

Modifications to Official Plan Amendment No. 123 – Town of Markham

- 1) That the words “*of the bullet item dealing with Secondary Plan (PD39-1)*” be added to the end of the last sentence in Subsection 1.2 of PART II – THE AMENDMENT.”
- 2) That the first occurrence of the word “*shown*” be deleted following the words “*are amended to be*” in Subsection 1.4 of PART II – THE AMENDMENT.
- 3) That the word “*patterns*” be deleted and replaced with the word “*designations*”, and the first occurrence of the word “*shown*” be deleted following the words “*are hereby amended to be*” in Subsection 1.5 of PART II – THE AMENDMENT.
- 4) That the word “*designations*” be deleted and replaced with the words “*categories of designation*”, the reference to Schedule ‘F’ be deleted and replaced with Schedule ‘FP’, and the first occurrence of the word “*shown*” be deleted following the words “*are hereby amended to be*” in Subsection 1.7 of PART II – THE AMENDMENT.
- 5) That the schedule entitled “OFFICIAL PLAN AMENDMENT No. 123 SCHEDULE “A” – LAND USE *To amend Schedule ‘A’ – LAND USE to the Town of Markham Official Plan (Revised 1987), as amended.*” be deleted and replaced with the attached SCHEDULE ‘A’ TO OPA No. 123 entitled “OFFICIAL PLAN AMENDMENT No. 123 AMENDMENT TO SCHEDULE ‘A’ – LAND USE TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED’.
- 6) That the schedule entitled “OFFICIAL PLAN AMENDMENT No. 123 SCHEDULE “B” – TRANSPORTATION *To amend Schedule ‘C’ – TRANSPORTATION to the Town of Markham Official Plan (Revised 1987), as amended.*” be deleted and replaced with the attached SCHEDULE ‘B’ TO OPA No. 123 entitled “OFFICIAL PLAN AMENDMENT No. 123 AMENDMENT TO SCHEDULE ‘C’ –TRANSPORTATION TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED’.
- 7) That the schedule entitled “OFFICIAL PLAN AMENDMENT No. 123 SCHEDULE “C” – SITE PLAN CONTROL *To amend Schedule ‘G’ – SITE PLAN CONTROL to the Town of Markham Official Plan (Revised 1987), as amended.*” be deleted and replaced with the attached SCHEDULE ‘C’ TO OPA No. 123 entitled “OFFICIAL PLAN AMENDMENT No. 123 AMENDMENT TO SCHEDULE ‘G’ – SITE PLAN CONTROL TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED’.
- 8) That the schedule entitled “OFFICIAL PLAN AMENDMENT No. 123 SCHEDULE “D” – COMMERCIAL\INDUSTRIAL CATEGORIES *To amend Schedule ‘F’ – COMMERCIAL/INDUSTRIAL CATEGORIES to the Town of Markham Official Plan (Revised 1987), as amended.*” be deleted and replaced with the attached SCHEDULE ‘D’ TO OPA No. 123 entitled “OFFICIAL PLAN AMENDMENT No. 123 AMENDMENT TO SCHEDULE ‘H’ – COMMERCIAL/INDUSTRIAL CATEGORIES TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED’.

- 9) That a “,” be added in front of the words “*as amended*” so that the final part of the first sentence of Section 5.1 item a) shall read “*Amendment No. 42, as amended*”.
- 10) That Subsection 1.7 of PART III – THE SECONDARY PLAN AMENDMENT be deleted in its entirety and Subsections 1.8 to 1.13 be renumbered to Subsection 1.7 to 1.12 inclusively.
- 11) That the word “*community*” be capitalized to read “*Community Amenity/ Business Area designation*” in the renumbered Subsection 1.7 of PART III – THE SECONDARY PLAN AMENDMENT.
- 12) That the “,” be deleted after the word “*accommodate*” so that the sentence reads as “*To promote vitality, building shall accommodate retail service, community and institutional uses on the ground floor*” in the renumbered Subsection 1.8 of PART III- THE SECONDARY PLAN AMENDMENT.
- 13) That the word “*revised*” be capitalized so that the words read “*Official Plan (Revised 1987)*” in the renumbered Subsection 1.10 of PART III – THE SECONDARY PLAN AMENDMENT.
- 14) That a new Subsection 1.13 of PART III – THE SECONDARY PLAN AMENDMENT be added as follows:

1.13 By replacing Section 5.6.7 with a new Section 5.6.7 as follows:

“5.6.7 Environmental Protection Areas

- a) *The designation of certain lands as Environmental Protection Area is established in this Secondary Plan in accordance with the provisions of Section 2.2.2.4 of the Official Plan (Revised 1987) as amended. The provisions of Section 4.3.39.2 a) and b) of the Official Plan (Revised 1987) as amended, shall apply to the lands designated Environmental Protection Area located on the east side of Highway 404, north of Elgin Mills Road (Part of Lot 27, Concession 3), as shown on Schedule ‘AA’ attached hereto.*
- b) *An Environmental Impact Study may be required for the woodlot, as provided for in Section 2.2.2.10 of the Official Plan (Revised 1987) as amended to include:*
 - *Determination of the boundaries of the lands designated Environmental Protection Area which shall include the woodlot and any other lands required for buffering. Buffers adjoining Environmental Protection Areas may be kept in private ownership if deemed acceptable to the Town;*
 - *An assessment of the possible impacts from development of approved uses on lands around the designated area including matters such as grading,*

construction practices, stormwater management, and building placement during and after construction;

- *A description of the manner in which negative impacts will be avoided or mitigated, and any appropriate enhancement or restoration measures; and*
- *In the event the Environmental Impact Study recommends, to the satisfaction of the Town, that the boundary of the Environmental Protection Area can be altered or removed, an adjustment to the boundary may be made without further amendment to this Secondary Plan.*

These studies, where required by the Town in consultation with other authorized agencies, shall be completed to the satisfaction of the Town as a condition of development approval.”

- 15) That the punctuation ‘.’ be added to the end of Subsection 1.19 of PART III – THE SECONDARY PLAN AMENDMENT so that it reads “...the Woodbine Bypass.”
- 16) That double quotation marks be added to the end of Subsection 1.20 of PART III – THE SECONDARY PLAN AMENDMENT.
- 17) That Subsection 1.21 of PART III – THE SECONDARY PLAN AMENDMENT be deleted and replaced with the following:

1.21 By adding a new Section 5.9.7 entitled “Potential Mid-block Connector and Road Connections to Interchanges with Highway 404”, which shall read as follows:

“5.9.7 Potential Mid-Block Connector and Road Connections to Interchanges with Highway 404

Schedule ‘BB’ to this Secondary Plan identifies conceptually the potential locations for two connecting roads that provide access into the Secondary Plan Area directly from the Highway 404 interchanges at Major Mackenzie Drive and at Elgin Mills Road, as well as a mid-block crossing of Highway 404 between Major Mackenzie Drive and Elgin Mills Road. The Town of Markham in full consultation with York Region, the Town of Richmond Hill and MTO shall carry out feasibility studies for the potential ramp extensions. York Region in full consultation with the Town of Markham, Town of Richmond Hill and MTO shall carry out a Class EA study for the potential mid-block crossing of Highway 404.

The first north south collector road shown on Schedule ‘BB’, located west of the Woodbine Avenue/Major Mackenzie Drive intersection, shall only be constructed if the Town of Markham determines that the Highway 404 ramp extension north of Major Mackenzie Drive is not feasible. The precise alignment and location of this road, if required, will be determined at the site plan or subdivision approval stage.

Minor changes to these potential road locations and adjacent local and collector road patterns will not require an Amendment to this Secondary Plan. Further, subject to the results of the required feasibility studies and/or the Class EA study of the mid-block crossing of Highway 404, any of these potential facilities may be modified or deleted without the need for a further Amendment to this Secondary Plan.

The Community Design Plan shall be modified to reflect the locations and configurations of the ramp extensions, the first collector road west of the Woodbine Avenue/Major Mackenzie Drive intersection (if required) and mid-block crossing of Highway 404 as identified by the feasibility and/or EA study, and defined more precisely in any required site plans and draft plans of subdivision. If proven necessary by the feasibility studies and/or Class EA study, land for these potential facilities will be dedicated to the Town of Markham as a condition of development approval. As per Town policy, landowners will dedicate free of charge the required right of way width for these facilities. Landowners will be reimbursed through Town-wide hard development charges for any right of way dedications beyond a 20 metre width, in accordance with existing or future development charges by-laws.

- 18) That the sentence “Sites for stormwater management facilities are identifies conceptually on Schedule ‘AA’.” be deleted in Subsection 1.22 of PART III – THE SECONDARY PLAN AMENDMENT so that it reads as follows:

a. “5.10.4 Stormwater Management

i. In considering options for stormwater management, the following principles will apply:”

- 19) That the words “*extension of*” be deleted before the words “*Markland Street*” in Subsection 1.23 of PART III –THE SECONDARY PLAN AMENDMENT.
- 20) That the schedule entitled “SCHEDULE “AA” – LAND USE PLAN” be deleted and replaced with the attached SCHEDULE ‘E’ TO OPA No. 123 entitled “SCHEDULE “AA” – DETAILED LAND USE PLAN Secondary Plan for the Cathedral Community Planning District (PD39-1) as amended”.
- 21) That the schedule entitled “SCHEDULE “BB” – TRANSPORTATION PLAN” be deleted and replaced with the attached SCHEDULE ‘F’ TO OPA No. 123 entitled “OFFICIAL PLAN AMENDMENT No. 123 AMENDMENT TO SCHEDULE ‘BB’ – TRANSPORTATION PLAN TOWN OF MARKHAM OFFICIAL PALN (REVISED 1987) AS AMENDED.”