

**Proposed Amendment  
46  
to the  
Official Plan  
for the  
Regional Municipality  
of York**

**AMENDMENT 46  
TO THE OFFICIAL PLAN  
FOR  
THE REGIONAL MUNICIPALITY OF YORK**

**PART A – THE PREAMBLE**

1. **Purpose of the Amendment:**

The purpose of the Amendment is to provide for the expansion of the Urban Policy Area and redesignate the subject lands from Agricultural Area and Rural Area to Urban Area. The Amendment follows the comprehensive planning study completed for the Markham 404 North Study Area in the northern portion of Markham, and represents a logical expansion to facilitate additional employment lands for the Town and Region.

2. **Location:**

The lands are located in the northwest corner of the Town of Markham and are bounded by Highway 404 on the west, the northern Town boundary on the north excluding the lands within the surveyed boundary of the Oak Ridges Moraine Conservation Plan, Woodbine Avenue and a portion of the Hydro corridor to the east. The southern boundary is the northern limits of the Cathedral Secondary Plan area and the hamlet of Victoria Square. The lands subject to the Regional Official Plan Amendment (ROPA) comprise 180 hectares.

3. **Basis:**

On June 24, 2003 the Town of Markham requested that York Region amend the Regional Official Plan to incorporate the subject lands within the Region's Urban Area and approve the Town's Official Plan Amendment 113 (OPA 113). The purpose of both the ROPA and Markham's OPA 113 is to expand the existing urban boundary northward to primarily provide new employment lands. OPA 113 also provides for some residential lands adjacent to the existing hamlet of Victoria Square.

Markham began a study and consultation regarding these specific lands in June 2002. A number of information meetings were held in addition to the statutory public meeting which was held on June 17, 2003 and the OPA was subsequently adopted by Markham Council on June 24, 2003.

In 2000, prior to this specific study, Markham undertook a comprehensive Employment Lands Strategy Study. The lands subject to this amendment were identified as one of the locations for establishing a new employment area outside the existing urban boundary. The study found that there was a need for between 600 and 1,100 hectares (1,500 to 2,800 acres) of new employment land outside the urban boundary to accommodate the expected employment growth from 2000 to 2020. The study also found that while there is an adequate supply of land for prestige employment and office uses in Markham, there was a lack of diversity in employment lands, especially in terms of large parcels in excess of 8 hectares (20 acres).

The Provincial draft Growth Plan for the Greater Golden Horseshoe also anticipates higher employment growth than is currently reflected in the Regional Official Plan. This will likely increase the need for additional employment lands and will require a review of the land supply in Markham and across the Region.

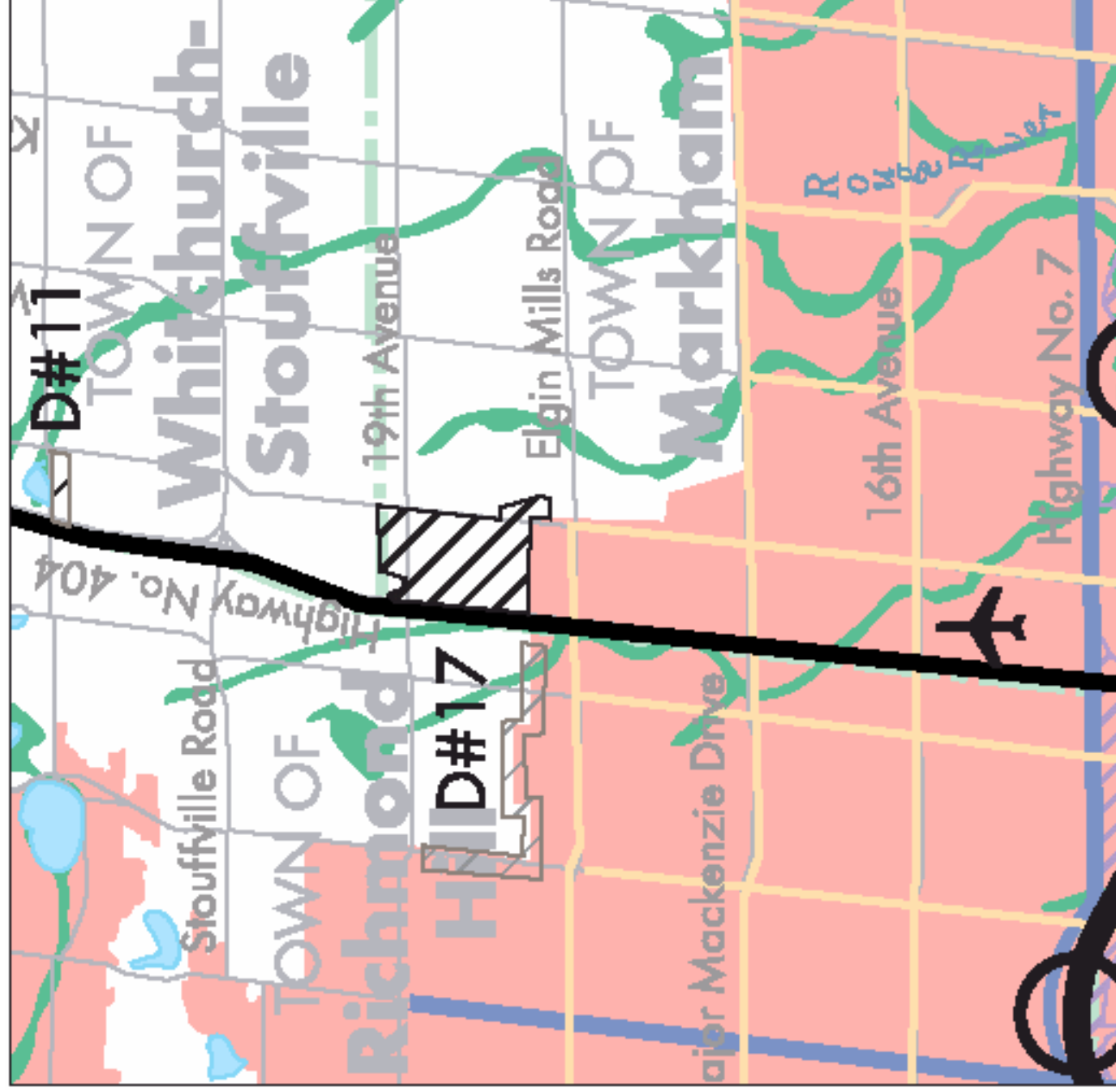
## PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached Map changes and shown on Figures 1, 2, and 3 constitutes Amendment 46 to the Official Plan for the Regional Municipality of York.

The Official Plan for the Regional Municipality of York is hereby amended as follows:

1. Map 5 – Regional Structure is amended by designating as “Urban Area” the lands shown hatched in black on the attached Figure 1;
2. Map 6 – Agriculture and Rural Area is amended by deleting, from both the “Agriculture Policy Area” and “Rural Policy Area”, the lands shown hatched in black on the attached Figure 2;
3. Map 10 – Urban Transit Service Area is amended by designating as “Urban Transit Service Area” the lands shown hatched in black on the attached Figure 3.

Attachments – Figure 1, Figure 2, Figure 3



**Figure 1**  
To Proposed  
Amendment 46  
Regional Structure

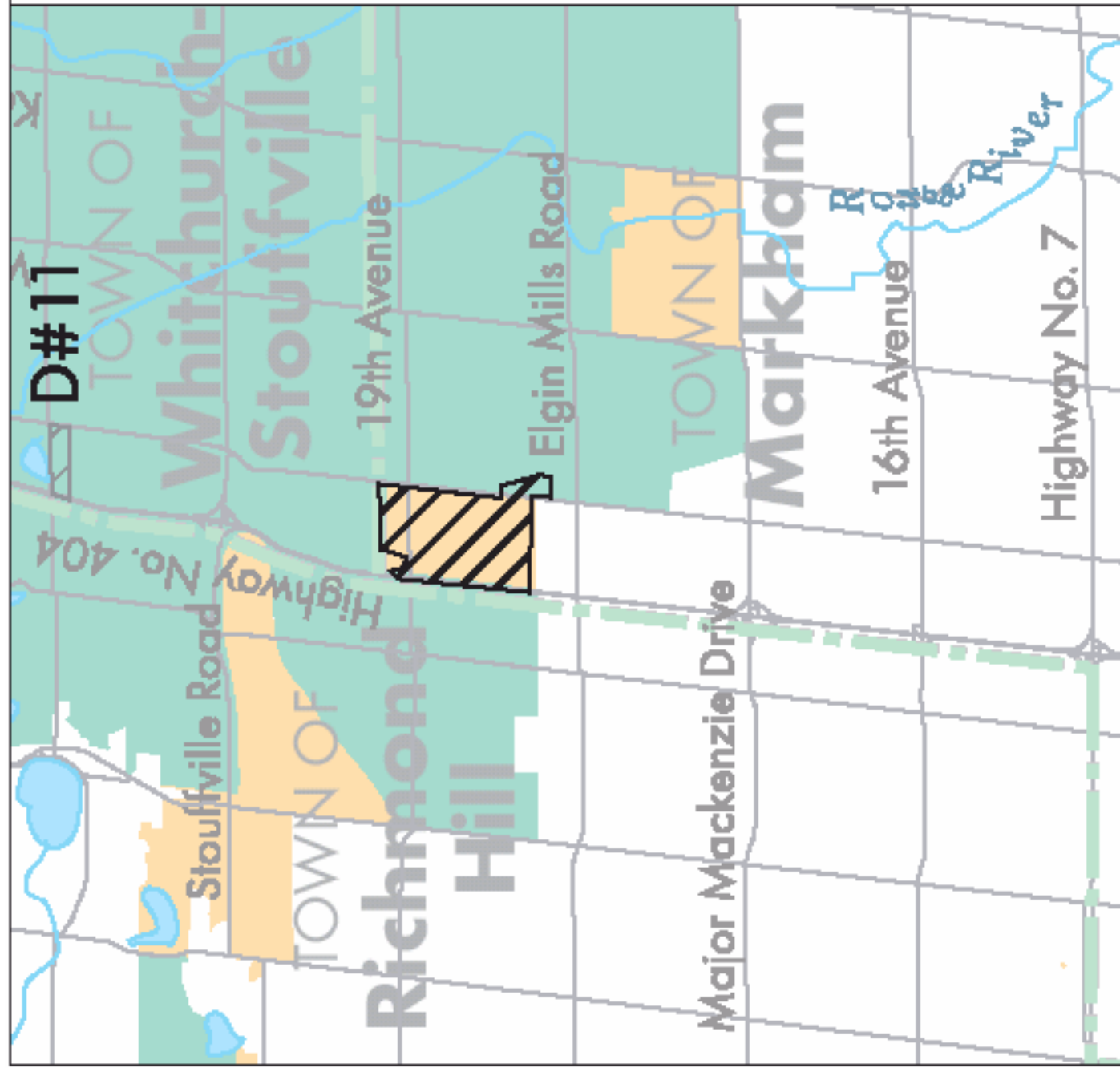
**LEGEND**

- Addition to Urban Area
- Existing Urban Area



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**Figure 2**  
**To Proposed**  
**Amendment 46**  
**Agriculture**  
**and Rural Area**

**LEGEND**

- Road
- Regional Boundary
- Municipal Boundary
- Delete From Agricultural and Rural Policy Areas
- Existing Agricultural Policy Area
- Existing Rural Policy Area

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