

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 206

To amend the Official Plan (Revised 1987), as amended
to incorporate Amendment No. _6_ to the Rouge North Secondary Plan (PD 28-1)
for the Rouge North Planning District (Planning District No. 28).

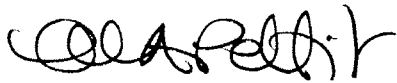
(BRIARWOOD HOMES (MARKHAM) LTD)

(APRIL, 2013)

OFFICIAL PLAN
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MARKHAM PLANNING AREA
AMENDMENT NO. 206

To amend the Official Plan (Revised 1987), as amended to incorporate Amendment No. 6 to the Rouge North Secondary Plan (PD 28-1) for Rouge North Planning District (Planning District No. 28).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2013-41 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 16th day of April, 2013.



MARTHA PETTIT
ACTING CITY CLERK



FRANK SCARPITTI
MAYOR



BY-LAW 2013-41

Being a by-law to adopt Amendment No. 206 to the
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. 206 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 THIS
16TH DAY OF APRIL, 2013.

MARTHA PETTIT
ACTING CITY CLERK

FRANK SCARPITTI
MAYOR

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 206)

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, constitutes Amendment No. 206 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 6 to the Rouge North Secondary Plan (PD 28-1) for the Rouge North Planning District (Planning District No. 28). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III- THE SECONDARY PLAN AMENDMENT, including Schedule “A” attached thereto, constitutes Amendment No. 6 to the Rouge North Secondary Plan (PD 28-1) for the Rouge North Planning District (Planning District No. 28). This Secondary Plan Amendment may be identified by the symbol PD 28-1-6. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment to the Secondary Plan applies to a 0.6 hectare (1.5 acre) parcel of land BLK 105 PLAN 65M3038 located on the south-west corner of 14th Avenue and Havelock Gate , which is east of Markham Road and municipally known as 2 Havelock Gate .

3.0 PURPOSE

The purpose of this Amendment is to redesignate 2 Havelock Gate from “ Local Commercial Centre” to “Mixed Medium and High Density” to allow for a townhouse development.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

Redesignating 2 Havelock Gate is appropriate given the proximity and amount of commercial and retail uses in the area, especially south of 14th Avenue along Markham Road. The proposed medium density development represents good planning in terms of density, location and availability of sufficient infrastructure and amenities.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 206)

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 *206* 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 *206* to the list of amendments listed in the second sentence of the bullet item dealing with the Rouge North Secondary Plan PD 28- 1, for *the Rouge North* 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 9.2.7 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number *206* 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 also being made to incorporate changes to Schedule “A” of the Rouge North Secondary Plan (PD 28- 1) for the Rouge North Planning District (Planning District No. 28). These changes are outlined in Part III which comprises Amendment No. 6 to the Rouge North Secondary Plan (PD 28-1).

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 and Site Plan Approval in conformity with the provisions of this Amendment.

PART III - THE SECONDARY PLAN AMENDMENT (PD28-1- 6)

(This is an operative part of Official Plan Amendment No. 206)

PART III - THE SECONDARY PLAN AMENDMENT (PD28-1- 6)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 6 to the Rouge North Secondary Plan PD 28-1)

The Rouge North Secondary Plan (PD 28-1) for the Rouge North Planning District is hereby amended as follows:

- 1.1 Schedule 'AA'- DETAILED LAND USE of the Rouge North Secondary Plan (PD 28-1) is hereby amended by redesignating the subject land shown on Schedule 'A' attached hereto from "Local Commercial Centre" to "Mixed Medium and High Density".
- 1.2 Section 4.3.1 (b) of the Rouge North Secondary Plan (PD 28-1) is hereby deleted.

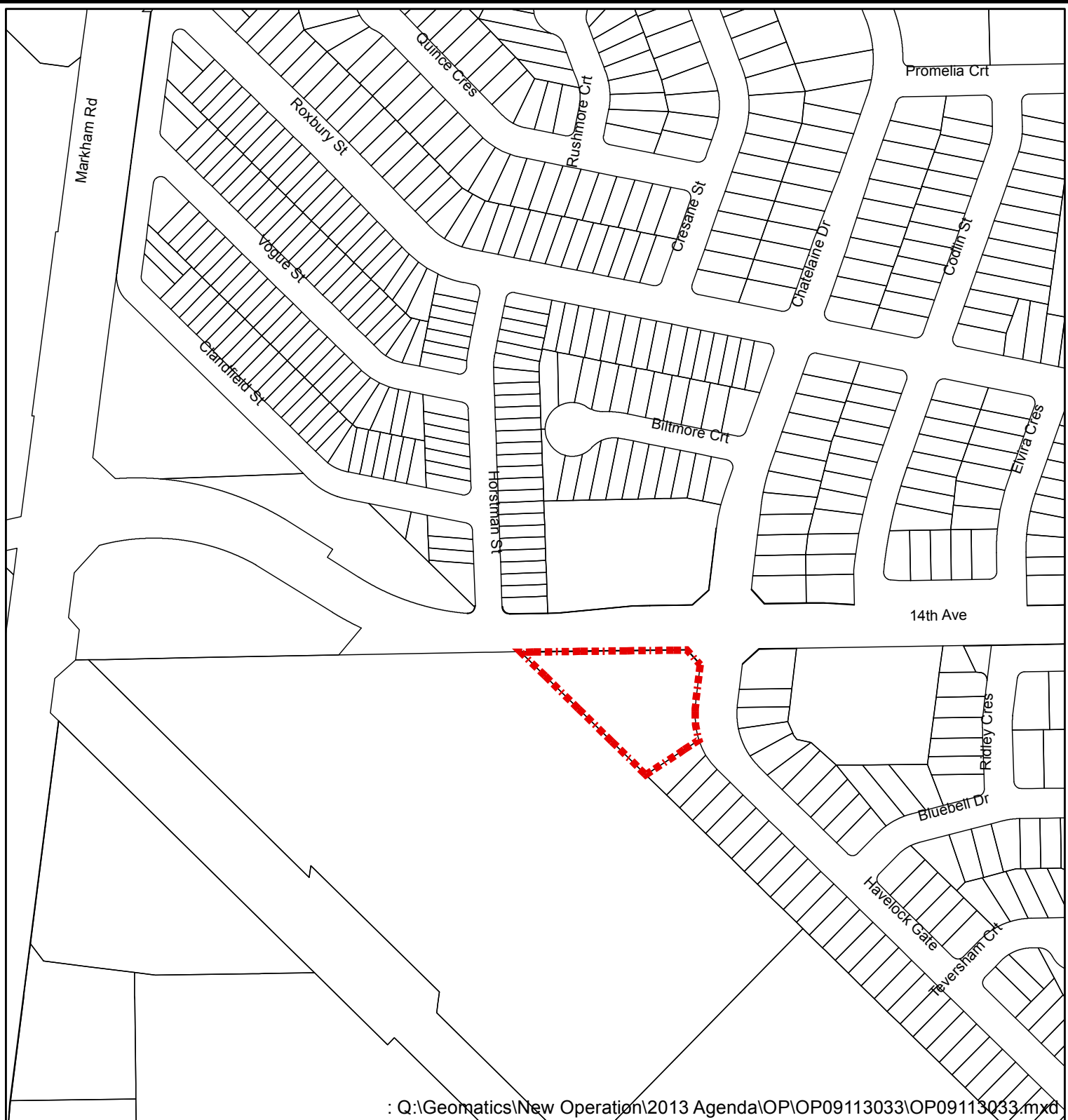
2.0 IMPLEMENTATION AND INTERPRETATION

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.

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.

(April, 2013)



AMENDMENT TO SCHEDULE 'AA'- Detailed Land Use

OF THE ROUGE NORTH SECONDARY PLAN (PD 28-1)
FOR THE ROUGE NORTH PLANNING DISTRICT (PLANNING DISTRICT No. 28)

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

