

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 217

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 2 to the Cornell Secondary Plan (PD 29-1)

(Cornell Rouge Development Corp.)

(April, 2014)

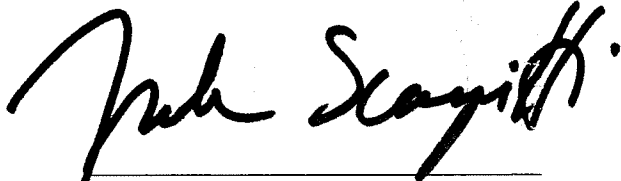
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This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2014-43 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on April 8, 2014.



Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2014-43

Being a by-law to adopt Amendment No. 217
to the City of Markham Official Plan (Revised 1987), as amended

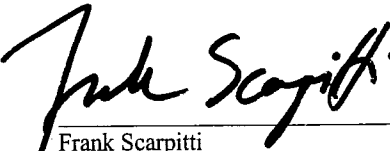
The Council of the Corporation of the City of Markham, in accordance with the provisions of the Planning Act, R.S.O., 1990 hereby enacts as follows:

1. That Amendment No. 217 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 April 8, 2014.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 217)

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 constitute Official Plan Amendment No. 217 to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 2 to the Cornell Secondary Plan (PD 29-1). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, constitute Amendment No. 2 to the Cornell Secondary Plan (PD 29-1). This Secondary Plan Amendment may be identified by the symbol PD 29-1-2. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan and to the Cornell Secondary Plan (PD 29-1) applies to two properties municipally known as 474 Whites Hill Avenue (Lot 271, 65M-3888) and 498 Cornell Rouge Blvd. (Lot 87, 65M-4093).

3.0 PURPOSE

This amendment will allow each property to be developed with a detached dwelling, with no requirement for retail convenience uses on the ground floor.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands are designated Neighbourhood Commercial Centre and are intended to provide limited amenities and act as a focal point for individual neighbourhoods. The zoning on the properties currently require that each lot provide for a maximum of 120 m² (1,292 ft²) of ground floor convenience to serve the local community.

The retail focus of the Cornell community continues to build up along Bur Oak Avenue and there is no longer a need to mandate that these two properties provide for convenience retail uses. The zoning will continue to permit retail convenience uses to allow the flexibility for these properties to evolve overtime into a mixed use building should the demand arise in the community.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 217)

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 217 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3 (c) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by addition of the number 217 to the list of amendments listed in the second sentence of the bullet item dealing with the Cornell Secondary Plan PD 29-1, for the Cornell 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 9.2.13 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 217 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”.
- 1.4** 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 being made to the text of the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29). These changes are outlined in Part III, which comprises Amendment No. 2 to the Cornell Secondary Plan (PD 29-1).

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 in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised, 1987) 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 of 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), shall not apply.

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1- 2)

(This is an operative part of Official Plan Amendment No. 217)

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-2)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 2 to the Cornell Secondary Plan PD 29-1)

The Cornell Secondary Plan (PD 29-1) for the Cornell Planning District is hereby amended as follows:

- 1.1** Section 6.2.3 Neighbourhood Commercial Centre is hereby amended by adding the following new subsection:

“6.2.3.2 Site Specific Policies

- a) 474 White’s Hill Avenue and 498 Cornell Rouge Blvd.

In addition to the provisions of Section 6.2.3.1, the properties municipally known as 474 White’s Hill Avenue and 498 Cornell Rouge Blvd. may also be developed each with one detached dwelling, without a requirement to meet the mandatory ground floor retail provisions of Sections 6.2.3.1 b) and c).”

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 in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised, 1987) 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 of 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), shall not apply.