



Development Services Commission
**PUBLIC MEETING INFORMATION
REPORT**

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|--------------------------|---|---|---|
| Date: | Tuesday, October 22, 2024 | | |
| Application Type: | Official Plan Amendment (the "Application") | | |
| Owner: | The Angus Glen Landowners Group (the "Owners") | | |
| Agent: | Malone Given Parsons Ltd. (Emily Grant) | | |
| Proposal: | The introduction of two site-specific policies into the Angus Glen Secondary Plan regarding the locations of the northern east-west collector road and place of worship, both as they relate to 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 "Proposal") | | |
| Location: | The Angus Glen Secondary Plan Area (the "Subject Lands") | | |
| File Number: | PLAN 24 191018 | Ward: | 6 |
| Prepared By: | Daniel Brutto, MCIP, RPP, CPT ext. 2468 Senior Planner, West Planning District | | |
| Reviewed By: | Rick Cefaratti, MCIP, RPP Acting Manager, West Planning District | Stephen Lue, MCIP, RPP Senior Manager, Development | |

PURPOSE

This preliminary information pertains to the Application submitted by the Owners and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff received the Application on September 12, 2024, and deemed the Application complete on September 16, 2024. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal ("OLT") for a non-decision ends on January 10, 2025.

NEXT STEPS

- Statutory Public Meeting is scheduled for October 22, 2024
- If required, a Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, adoption of the site-specific Official Plan Amendment

BACKGROUND

Subject Lands and Area Context

The Subject Lands are bounded by Elgin Mills Road East, Kennedy Road, Major Mackenzie Drive East and Warden Avenue, as shown on Figure 1. Existing uses consist primarily of agricultural, golf course major recreational use, community facilities, and rural residential as shown on Figure 2. Figures 2 and 3 show the surrounding land uses.

The Subject Lands are governed by the Angus Glen Secondary Plan (“AGSP”), which was approved by the OLT on July 26, 2023. The AGSP provides detailed policies to guide the future development of the Subject Lands with approximately 7,500 dwelling units, 19,700 residents, and 1,300 jobs planned at full build out. There are several landowners within the AGSP, including Romandale Farms Ltd. (“Romandale”), who currently owns 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 (the “Romandale Lands”). Romandale sought leave to appeal the OLT’s decision to approve the AGSP. At the time of publishing this report, no decision had been made by the Divisional Court.

The Owners propose to amend the AGSP to introduce two site-specific policies regarding the locations of the northern east-west collector road and place of worship in relation to the Romandale Lands, as follows:

1. Northern east-west collector road (“Street D”)

The AGSP includes policies and mapping that establishes the general extent and location of the collector roads within the AGSP, pursuant to a Municipal Class Environmental Assessment (“MCEA”). The collector roads shown on Figure 4 includes the northern east-west major collector road (“Street D”) located adjacent to the Romandale Lands that reflect the road network established by the MCEA process undertaken for the Angus Glen Block. The location of Street D as established by the MCEA process does not encroach onto, or cross over, any part of the Romandale Lands. To provide greater certainty for the Romandale Lands, the Proposal introduces policy 7.1.2.2 h), which states that Street D will not encroach onto, or cross over, any part of the Romandale Lands. The proposed policy reads as follows:

“7.1.2.2 That the designated collector roads within the road network of the Angus Glen Secondary Plan Area as shown on Map SP5 Road Network be planned to generally achieve the following:

- 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.”

2. Northern place of worship site

The AGSP includes policies and Map SP1 as shown on Figure 5, which identifies the conceptual location of and requirements for two Place of Worship sites in accordance with Markham’s Official Plan Policy 4.2.4.1. This policy ensures that Places of Worship have opportunities to obtain sites and be in appropriate areas to serve residents. These sites may be relocated without amendment to the AGSP provided the alternate site is consistent with the community structure objectives of the AGSP. The Proposal introduces Policy 5.2.19, which states that a place of worship shall not be located on the Romandale Lands. The policy reads as follows:

“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.”

Staff identified the following preliminary matter(s) that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC, if required.

- a) **Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review the Proposal based on the existing policy framework.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

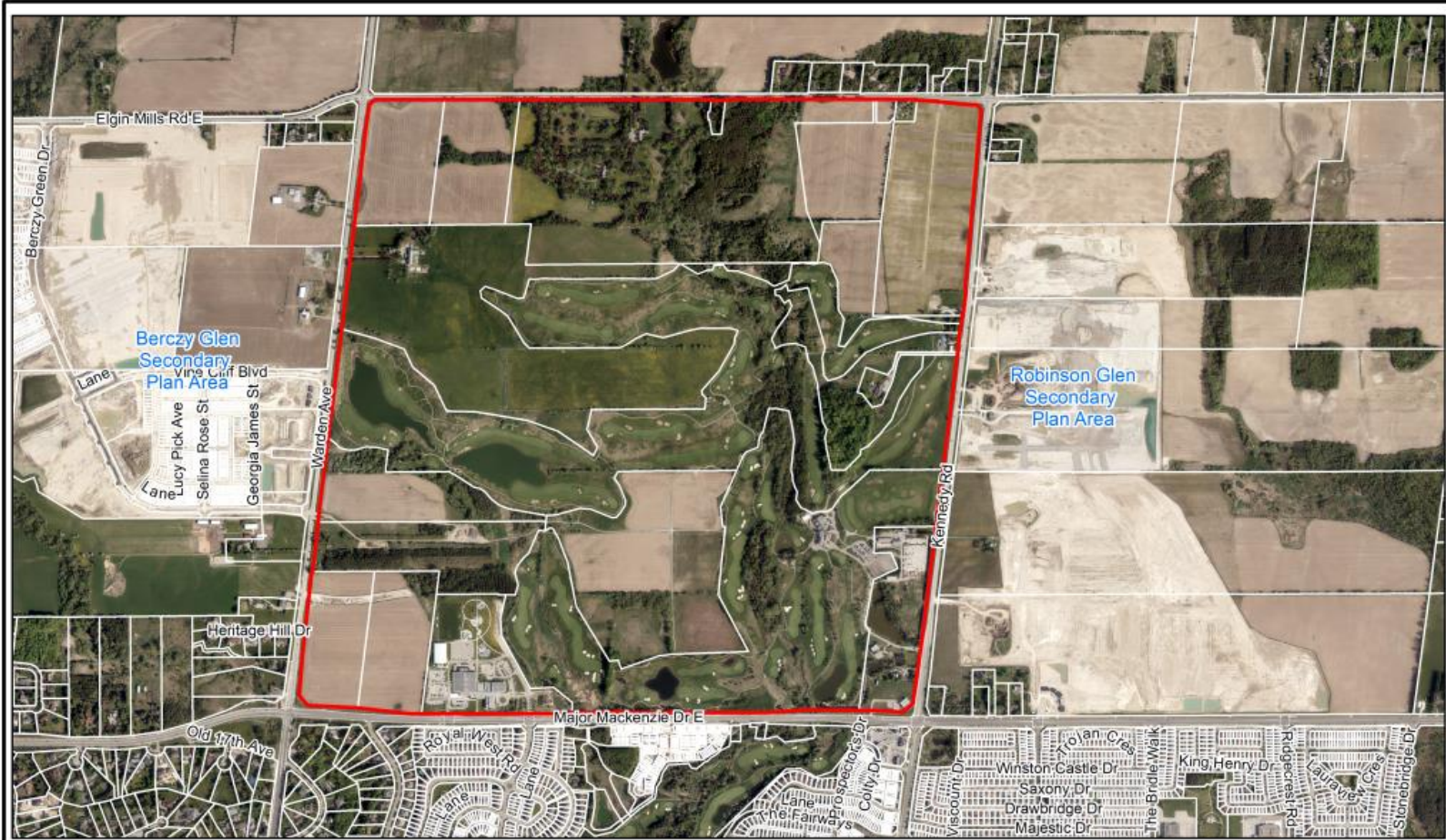
Figure 3: Area Context and Zoning

Figure 4: Angus Glen Secondary Plan Map SP5 Road Network

Figure 5: Angus Glen Secondary Plan Map SP1 Detailed Land Use

Figure 2

Aerial Photo



AERIAL PHOTO (2023)

APPLICANT: Angus Glen Landowners Group
Angus Glen Secondary Plan Area

FILE No. PLAN 24 191018

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FIGURE No. 2

 SUBJECT LANDS



Figure 3

Area Context and Zoning

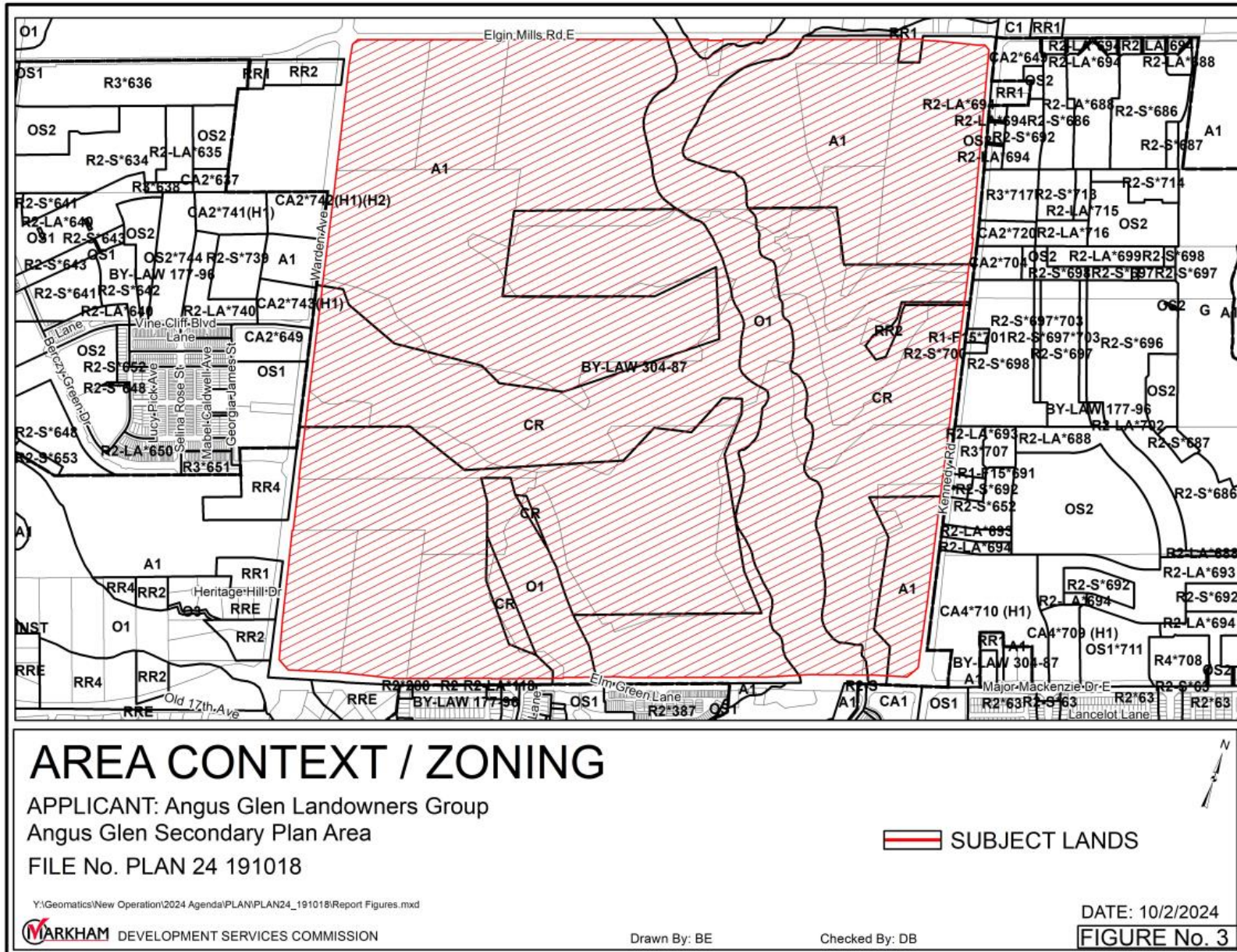
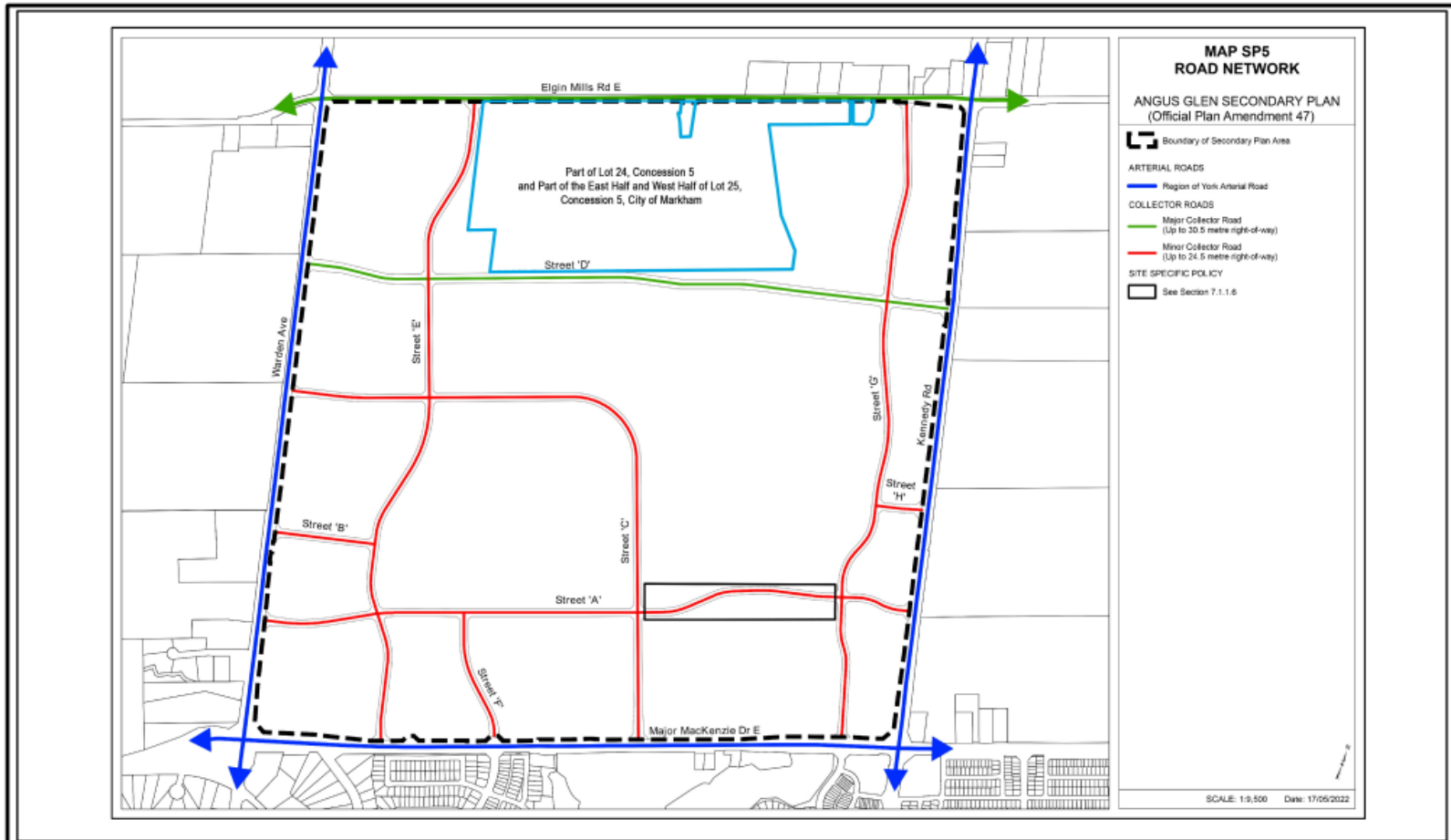


Figure 4

Angus Glen Secondary Plan Map SP5 Road Network



ANGUS GLEN SECONDARY PLAN MAP SP5 ROAD NETWORK

APPLICANT: Angus Glen Landowners Group
Angus Glen Secondary Plan Area

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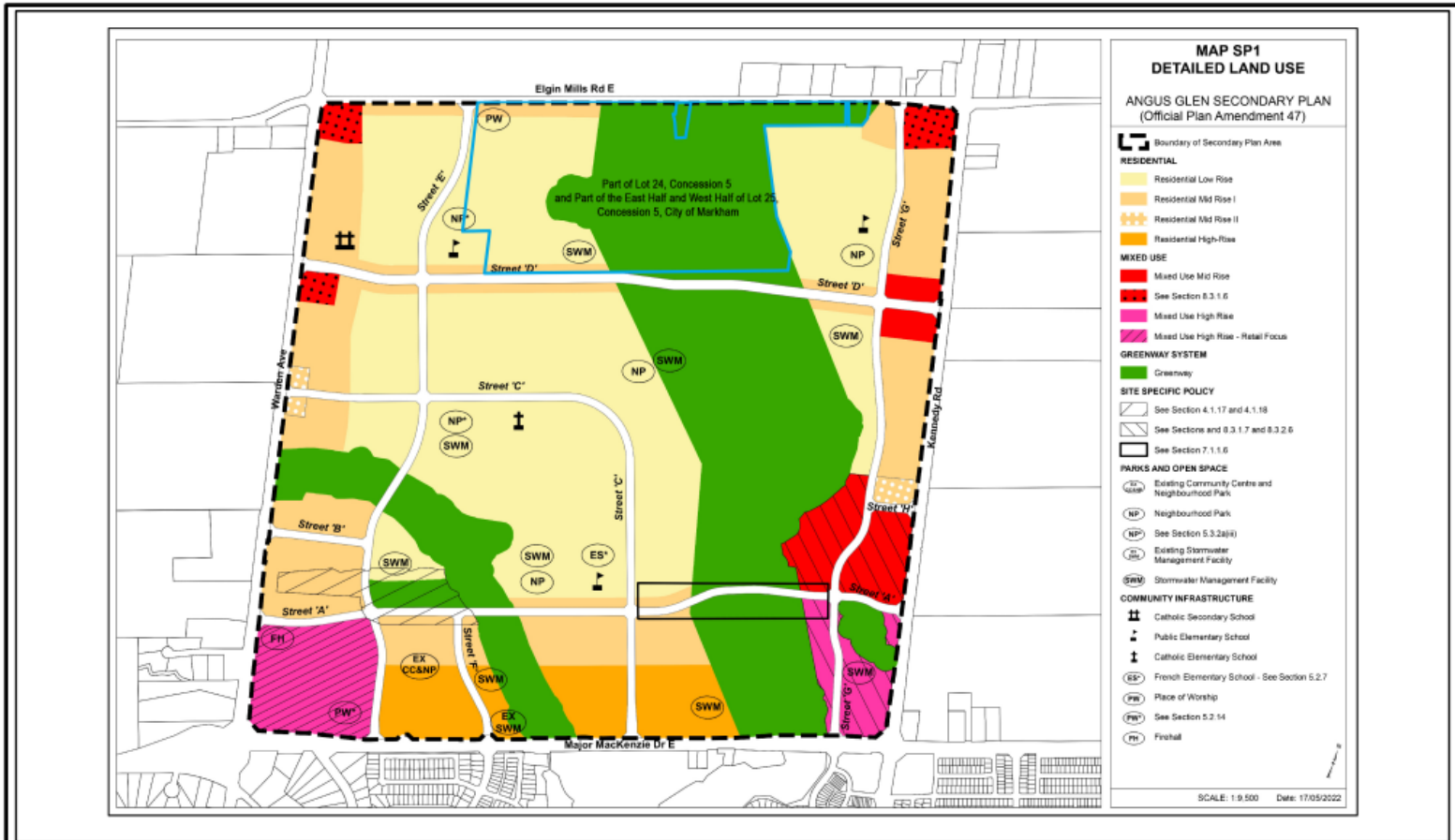
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FIGURE No. 4

Figure 5

Angus Glen Secondary Plan Map SP1 Detailed Land Use



ANGUS GLEN SECONDARY PLAN MAP SP1 DETAILED LAND USE

APPLICANT: Angus Glen Landowners Group
 Angus Glen Secondary Plan Area

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FIGURE No. 5