



**ANGUS GLEN  
SECONDARY PLAN AREA  
OPA NO. 47**

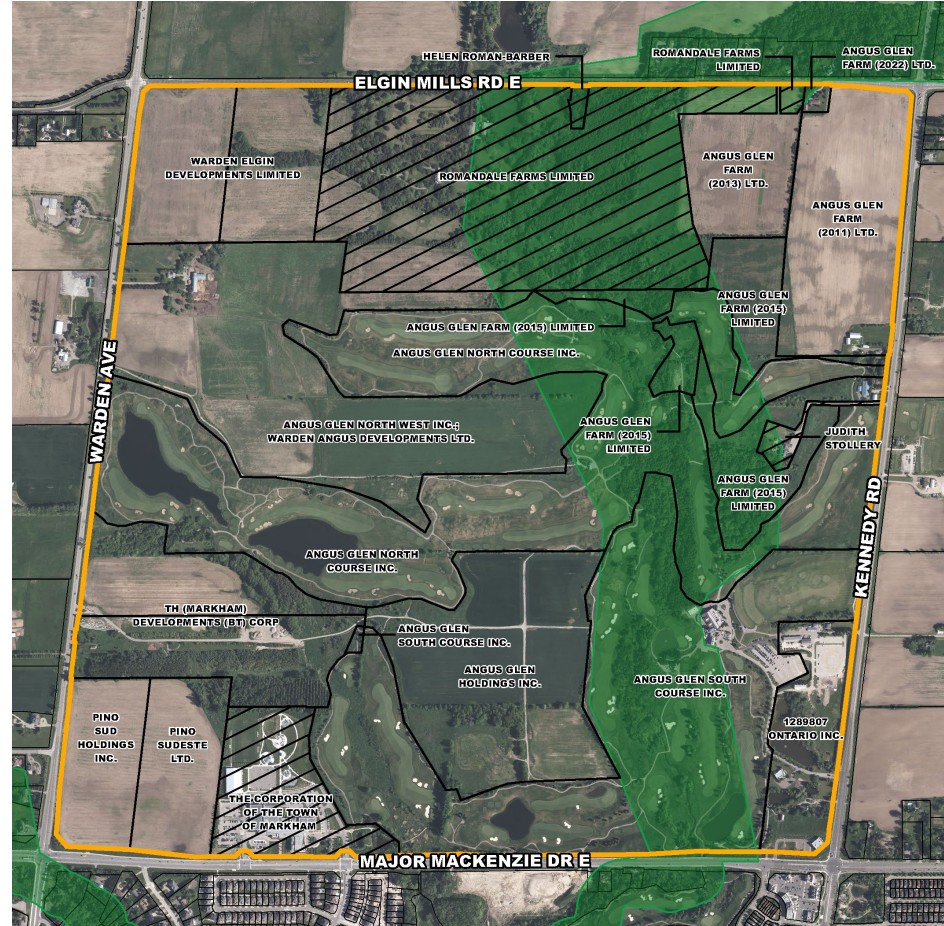
**Angus Glen Block, City of Markham  
Official Plan Amendment**

**PLAN 24 191018  
STATUTORY PUBLIC MEETING  
October 22, 2024**



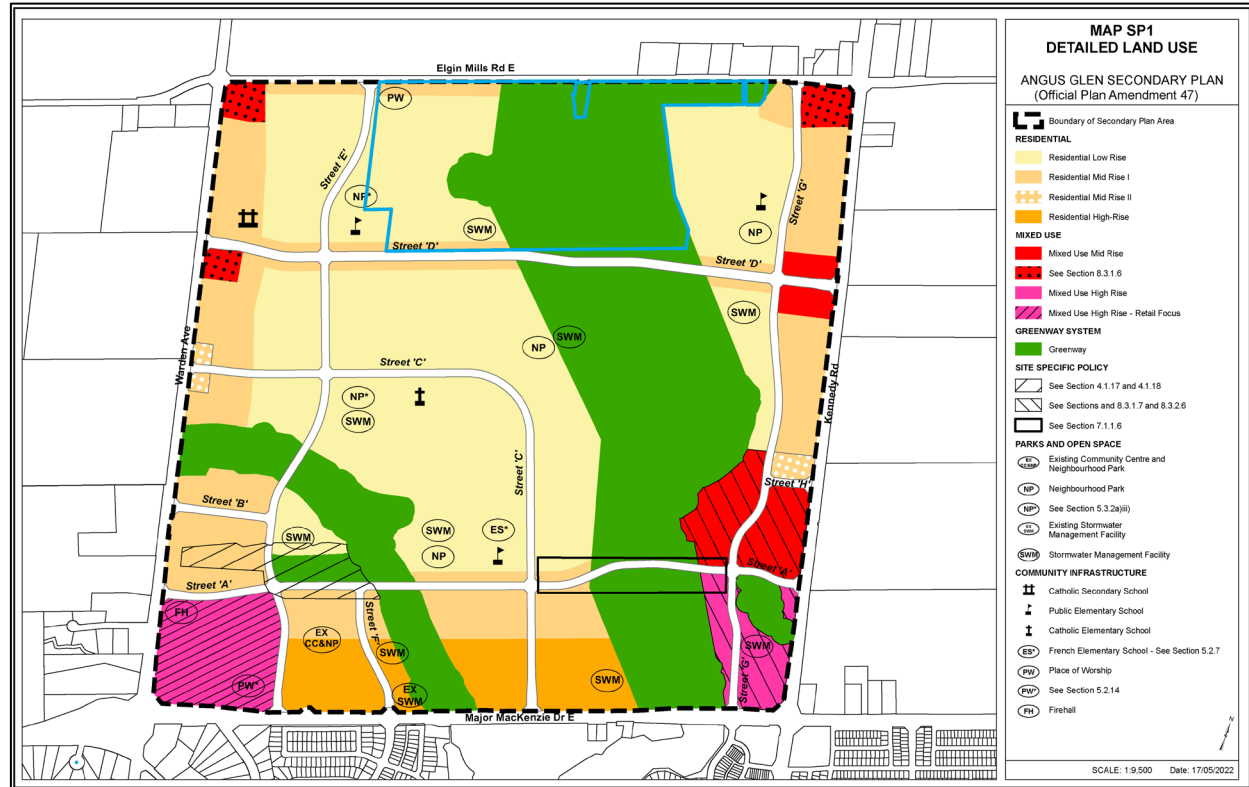
# SITE AREA CONTEXT

- The Angus Glen Block is located within the North Markham Future Urban Area (“FUA”)
- Bound by Elgin Mills Road to the north, Kennedy Road to the east, Major Mackenzie Drive to the south, and Warden Avenue to the west
- The Angus Glen Block is approximately 400 gross hectares in size
- Existing uses in this block include the Angus Glen Community Centre & Library, Gordon Stollery Park, the Angus Glen Golf Course, agricultural and rural residential uses



# ANGUS GLEN SECONDARY PLAN & OPA

- The Angus Glen Secondary Plan (OPA No. 47) was approved by the Ontario Land Tribunal on July 26, 2023 and is in full force and effect
- OPA Application submitted by the Angus Glen Landowners' Group on September 12, 2024
- OPA Application deemed complete on September 16, 2024
- OPA Application proposes two site-specific policies



# PROPOSED OFFICIAL PLAN AMENDMENT

The Official Plan Amendment introduces two new site-specific policies:

1) Adding a new Policy 5.2.19 which reads:

***“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.”***

5.2.13 That the location, size and configuration of required *place of worship* sites shown on Map SP1 – Detailed Land Use shall be further defined through the Community Design Plan or plans of subdivision consistent with the requirements of Section 8.13.7 of the Official Plan and Council’s *place of worship* site reservation policy.

5.2.18 That a *place of worship* site may be relocated without amendment to this Secondary Plan, provided the alternate site is consistent with the community structure objectives of this Secondary Plan as outlined in the Community Design Plan.

# MAP SP1 DETAILED LAND USE





ANGUS GLEN SECONDARY PLAN  
(Official Plan Amendment 47)

 Boundary of Secondary Plan Area

## RESIDENTIAL

-  Residential Low Rise
-  Residential Mid Rise I
-  Residential Mid Rise II
-  Residential High-Rise




## MIXED USE

-  Mixed Use Mid Rise
-  See Section 8.3.1.6
-  Mixed Use High Rise
-  Mixed Use High Rise - Retail Focus






## GREENWAY SYSTEM

-  Greenway

## SITE SPECIFIC POLICY

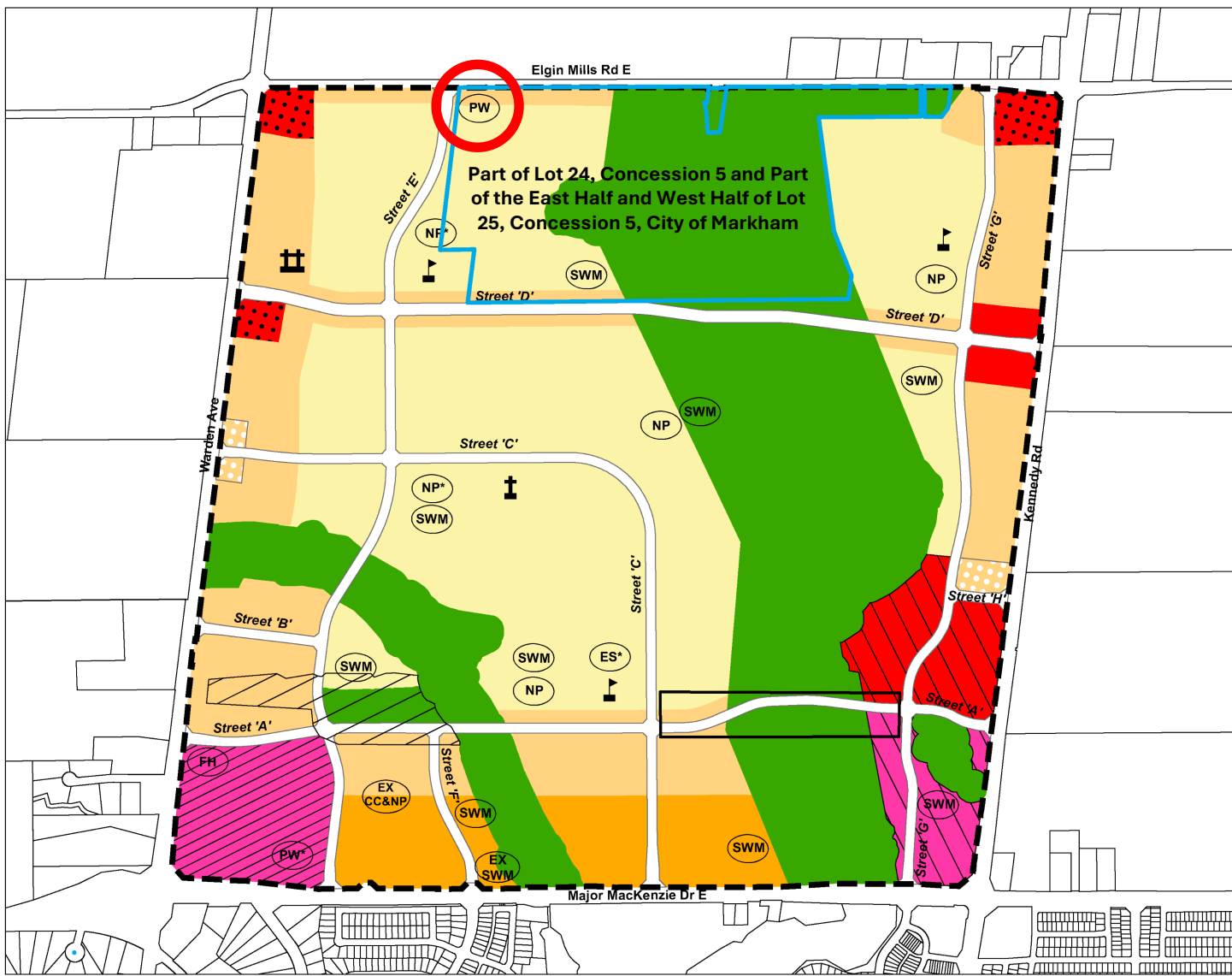
-  See Section 4.1.17 and 4.1.18
-  See Sections 8.3.1.7 and 8.3.2.6
-  See Section 7.1.1.6

## PARKS AND OPEN SPACE

-  Existing Community Centre and Neighbourhood Park
-  Neighbourhood Park
-  See Section 5.3.2a(iii)
-  Existing Stormwater Management Facility
-  Stormwater Management Facility

## COMMUNITY INFRASTRUCTURE

-  Catholic Secondary School
-  Public Elementary School
-  Catholic Elementary School
-  French Elementary School - See Section 5.2.7
-  Place of Worship
-  See Section 5.2.14
-  Firehall



# PROPOSED OFFICIAL PLAN AMENDMENT

The Official Plan Amendment introduces two new site-specific policies:

**2) Adding a new (h) to Policy 7.1.2.2 which reads:**

*“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 7.1.2.2 b) 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.”*

**7.1.2.2 b)** design requirements, consistent with the comprehensive urban design guidelines for the Future Urban Area Planning District and the Community Design Plan, to be confirmed through a class environmental assessment, the transportation component of the master environmental servicing plan, and refined through the functional traffic design studies. The collector roads may be subject to minor realignment but not removal, without amendment to this Plan, provided the intent of this Secondary Plan is maintained as modified through an approved environmental assessment;




# MAP SP5 ROAD NETWORK


ANGUS GLEN SECONDARY PLAN  
(Official Plan Amendment 47)


 Boundary of Secondary Plan Area

### ARTERIAL ROADS

 Region of York Arterial Road

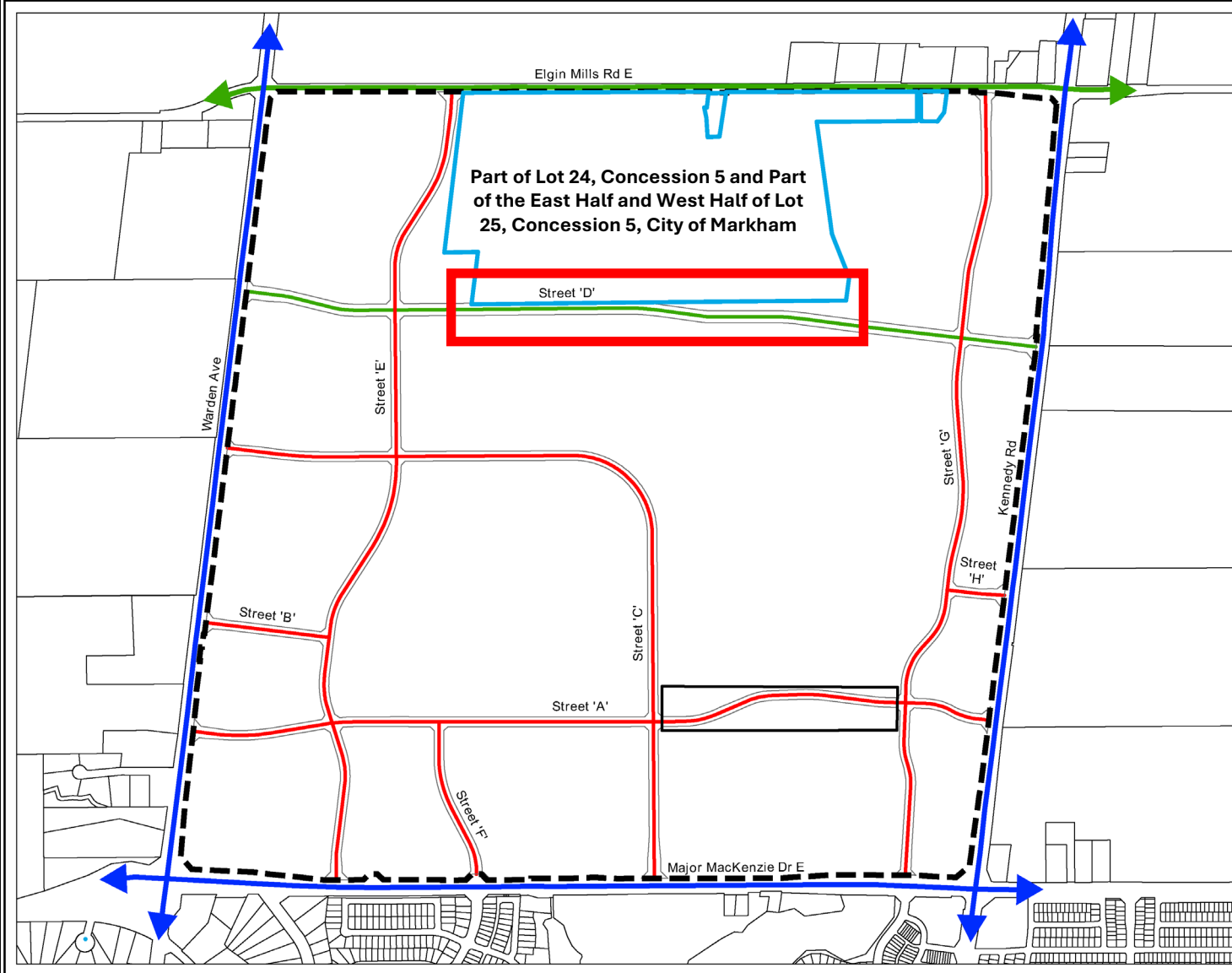
### COLLECTOR ROADS

 Major Collector Road  
(Up to 30.5 metre right-of-way)

 Minor Collector Road  
(Up to 24.5 metre right-of-way)

### SITE SPECIFIC POLICY

 See Section 7.1.1.6



**Part of Lot 24, Concession 5 and Part  
of the East Half and West Half of Lot  
25, Concession 5, City of Markham**

Street 'D'

Warden Ave

Elgin Mills Rd E

Street 'E'

Street 'B'

Street 'A'

Street 'F'

Street 'C'

Major MacKenzie Dr E

Street 'G'

Kennedy Rd

Street 'H'

# PLANNING CONFORMITY

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- The proposed OPA is minor and does not impact the overall goals, objectives, or land use policies and designations of the Angus Glen Secondary Plan (OPA No. 47).
- The proposed OPA contributes to the achievement of a complete, compact community in accordance with provincial policy direction.
- The proposed OPA conforms to the York Region and City of Markham Official Plans by continuing to establish a complete community within the FUA that provides a mix of land uses, community facilities such as schools, places of worship, and parks, opportunities for local and community retail, and integrated open space and transportation systems.
- The Angus Glen Secondary Plan permits Place of Worship sites to be relocated without amendment to the Secondary Plan provided the alternate site is consistent with the community structure objectives, and that specific locations are to be determined through future development applications and as agreed to by the Angus Glen Landowners' Group. **The proposed OPA site-specific policy prohibits a Place of Worship site from being located on the identified lands.**
- All the collector roads shown in the Angus Glen Secondary Plan including Street D reflect road alignments that were established through a Municipal Class Environmental Assessment (MCEA) process undertaken by the Angus Glen Landowners' Group. It received an approval under the *Environmental Assessment Act* on September 26, 2022.
- Further to Section 7.1.2.2 b) which permits collector roads may be subject to “minor realignments” provided the intent of the Secondary Plan is maintained as modified through an approved environmental assessment, **the proposed OPA site-specific policy requires that if realigned, Street D shall not be located on the identified lands.**



