

2015

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 230

To amend the Official Plan (Revised 1987), as amended, to incorporate an amendment to the policies for the Angus Glen Planning District (Planning District No. 31)

KYLEMORE YORKTON PHASE 2

(West side of Kennedy Road, north of 16th Avenue, extension of Yorkton Boulevard, Part of Lots 16 & 17 Concession 5, City of Markham)

June, 2015


OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 230

To amend the Official Plan (Revised 1987), as amended, to incorporate an amendment to the policies for the Angus Glen Planning District (Planning District No. 31).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2015-119 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on June 23, 2015.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



By-law 2015-119

Being a By-law to adopt Amendment No. 230
To the City of Markham Official Plan (Revised 1987), as amended

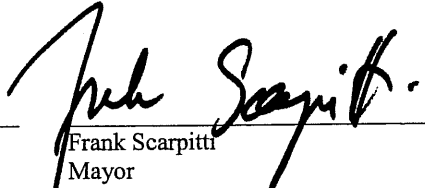
The Council of the Corporation of the City of Markham, in accordance with the provisions of the Planning Act, R.S.O., 1990 hereby enacts as follows:

1. That Amendment No. 230 to the City of Markham Official Plan (Revised 1987), as amended, 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 on June 23, 2015.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

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SCHEDULES

PART I – INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 230)

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 OFFICIAL PLAN AMENDMENT, including Schedules “A”, “B”, “C”, “D” and “E” attached thereto, constitute Official Plan Amendment No. 230. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to Part of Lot 16 and Part of Lot 17, Concession 5, including lands municipally known as 9350, 9356, 9366, 9380 and 9392 Kennedy Road. The 4.5 ha (11 ac) property is located on the west side of Kennedy Road, north of 16th Avenue. The subject lands are located immediately north of the Kylemore Yorkton Phase 1 development.

3.0 PURPOSE

The purpose of this Amendment is to redesignate the subject lands on Schedule ‘A’ – Land Use from ‘Open Space’ and ‘Agriculture A1’ to ‘Urban Residential’, to add the ‘Urban Service Area’ designation to the subject lands on Schedule ‘D’ – Urban Service Area, and to remove the ‘Future Urban Area’ overlay from the subject lands on all of Schedules ‘A’, ‘B’, ‘C’ and ‘D’ in order to facilitate the development of the subject lands for residential uses as a continuation of the existing development to the south.

It is also proposed to apply the appropriate set of policies from those that were applied to the Kylemore Yorkton Phase 1 development in the Angus Glen Planning District (No. 31) to the subject lands, to ensure the appropriate transportation, servicing, urban design and land use policies also apply to the subject Phase 2 lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This Official Plan Amendment is intended to implement land use designations to permit the proposed development of the subject lands and to ensure that the development is dealt with in a comprehensive manner and to the satisfaction of the City of Markham.

The subject lands were included within the Angus Glen Planning District (Planning District No. 31), by the approval of the Kylemore Homes through OPA No. 155 for the Kylemore Yorkton Phase 1 lands. Although OPA No. 155 did not re-designate the subject Phase 2 lands to ‘Urban Residential’, it did include the subject lands within the

boundary of the Angus Glen Planning District (No. 31). As a result, amendments are now required to the Angus Glen Planning District (No. 31) to re-designate the subject Phase 2 lands to 'Urban Residential' and to apply the relevant policies to the subject Phase 2 lands to provide for the development of these lands in a similar manner.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 230)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Section 1.1.2 of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by the addition of the number 230 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2 The title of Section 4.3.31.2 b) is hereby amended by the addition of: “and Part of East Half of Lot 16 and Part of Lot 17, Concession 5” after “Concession 5” in the first line and the addition of “ and No. 230” on the second line after “No. 155”.
- 1.3 Section 4.3.31.2 b) is hereby amended by deleting the last sentence in the first paragraph which states “Figure 31.2 identifies the components of the subject lands to be developed for:” and replacing it with “Figures 31.2 and 31.4 identify the components of the subject lands to be developed for:”.
- 1.4 Section 4.3.31.2 b) i) is hereby amended by the addition of “and on Figure 31.4” after the words “The land identified on Figure 31.2” and also after the words “Low Density – Townhouse Dwellings on Figure 31.2” in the first bullet point; and, by the addition of a second bullet point as follows:
 - “ • Lands identified as Low Density – Townhouse Dwellings on Figure 31.4 may be developed for townhouse dwellings up to a maximum of 4 storeys and a maximum Net Site Density of 46 units per hectare.”
- 1.5 Section 4.3.31.2 b) iii) Urban Design, is hereby amended by the addition of: “and on Figure 31.4” after the words: “the Urban Residential lands identified on Figure 31.2” in the second paragraph of the first bullet point.
- 1.6 Section 4.3.31.2 b) iv) Transportation and Traffic, is hereby amended by the addition of “and on Figure 31.4” after the words “A north-south minor collector road is identified on Figure 31.2” in the first bullet point, and also after the words “within the area shown on Figure 31.2” in the second bullet point.
- 1.7 Section 4.3.31.2 b) x) Minor Adjustments without Amendment, is hereby amended by the addition of “and on Figure 31.4” after the words: “Figure 31.2” in the first sentence.
- 1.8 Figure 31.4, as shown on Schedule “A” attached hereto, is hereby added to Section 4.3.31.2 to be placed in proximity to policy 4.3.31.2 b).
- 1.9 Schedule ‘A’ – LAND USE is hereby amended by redesignating the subject lands from AGRICULTURE 1 and OPEN SPACE to URBAN RESIDENTIAL as

shown on Schedule “B” attached hereto and removing the Future Urban Area overlay on the subject lands.

- 1.10 Schedule ‘B’ – PLANNING DISTRICTS is hereby amended by deleting the Future Urban Area overlay from the subject lands, as shown on Schedule “C” attached hereto.
- 1.11 Schedule ‘C’ – TRANSPORTATION is hereby amended by deleting the subject lands from the Future Urban Area, as shown on Schedule “D” attached hereto.
- 1.12 Schedule ‘D’ – URBAN SERVICE AREA is hereby amended by deleting the subject lands from the FUTURE URBAN SERVICE AREA and including the subject lands in the URBAN SERVICE AREA, as shown on Schedule “E” attached hereto.

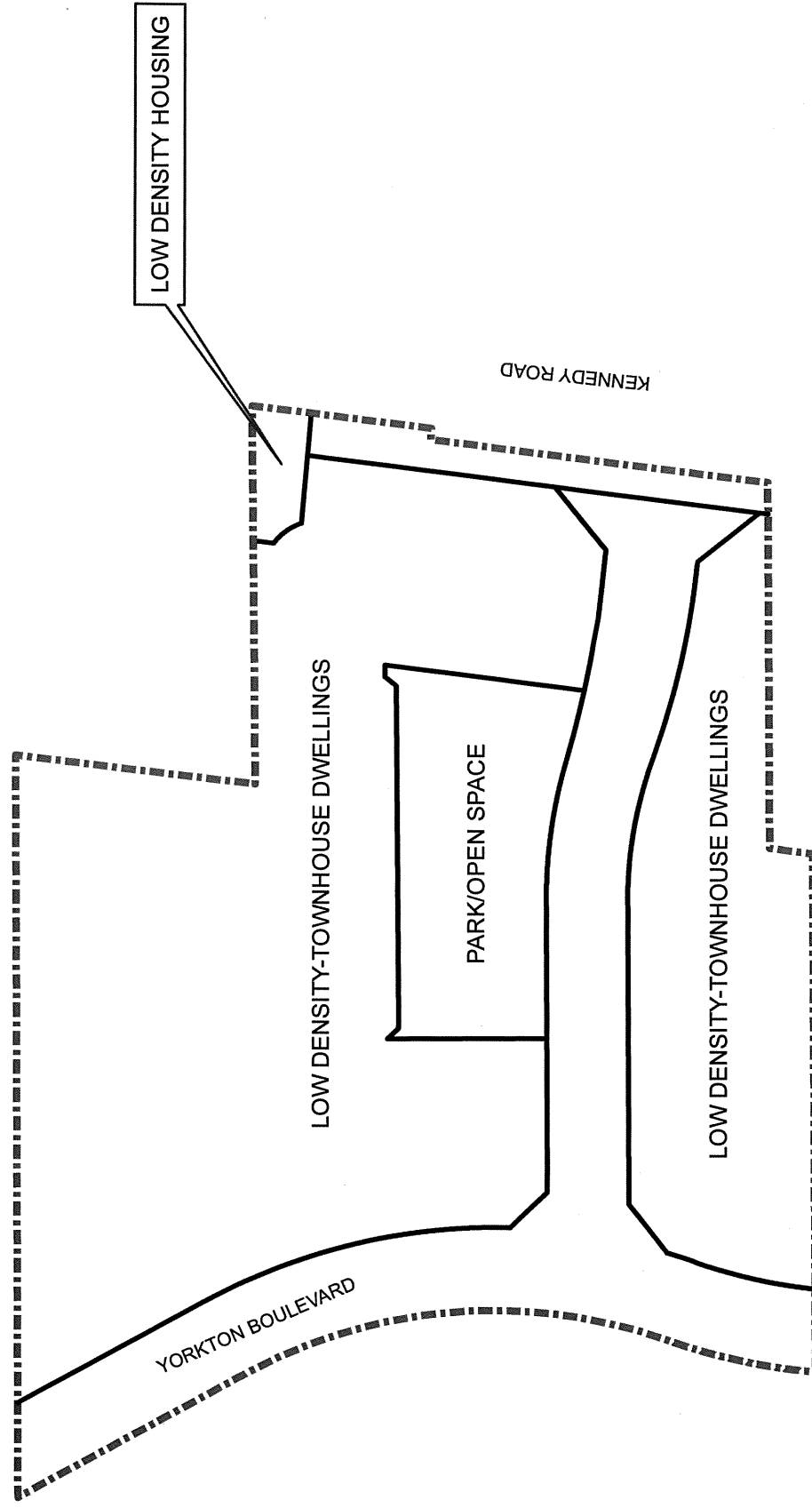
2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan (Revised 1987), 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 shall be implemented by an amendment to the Zoning By-law and site plan approval/s in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised 1987), as amended, is exempt from the approval by the Region of York. Following adoption, notice of Council’s decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

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. For such technical amendments, the notice provisions of Section 7.13(c) of Part II of the Official Plan (Revised 1987), as amended, shall not apply.

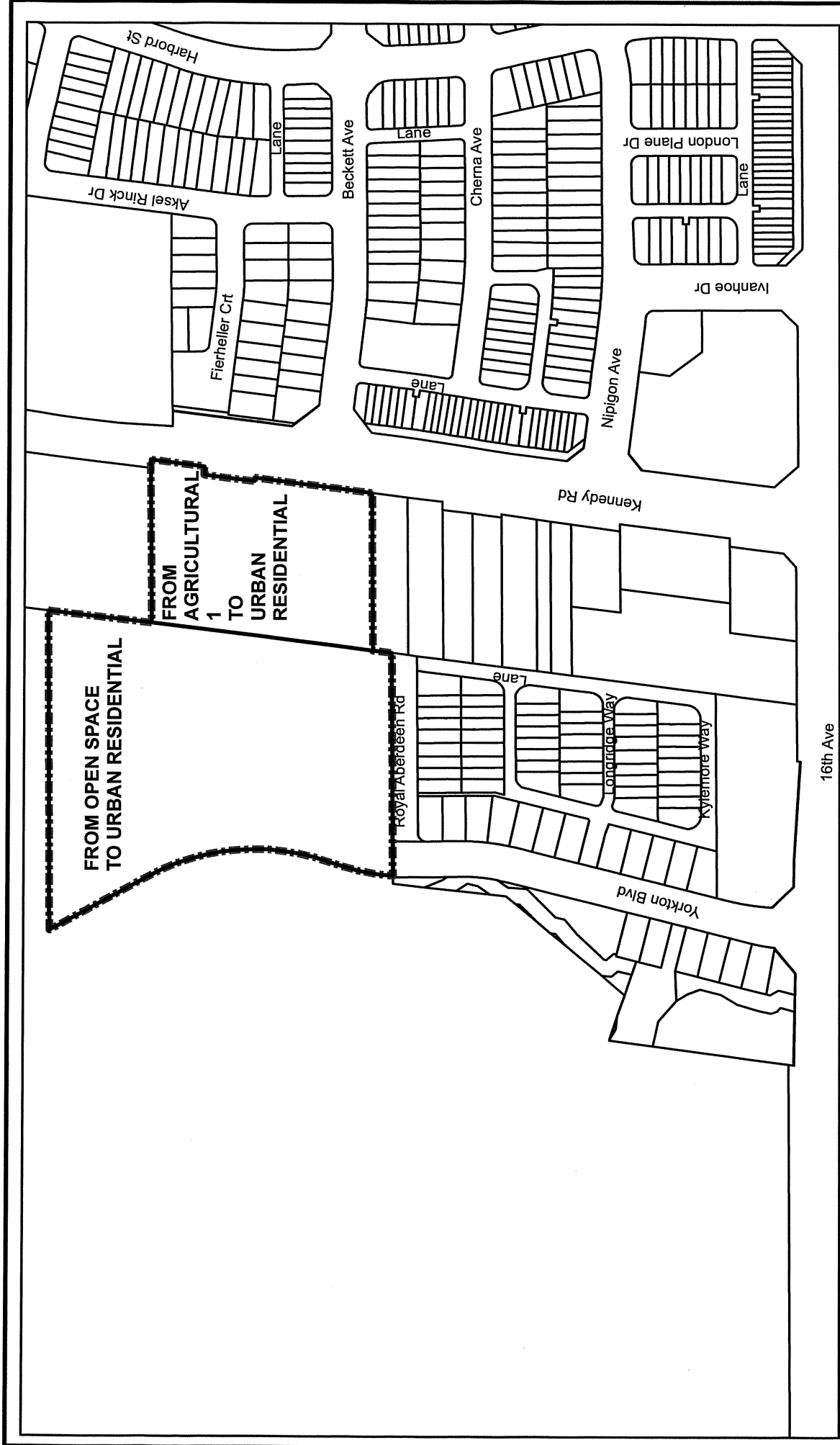


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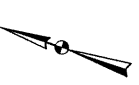
FIGURE No.31.4 SPECIFIC SITE AND AREA POLICIES CITY OF MARKHAM OFFICIAL PLAN (Revised 1987), AS AMENDED

Boundary of area subject to the policies in section 4.3.31.2 b)
Land use designation URBAN RESIDENTIAL



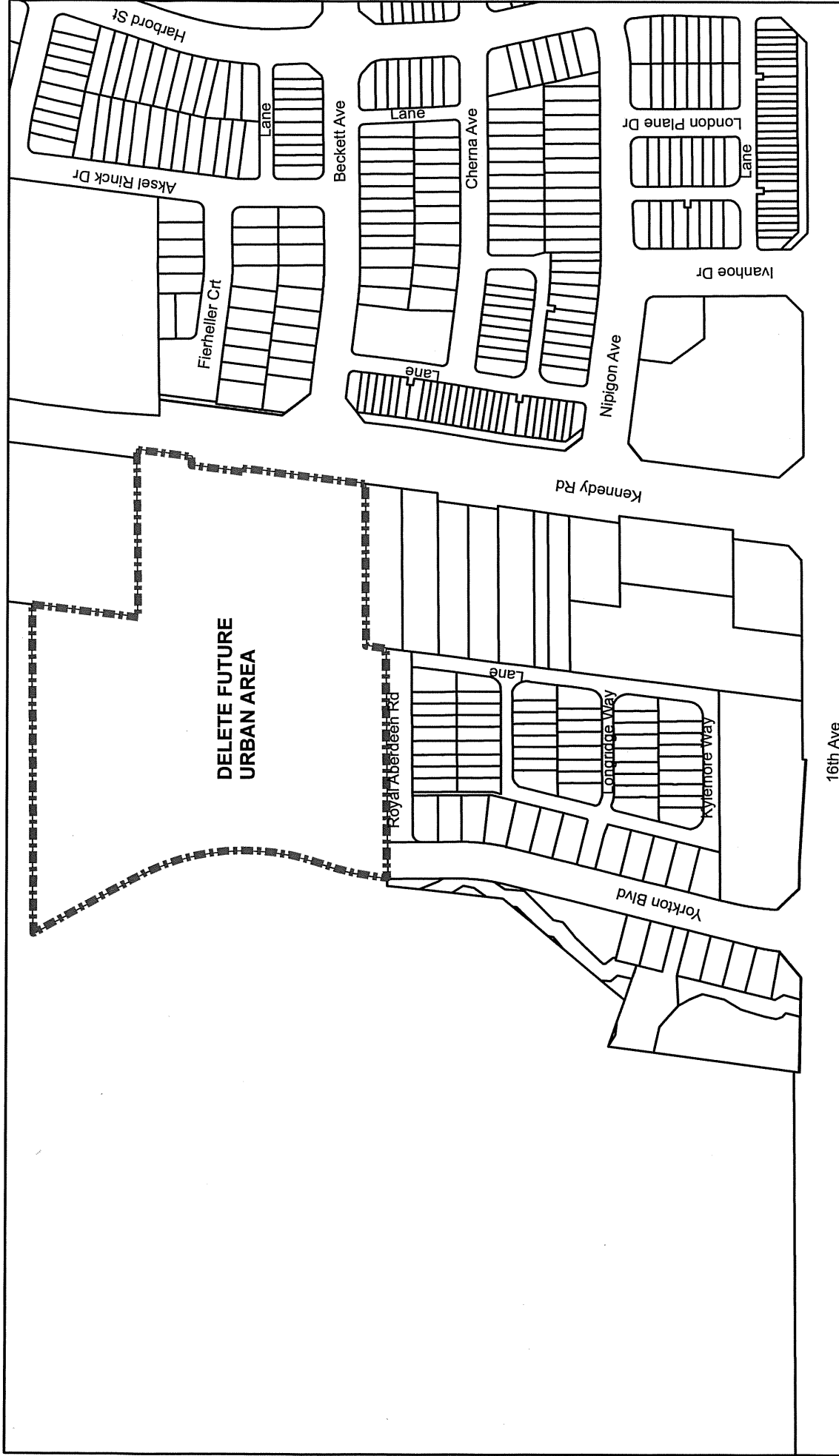


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AMENDMENT TO SCHEDULE 'A' - LAND USE CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

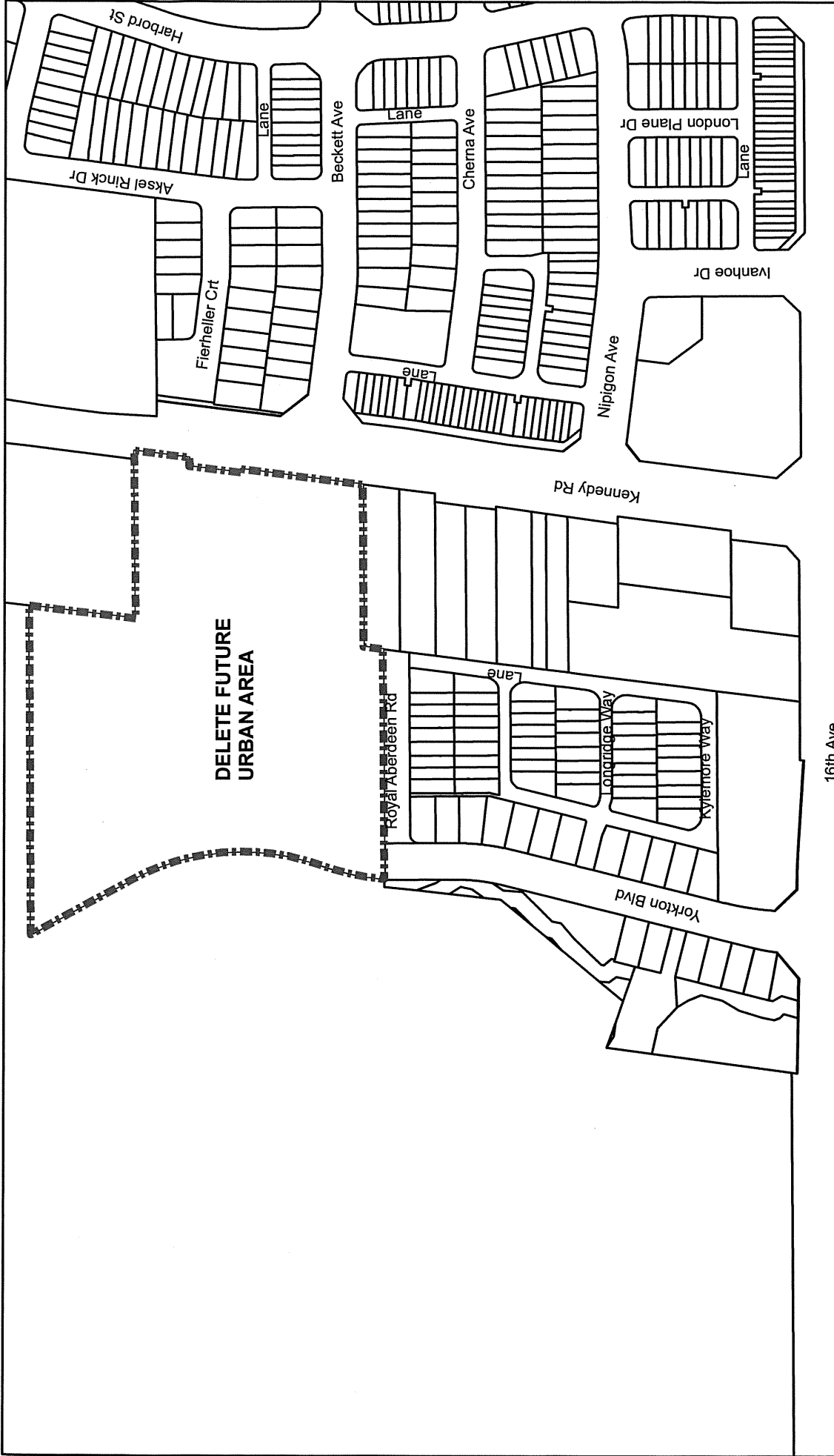


16th Ave

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AMENDMENT TO SCHEDULE 'B' - PLANNING DISTRICTS CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

BOUNDARY OF AREA COVERED BY THIS AMENDMENT



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AMENDMENT TO SCHEDULE 'C' - TRANSPORTATION CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

