

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 226

To amend the Official Plan (Revised 1987), as amended
to incorporate Amendment No. 12 to the Armadale East Secondary Plan (PD 24-2)
for part of the Armadale Planning District (Planning District No.24).

FOREST BAY HOMES LTD.

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Note: Official Plan Amendment No. 226 was approved by Ontario Municipal Board on November 17, 2014.
(By-law 2015-7)

PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 226)

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” and “B”, attached thereto, constitutes Amendment No. 226 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 12 to the Armadale East Secondary Plan (PD 24-2) for part of Armadale Planning District (Planning District No. 24). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III – THE SECONDARY PLAN AMENDMENT, including Schedules “C”, “D”, and “E”, attached thereto, constitutes Amendment No. 12 to the Armadale East Secondary Plan (PD 24-2) for part of the Armadale Planning District (Planning District No. 24). This Secondary Plan Amendment may be identified by the symbol PD 24-2-12. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Official Plan Amendment and Secondary Plan Amendment applies to a 32 hectare property located on the north side of Steeles Avenue East, east of the Morningside Tributary, legally described as Part of Lots 1, 2, and 3, Concession 8.

3.0 PURPOSE

The purpose of this Amendment is to accommodate the development of the Villages of Fairtree – East Village by a plan of subdivision which proposes Single Detached, Semi-detached, Medium Density Residential (townhouses), High Density Residential, a Neighbourhood Park, Hazard Lands, Stormwater Management Ponds and a Community Amenity Area Block to accommodate a heritage dwelling.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands are designated 'URBAN RESIDENTIAL' in the City's Official Plan (Revised 1987), as amended. The 32 hectare (79 ac.) property which comprises this Amendment, represents the final phase of the Villages of Fairtree community (Villages of Fairtree – East Village). The West and South Villages, totaling approximately 1,275 dwelling units, were draft approved in 1998 and are now fully developed.

The proposed residential uses within the plan of subdivision are considered appropriate for the lands. The amendment also provides for a Community Amenity Area Block, located at the northeast corner of Denison Street and Kirkham Drive which will provide for a mixed-use development and allow for flexibility for the re-use of the heritage dwelling.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 226)

PART II - THE OFFICIAL PLAN AMENDMENT

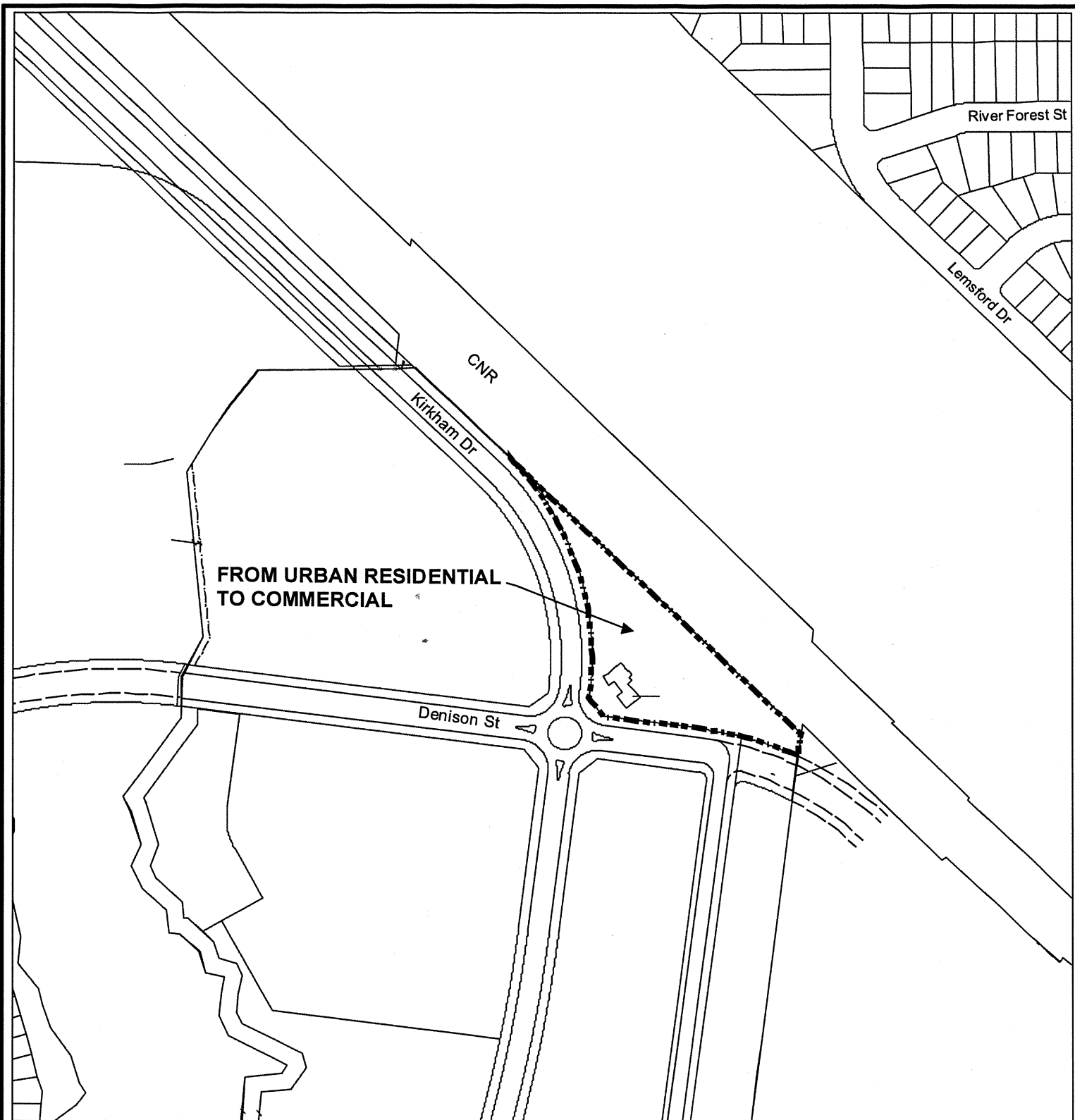
1.0 THE OFFICIAL PLAN AMENDMENT

- 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 226 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3 a) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 226 to the list of amendments listed in the second sentence of the bullet item dealing with the Armadale East Secondary Plan PD 24-2, for part of the Armadale Planning District, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 4.3.24.1(a) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by replacing the last sentence of the second paragraph with the following: “Official Plan Amendment No. 226 incorporated a portion of this area into the Armadale East Secondary Plan PD 24-2. Secondary Plan PD 24-2 will be amended, by amendment to this Plan, to include the remainder of the area.”
- 1.4** Section 9.2.6 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 226 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.5** Schedule ‘A’ – LAND USE of the Official Plan (Revised 1987), as amended, is hereby amended by re-designating the subject lands as shown on Schedule “A” attached hereto.
- 1.6** Schedule ‘H’ – COMMERCIAL/INDUSTRIAL CATAGORIES of the Official Plan (Revised 1987), as amended, is hereby amended by designating the subject lands as shown on Schedule “B” attached hereto.
- 1.7** No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment is also being made to incorporate changes to Schedules ‘A-1’ and ‘B-1’ of Secondary Plan (PD 24-2) for part of the Armadale Planning District (Planning District No. 24) and to include Figure 24-2-12 to the Secondary Plan. These changes are outlined in Part III which comprises Amendment No. 12 to the Armadale Secondary Plan (PD 24.2).

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, 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 Plan of Subdivision in conformity with the provisions of this Amendment.

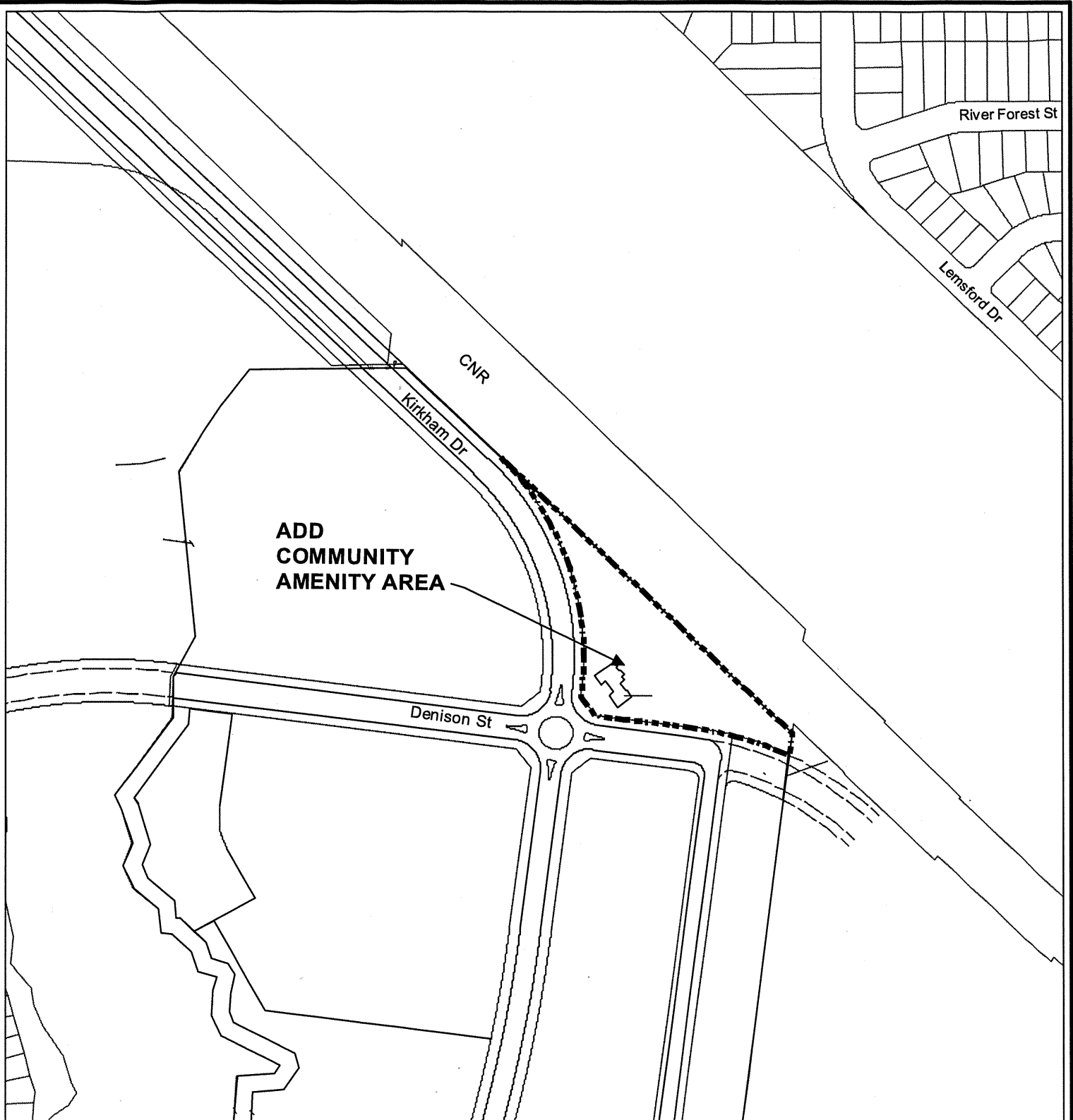


AMENDMENT TO SCHEDULE 'A' - LAND USE CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT



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AMENDMENT TO SCHEDULE 'H' - COMMERCIAL / INDUSTRIAL CATEGORIES CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended



 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

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PART III - THE SECONDARY PLAN AMENDMENT (PD 24-2-12)

(This is an operative part of Official Plan Amendment No. 226)

PART III - THE SECONDARY PLAN AMENDMENT (PD 24-2-12)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 12 to the Armadale East Secondary Plan PD 24-2)

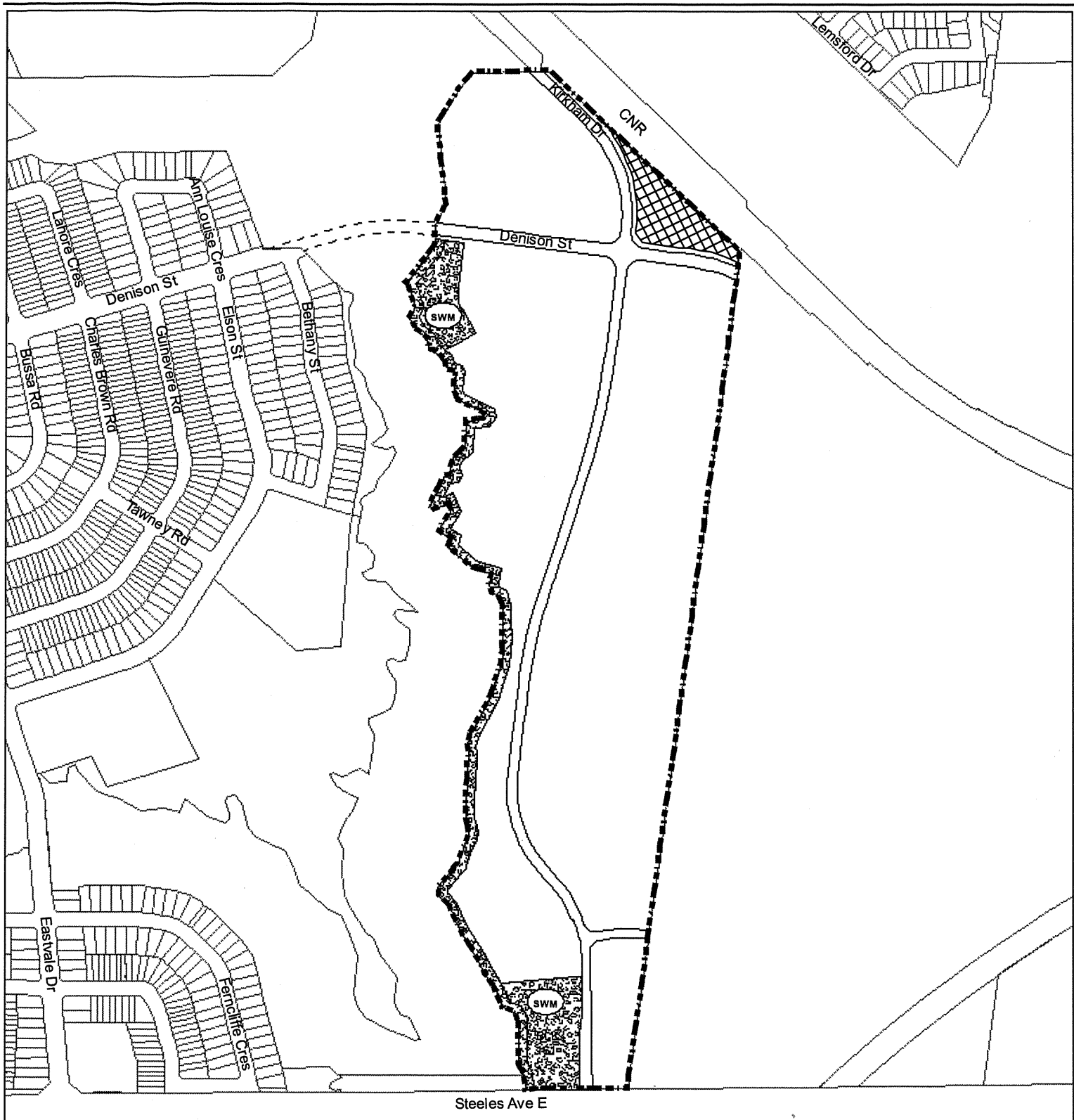
The Armadale East Secondary Plan (PD 24-2) for Armadale Planning District is hereby amended as follows:

- 1.1** Schedule 'A-1' – LAND USE – is amended by extending the boundary of the Secondary Plan to include lands east of the Morningside Tributary and by identifying the Urban Residential, Commercial and Hazard Land designations as shown on Schedule "C" attached hereto.
- 1.2** Schedule 'B-1' – DETAILED LAND USE – is amended by extending the boundary of the Secondary Plan to include lands east of the Morningside Tributary and by identifying the 'Low Density', 'Medium Density', 'High Density II', 'Community Amenity Area', 'Neighbourhood Park' and 'Hazard Lands' designations and the Minor Collector road location as shown on Schedule "D" attached hereto.
- 1.3** Section 7.3.5 is hereby amended by adding the following subsection f), and Figure 24-2-12 as shown on Schedule "E" attached hereto, to be placed immediately following Section 7.3.5 f):
 - "f) Notwithstanding 7.3.5 a) the maximum net site density on the lands as shown on Figure 24-2-12 shall not exceed 150 units per hectare."
- 1.4** Section 7.5.4 is hereby amended by adding the following subsection i):
 - "i) In addition to the provisions of this Secondary Plan, lands designated Community Amenity Area, located on the northeast corner of Denison Street and Kirkham Drive, may also include a single detached dwelling."

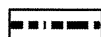
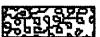
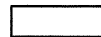


2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, 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 in conformity with the provisions of this Amendment.



**AMENDMENT TO SCHEDULE "A-1" - LAND USE
OF THE ARMADALE EAST SECONDARY PLAN (PD 24-2)
FOR PART OF THE ARMADALE EAST PLANNING DISTRICT (PLANNING DISTRICT (PD No. 24)**

- | | |
|--|--|
|  BOUNDARY OF AREA COVERED BY THIS AMENDMENT |  HAZARD LANDS |
|  URBAN RESIDENTIAL |  STORMWATER MANAGEMENT POND |
|  COMMERCIAL | |

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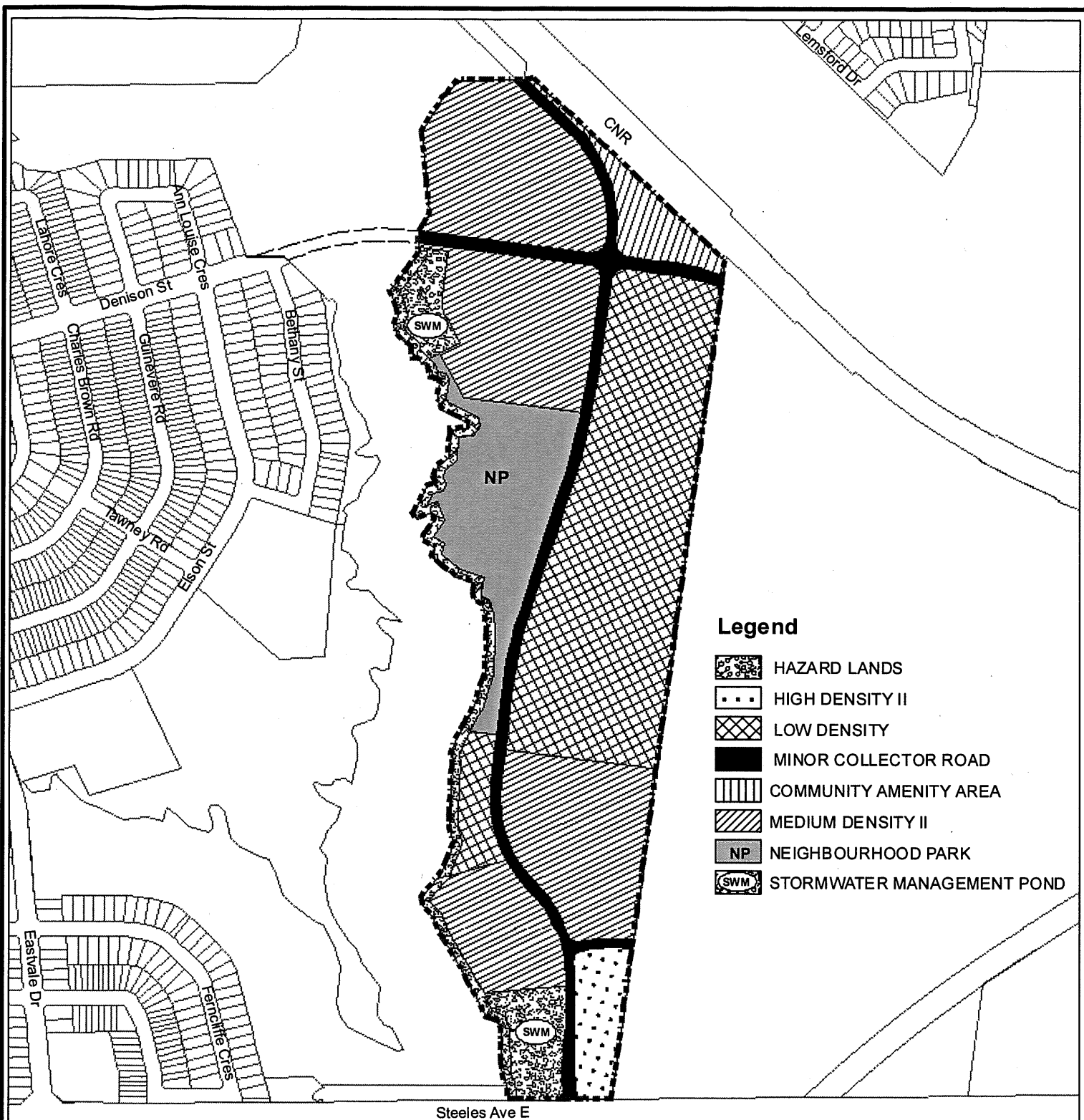
DEVELOPMENT SERVICES COMMISSION

SCHEDULE "C" TO OPA No. 226

PD 24-2

Drawn By: CPW
Checked By: SK

SCALE: NTS
DATE: 07/10/2014



Legend

- HAZARD LANDS
- HIGH DENSITY II
- LOW DENSITY
- MINOR COLLECTOR ROAD
- COMMUNITY AMENITY AREA
- MEDIUM DENSITY II
- NP NEIGHBOURHOOD PARK
- STORMWATER MANAGEMENT POND

AMENDMENT TO SCHEDULE "B-1" - DETAILED LAND USE OF THE ARMADALE EAST SECONDARY PLAN (PD 24 - 2) FOR PART OF THE ARMADALE EAST PLANNING DISTRICT (PLANNING DISTRICT (PD No. 24)

BOUNDARY OF AREA COVERED BY THIS AMENDMENT

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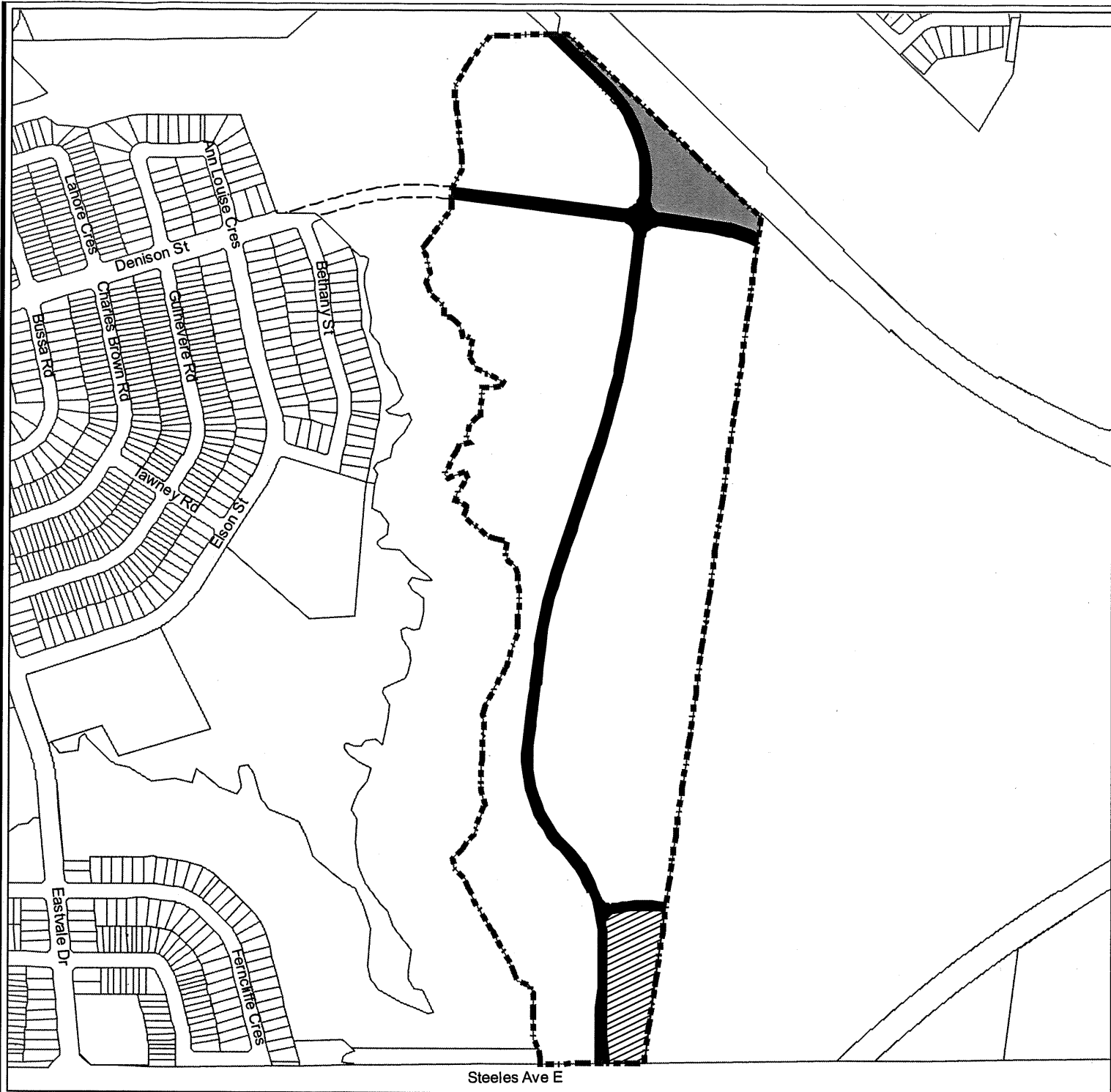





FIGURE 24-2-12
TO THE ARMADALE EAST SECONDARY PLAN (PD 24-2)

-  Boundary of area covered by this Amendment
-  Area covered by the policies in section 7.3.5
-  Area covered by the policies in section 7.5.4



Q:\Geomatics\New Operation\Official Plan\Site Specific OPA\FIGURE 24-2-12\FIGURE 24_2_12.mxd