

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. 58

To amend the City of Markham Official Plan 2014, as amended, and to incorporate Amendment No. 1 to the Angus Glen Secondary Plan (OPA 47).

(Angus Glen Landowner's Group Inc.)

November 2024

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To amend the City of Markham Official Plan 2014, as amended and to incorporate Amendment No. 1 to the Angus Glen Secondary Plan (OPA 47).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2024-203 in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the 20th day of November, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2024-203

Being a by-law to adopt Amendment No. 58 to the City of Markham Official Plan 2014, as amended, and the Angus Glen Secondary Plan (OPA 47)

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE *PLANNING ACT*, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 58 to the City of Markham Official Plan 2014, as amended, and the Angus Glen Secondary Plan (OPA 47), 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 20th DAY OF NOVEMBER, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

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PART I – INTRODUCTION

(This is not an operative part of the Official Plan Amendment No. 58)

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 SECONDARY PLAN AMENDMENT constitutes Amendment No. 1 to the Angus Glen Secondary Plan (OPA 47). Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment applies to the entire Angus Glen Secondary Plan Area, as shown on Figure 1 below, which are approximately 400 hectares (988 acres) in size. More specifically, the Amendment references 52.1 hectares (128.7 acres) of lands legally described as Part of Lot 24, Concession 5 and Part of the East Half and West Half of Lot 25, Concession 5, City of Markham (the “Subject Lands”). The Subject Lands are located within the Angus Glen Secondary Plan Area.

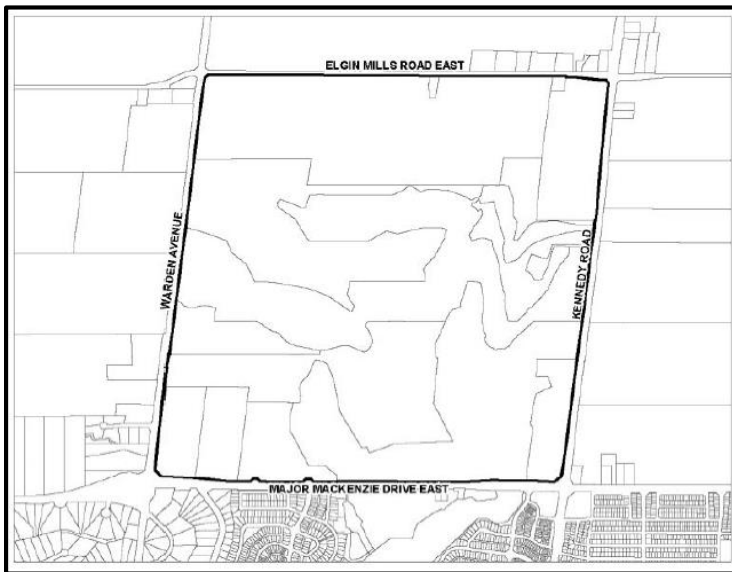


Figure 1: Location Map

3.0 PURPOSE

The purpose of this Official Plan Amendment is to amend the Angus Glen Secondary Plan to add site specific provisions to prohibit the east-west major collector road from encroaching onto or crossing over, and from locating a Place of Worship site on the Subject Lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Angus Glen Landowner's Group filed an Official Plan Amendment (“OPA”) application on November 18, 2017 to establish the Secondary Plan for all lands within the Angus Glen Block including the Subject Lands. The OPA application established the land use policies and designations for the Angus Glen Block and included detailed comprehensive and technical studies to support the Secondary Plan.

On April 7, 2021, the Angus Glen Landowner’s Group appealed the OPA application to the Ontario Land Tribunal (the “Tribunal”) and was subject to a full hearing regarding the planning merits. The Angus Glen Secondary Plan (“OPA 47”) was approved by the Tribunal on July 26, 2023.

This amendment adds site-specific policies regarding the location of the northern east-west major collector road and Place of Worship site in relation to the Subject Lands.

This amendment is consistent with the Provincial Planning Statement, 2024, as the OPA continues to provide a comprehensive plan for the development of the Angus Glen Secondary Plan Area by encouraging the achievement of a complete community with an appropriate range and mix of land uses, housing options, transportation options and services to promote an efficient development and use of land, resources, and infrastructure.

This amendment conforms to the York Region Official Plan, 2022. The Angus Glen Secondary Plan Area is designated ‘Community Area’, which is intended to accommodate the majority of housing, personal services, retail, institutional, cultural and recreational services. The proposed Amendment meets the goals and objectives of the YROP to plan for a range and mix of land uses and to comprehensively plan for infrastructure and community uses.

This amendment conforms to the City of Markham Official Plan, 2014 and the Angus Glen Secondary Plan as it continues to guide future development and growth in the new Angus Glen Community located in the Future Urban Area by contributing to the achievement of a complete community with respect to the use of land, provision for municipal services and infrastructure, and community services.

The proposed Amendment is appropriate and represents good planning as it supports Provincial, Regional, and Local planning policies.

PART II – THE SECONDARY PLAN AMENDMENT (OPA 47-1)
(This is an operative part of Official Plan Amendment No. 58)

PART II – THE SECONDARY PLAN AMENDMENT (OPA 47-1)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 1 to the Angus Glen Secondary Plan, OPA 47)

OPA 47 is hereby amended as follows:

1.1 Adding the following subsection h) to Section 7.1.2.2:

“7.1.2.2 h) notwithstanding each of the policies set out above, and in particular, policy 7.1.2.2b) of the Angus Glen Secondary Plan, the east-west major collector road may not be realigned such that any portion of the east-west major collector road would encroach onto, or cross over, any part of the lands legally described as Part of Lot 24, Concession 5 and Part of the East Half and West Half of Lot 25, Concession 5, City of Markham.”

1.2 Adding the following subsection 5.2.19 to Section 5.2:

“5.2.19 Notwithstanding policies 5.2.13 and 5.2.18 and Map SP1, a Place of Worship shall not be located on the lands legally described as Part of Lot 24, Concession 5 and Part of the East Half and West Half of Lot 25, Concession 5, City of Markham.”

1.3 Adding the following table immediately before the table of contents:

“Table of Secondary Plan Amendments

OPA No.	Title	Date	Status
OPA 47	Angus Glen Secondary Plan	July 26, 2023	In Force
Angus Glen Secondary Plan subsequently amended by:			
OPA 47-1	Angus Glen Landowners Group Inc.	November 20, 2024	

”

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Secondary Plan (OPA 47), 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 is exempt from approval by the Ministry of Municipal Affairs and Housing and the decision of Council is final if a notice of appeal is not received before or on the last day for filing such notice.

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. The notice provisions of Section 10.7.5 of the 2014 Markham Official Plan, as amended, shall apply.