consideration of recommendation for approval of Official Plan by Committee of the Whole, to be followed by a Special Meeting of Regional Council

Regional Approval Process

Key Dates:

- Prior to June 19/14
If Regional Council gives notice of a decision on the Official Plan within 180 days after the day the Plan is received, the OMB appeal period is limited to 20 days after the notice of decision is issued
- After June 20/14
If Regional Council fails to give notice of a decision within 180 days, the OMB appeal period is unlimited

Regional Approval Process

- Region circulated adopted Official Plan to the Province, First Nations and Métis, neighbouring local and regional municipalities and various agencies for review and comment
- Regional staff facilitated a number of meetings with staff from Markham, applicable agencies, and individual landowners and their representatives upon their request, to address a number of stakeholder interests
- May 15/14 Regional staff report recommends:
 - approval of the Official Plan subject to modifications; and
 - withholding of a decision (deferral) of certain policies pending further consideration.

Key Modifications to Official Plan

- Recommended modifications are in response to:
 1. Provincial and other agency comments (ie. TRCA)
 2. Regional comments
 3. Markham Council recommendations and staff requests
 4. Various landowner requests
- The majority of modifications are related to minor policy/mapping clarification and corrections
- In addition to the modifications requested by Markham Council, there are a few key modifications recommended by Regional staff

Key Modifications to Official Plan

Provincial comments:

- Recommended modifications to policies relating to:
 - mapping of PBWP and Ministers Zoning Order
 - non agricultural uses/public uses in the Countryside
 - permitted uses /development criteria for Greenway lands in the Greenbelt Plan Area
- Recommendations to Region to withhold a decision on
 - removal of Greenbelt NHS on certain Minotar lands
 - site specific employment conversion requests
 - all Special Policy Area policies

TRCA comments:

- Recommended modifications to policies under Natural Environmental Hazards, Special Policy Areas, Flood Vulnerable Areas, Appendix A respecting TRCA Regulatory Framework, and comments associated with mapping.

Key Modifications to Official Plan

Regional Comments:

Site specific employment conversion requests

- Recommendation to modify site specific policies to withhold a Regional decision on all (11) employment land use deferrals until the completion of the next Regional municipal comprehensive review.

“This deferral cannot be released on its own but must be assessed in conjunction with all employment land use deferrals in this Plan, including Sections 9.2.10, 9.4.7c), 9.4.14, 9.5.14, 9.6.5, 9.6.6, 9.7.8.5, 9.7.8.6, 9.7.8.7, 9.16.14, and 9.18.20. The collective consideration of these deferral requests requires further study by the Region. Determination of the removal of the deferral must await the Region’s consideration of the potential collective impact of all employment land use deferrals through completion of the next Regional municipal comprehensive review.”

Key Modifications to Official Plan

Regional comments:

Inclusion of all the Highway 404 mid-block crossings

- Recommendation to modify Map 10 to include a potential mid-block crossing over Highway 404 between Major Mackenzie Drive and Elgin Mills Road



Key Modifications to Official Plan

Regional comments:

Mapping

- Recommendations to modify relevant mapping to identify that the:
 - 'Future Urban Area' is approved on Maps 1, 3 and 12, subject to the outcome of appeals on the Regional Official Plan.
 - Proposed road alignments and the location of specific projects on Maps 10 and 11 are conceptual, subject to review and confirmation through the applicable EA process

Deferrals

- Recommendations to withhold a Regional decision on:
 - removal of the Greenbelt NHS from certain Minotar lands
 - all Special Policy Area policies
 - all site specific employment conversion requests

Written Submissions to Regional Clerk

1. Minotar Holdings Inc. *
2. Dorsay (Residential) Developments Inc. *
3. IBM Canada
4. Honda Canada
5. Enbridge Gas Distribution Inc.
6. Shell Canada
7. HS Nouvel Developments
8. Power Education Corporation
9. Holborn Property Investments
10. Flato Developments Inc./Auriga Developments Inc.
11. Condor Acquisition Inc.

* Including a deputation request to Regional Council
which was deferred to June 12th meeting

Next Steps: Regional Approval

