

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 205

To amend the Official Plan (Revised 1987), as amended, and the Main Street Markham Secondary Plan (PD 1-14) for the Markham and Unionville Planning District (Planning District No. 1).

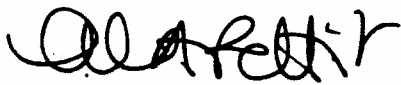
(SERRA HOMES LTD.)
(23 Water Street, Part of Lot N, Registered Plan Number 18)

(November, 2012)

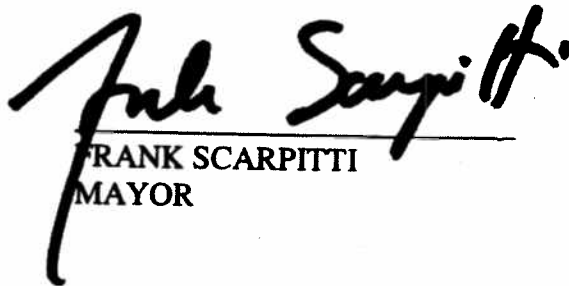
OFFICIAL PLAN
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MARKHAM PLANNING AREA
AMENDMENT NO. 205

To amend the Official Plan (Revised 1987), as amended to incorporate Amendment No. 3 to the Main Street Markham Secondary Plan (PD 1-14) for Markham and Unionville Planning District (Planning District No.1).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2012-245 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 20th day of November, 2012.



MARTHA PETTIT
ACTING CITY CLERK



FRANK SCARPITTI
MAYOR



BY-LAW 2012-245

Being a by-law to adopt Amendment No. 205 to the City of Markham Official Plan (Revised 1987), as amended, and the Main Street Markham Secondary Plan (PD 1-14) for the Markham and Unionville Planning District (Planning District No. 1)

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. 205 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
20TH DAY OF NOVEMBER, 2012.

Handwritten signature of Martha Pettit in black ink.

MARTHA PETTIT
ACTING CITY CLERK

Handwritten signature of Frank Scarpitti in black ink.

FRANK SCARPITTI
MAYOR

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PART I – INTRODUCTION

(This is not an operative part of the Official Plan Amendment No. 205)

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 Official Plan Amendment No. 205 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 3 to the Main Street Markham Secondary Plan (PD 1-14) for the Markham and Unionville Planning District (Planning District No. 1). 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. 3 to the Main Street Markham Secondary Plan (PD 1-14) for the Markham and Unionville Planning District (Planning District No. 1). This Secondary Plan Amendment may be identified by the symbol PD 1-14-3. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment applies to a 0.12 hectare (0.30 acre) parcel of land, municipally known as 23 Water Street (part of Lot N, Registered Plan 18). The lands are located on the east side of Water Street and north of Wilson Street.

3.0 PURPOSE

The purpose of this Amendment is to increase the permitted density on the site in order to permit 8 residential townhouse units.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This Amendment serves to increase the maximum density on the site from 31 units per hectare to 68 units per hectare by way of a site specific exception.

The site is currently vacant and represents an appropriate location for residential infill. It is adjacent to a variety of commercial/office uses and is located within walking distance to the Markham GO Station. The proposed 8 unit townhouse development represents a small scale infill that effectively utilizes a vacant site.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 205)

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 205 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 205 to the list of amendments listed in the second sentence of the bullet item dealing with the Main Street Markham Secondary Plan PD 1-14, for the Markham and Unionville 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 9.2.11 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 205 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. The changes to the Secondary Plan are outlined in Part III which comprises Amendment No. 3 to the Main Street Markham Secondary Plan (PD 1-14).

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), 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.

PART III – THE SECONDARY PLAN AMENDMENT (PD 1-14-3)

(This is an operative part of the Official Plan Amendment No. 205)

PART III – THE SECONDARY PLAN AMENDMENT (PD 1-14-3)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 3 to the Main Street Markham Secondary Plan PD 1-14)

The Main Street Markham Secondary Plan (PD 1-14) for the Markham and Unionville Planning District is hereby amended as follows:

1.1 Section 6.7 is hereby amended by adding a new subsection 6.7.11

“6.7.11 23 Water Street
Notwithstanding the density provisions of Section 6.4.1 of this Secondary Plan, for the property municipally known as 23 Water Street, (part of Lot N, Registered Plan 18) as shown on Figure 1-14-3 attached hereto, townhouse dwellings are permitted at a net site density not exceeding 68 dwelling units per hectare.”

And by adding Figure 1-14-3 as shown on Schedule ‘A’ attached hereto to be appropriately identified on the first page following section 6.7.11.

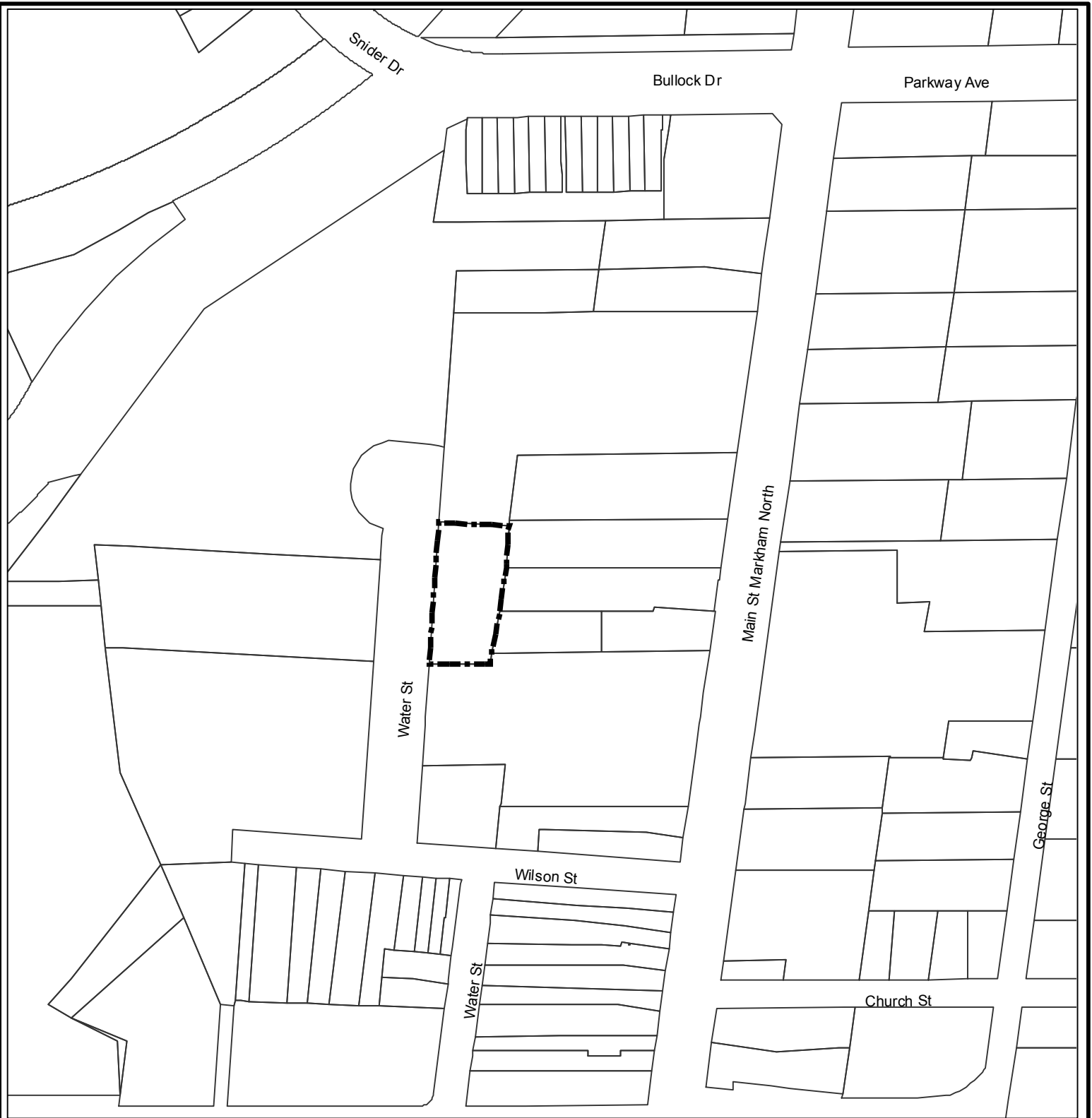
2.0 IMPLEMENTATION AND INTERPRETATION

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 amendment/s to the Zoning By-law and site plan approval/s, as applicable, 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.



SPECIFIC SITE AND AREA POLICIES CITY OF MARKHAM OFFICIAL PLAN



SECONDARY PLAN 1-14

FIGURE No. 1-14-3



Boundary of area covered by the policies in section 6.7.11
Lands use designation: MEDIUM DENSITY I HOUSING / OFFICE

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SCHEDULE 'A' TO PART III OF OFFICIAL PLAN AMENDMENT No. 205
INCORPORATING AMENDMENT No. 3 TO SECONDARY PLAN 1-14



DEVELOPMENT SERVICES COMMISSION

DRAWN BY: CPW

CHECKED BY: RH

DATE: 09/24/2012

SCALE: NTS