

OFFICIAL PLAN
of the
TOWN OF MARKHAM PLANNING AREA
AMENDMENT NO. 197

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 2 to the Swan Lake Secondary Plan (PD 30 - 1)
for the Swan Lake Planning District (Planning District No. 30).

AMICA (SWAN LAKE) CORPORATION

(MAY, 2012)

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 197

To amend the Official Plan (Revised 1987), as amended and to incorporate Amendment No. 2 to the Swan Lake Secondary Plan (PD 30-1) for the Swan Lake Planning District (Planning District No. 30).

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2012-111 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 15th day of May , 2012.



ALIDA TARI
DEPUTY TOWN CLERK



FRANK SCARPITTI
MAYOR



BY-LAW 2012-111


Being a by-law to adopt Amendment No. 197
to the Town of Markham Official Plan (Revised 1987), as amended

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM,
IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT,
R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 197 to the Town 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
15TH DAY OF MAY, 2012.


ALIDA TARI
DEPUTY TOWN CLERK


FRANK SCARPITTI
MAYOR

CONTENTS

PART I - INTRODUCTION

| | | |
|----|---------------|---|
| 1. | GENERAL..... | 6 |
| 2. | LOCATION..... | 6 |
| 3. | PURPOSE | 6 |
| 4. | BASIS | 6 |

PART II - THE OFFICIAL PLAN AMENDMENT

| | | |
|----|---|---|
| 1. | THE OFFICIAL PLAN AMENDMENT | 8 |
| 2. | IMPLEMENTATION AND INTERPRETATION | 8 |

PART III - THE SECONDARY PLAN AMENDMENT

| | | |
|----|---|----|
| 1. | THE SECONDARY PLAN AMENDMENT | 11 |
| 2. | IMPLEMENTATION AND INTERPRETATION | 11 |
| 3. | SCHEDULE 'A'..... | 12 |

PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 197)

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. 197 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 2 to the Swan Lake Secondary Plan (PD 30-1) for Swan Lake Planning District (Planning District No. 30). 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. 2 to the Swan Lake Secondary Plan (PD 30-1) for Swan Lake Planning District (Planning District No. 30). This Secondary Plan Amendment may be identified by the symbol PD 30-1-2 Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Secondary Plan (PD 30-1) applies to a property located at the north-west corner of 16th Avenue and Swan Lake Boulevard, east of Markham Road, and municipally known as 6380 16th Avenue.

3.0 PURPOSE

The purpose of this Amendment is to redesignate 6380 16th Avenue from "NEIGHBOURHOOD COMMERCIAL" to "MEDIUM DENSITY (AREA II) HOUSING" and "OPEN SPACE – ENVIRONMENTALLY SIGNIFICANT AREA".

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This Amendment provides for residential development consisting of a seniors retirement home with residential uses located on the ground floor, to be located on the property municipally known as 6380 16th Avenue. Neighbourhood Commercial uses are also provided for on these lands. The amendment is appropriate as there are adequate local neighbourhood commercial uses in the surrounding area including directly opposite the site on the east side of Swan Lake Boulevard, on the south side of 16th Avenue and to the west along Markham Road. The "Medium Density (Area II) Housing" designation is consistent with the designation for the first phase of the retirement home development immediately to the west of the subject site.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 197)

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 197 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 the addition of the number 197 to the list of amendments listed in the second sentence of the bullet item dealing with the Swan Lake Secondary Plan PD (30-1), for Swan Lake 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 9.2.14 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 197 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 ‘AA’ and the text of the Swan Lake Secondary Plan (PD 30-1) for the Swan Lake Planning District (Planning District No. 30). These changes are outlined in Part III which comprises Amendment No. 2 to the Swan Lake Secondary Plan (PD 30-1).

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.

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 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), as amended, shall not apply.

PART III - THE SECONDARY PLAN AMENDMENT (PD 30-1-2)
(This is an operative part of Official Plan Amendment No. 197)

PART III - THE SECONDARY PLAN AMENDMENT (PD 30 -1 -2)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 2 to the Swan Lake Secondary Plan PD 30-1)

The Swan Lake Secondary Plan (PD 30-1) for Swan Lake Planning District is hereby amended as follows:

1.1 Schedule 'AA' – Detailed Land Use is hereby amended as shown on Schedule 'A' attached hereto.

1.2 Section 4.2.1 b) is hereby replaced in its entirety by the following:

“In addition to the proposed dwelling units, a maximum of 180 retirement home beds may be developed with accessory health care facilities may be developed on the lands located at 6360 16th Avenue, legally described as Part Blocks 10 & 11, Plan 65M-3103 and Parts 2 & 3, Plan 65R-21529 and a maximum of 120 retirement home suites may be developed at 6380 16th Avenue, legally described as Block 9, 65M-3103.

1.3 Section 4.2.6 (b) (ii) is replaced in its entirety by the following:

“Medium Density (Area II) Housing shall be located adjacent to Lakeside Vista Way, and adjacent to 16th Avenue as shown on Schedule 'AA'. The lands adjacent to 16th Avenue shall be subject to the provisions of Section 4.2.1(b) and (c).”

1.4 Section 4.2.6 is further amended by the addition of subsection (d) as follows:

“(d) 6380 16th Avenue (Block 9, Plan 65M-3103)

(i) A retirement home with a maximum of 120 suites and a maximum gross floor area of 11,000 square metres is permitted; and

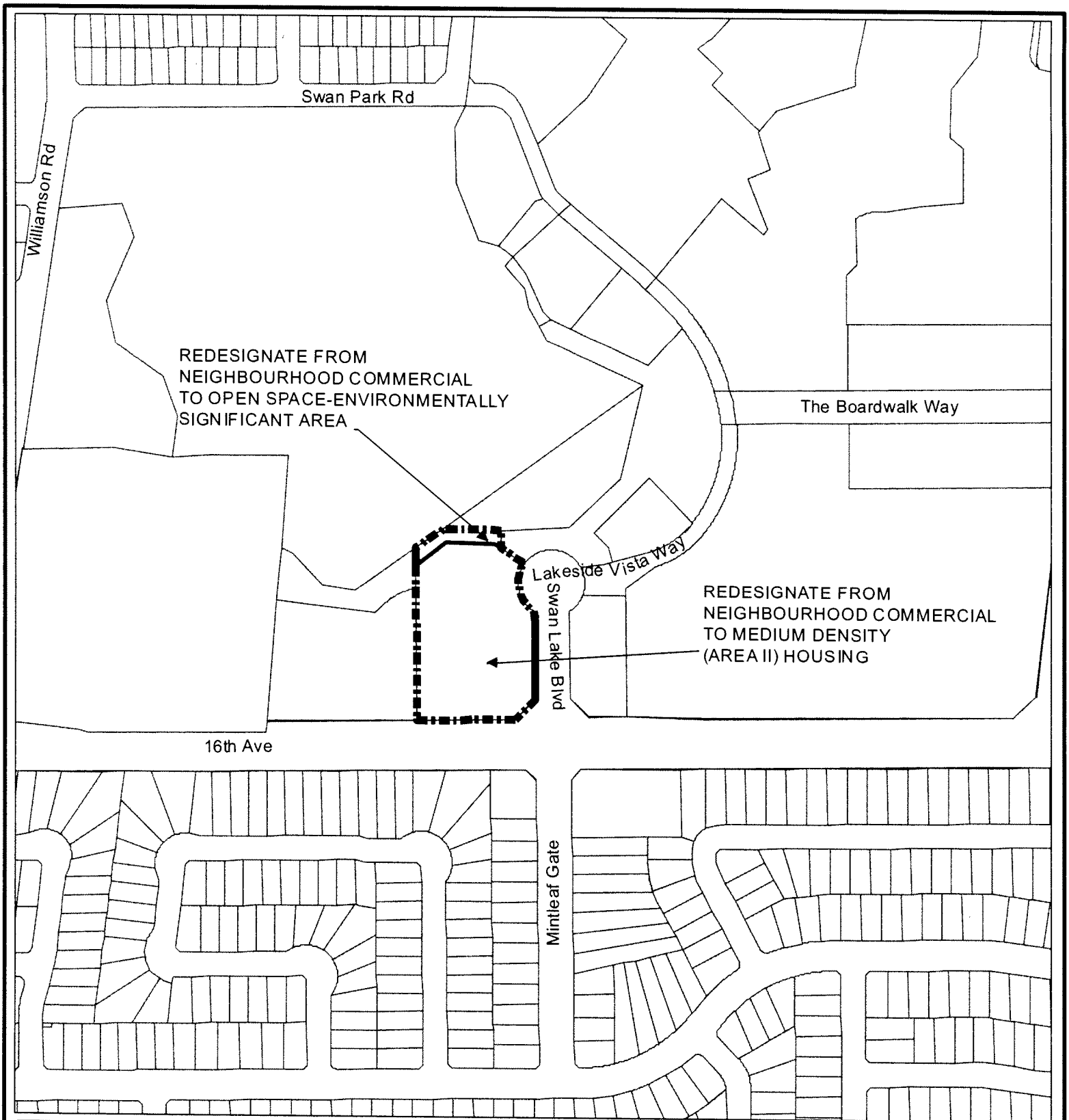
(ii) Neighbourhood Commercial uses may be provided in accordance with the policies of Section 4.3 of this Secondary Plan .”

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.

(May 15th, 2012)

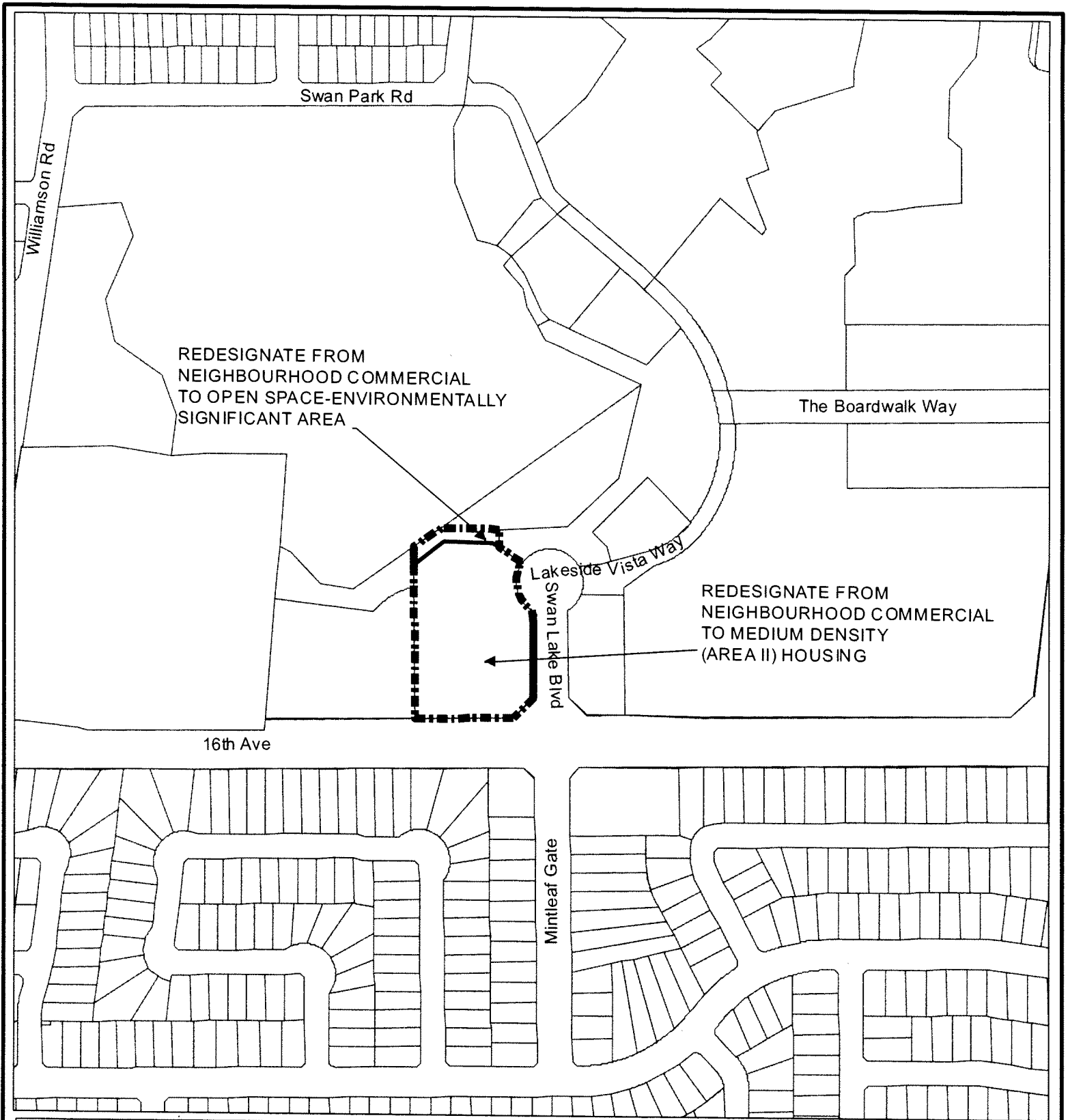


AMENDMENT TO SCHEDULE 'AA' DETAILED LAND USE

OF THE SWAN LAKE SECONDARY PLAN (PD 30-1)
FOR THE SWAN LAKE PLANNING DISTRICT (PLANNING DISTRICT No. 30)

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

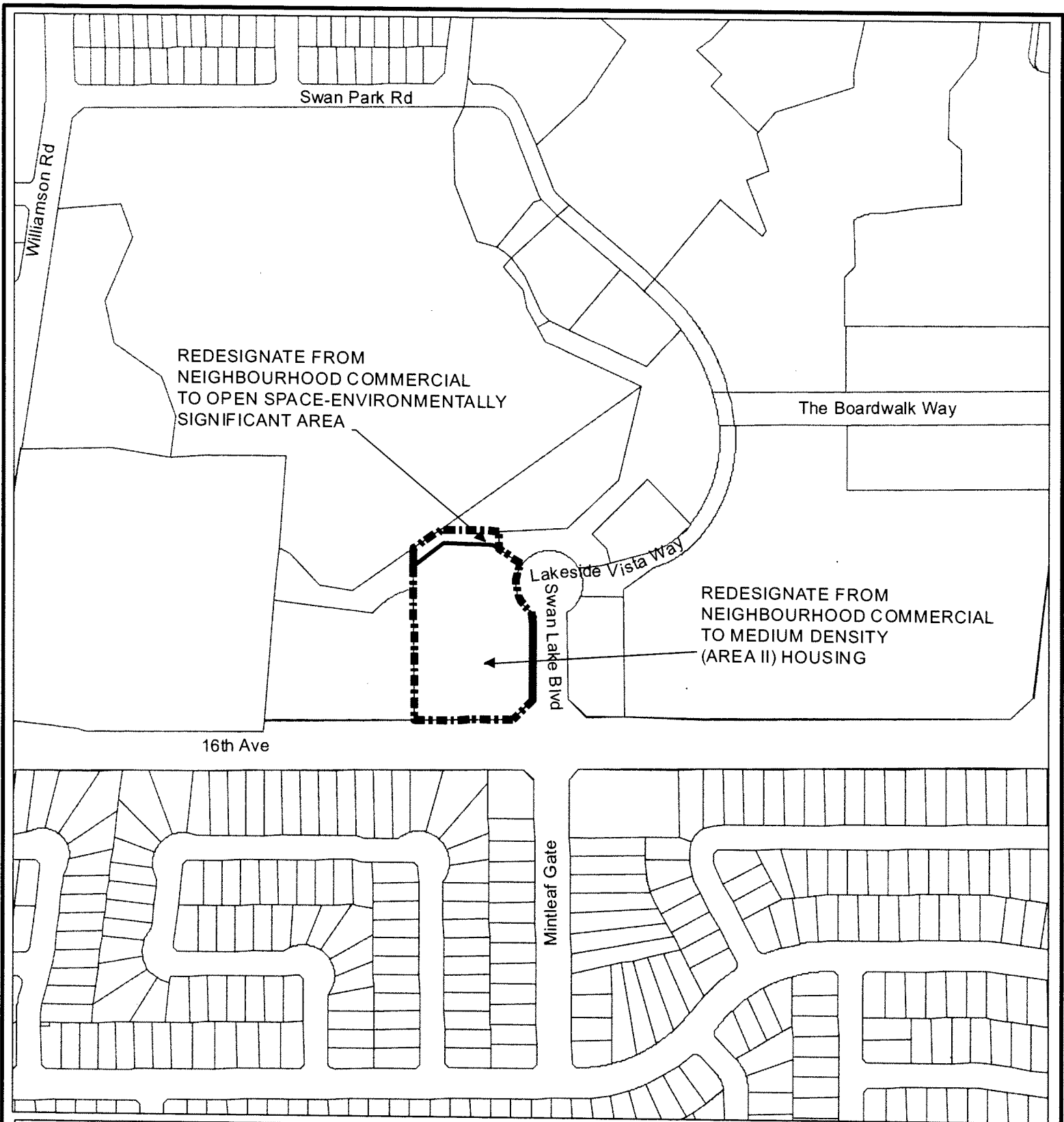




AMENDMENT TO SCHEDULE 'AA' DETAILED LAND USE

OF THE SWAN LAKE SECONDARY PLAN (PD 30-1)
FOR THE SWAN LAKE PLANNING DISTRICT (PLANNING DISTRICT No. 30)

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

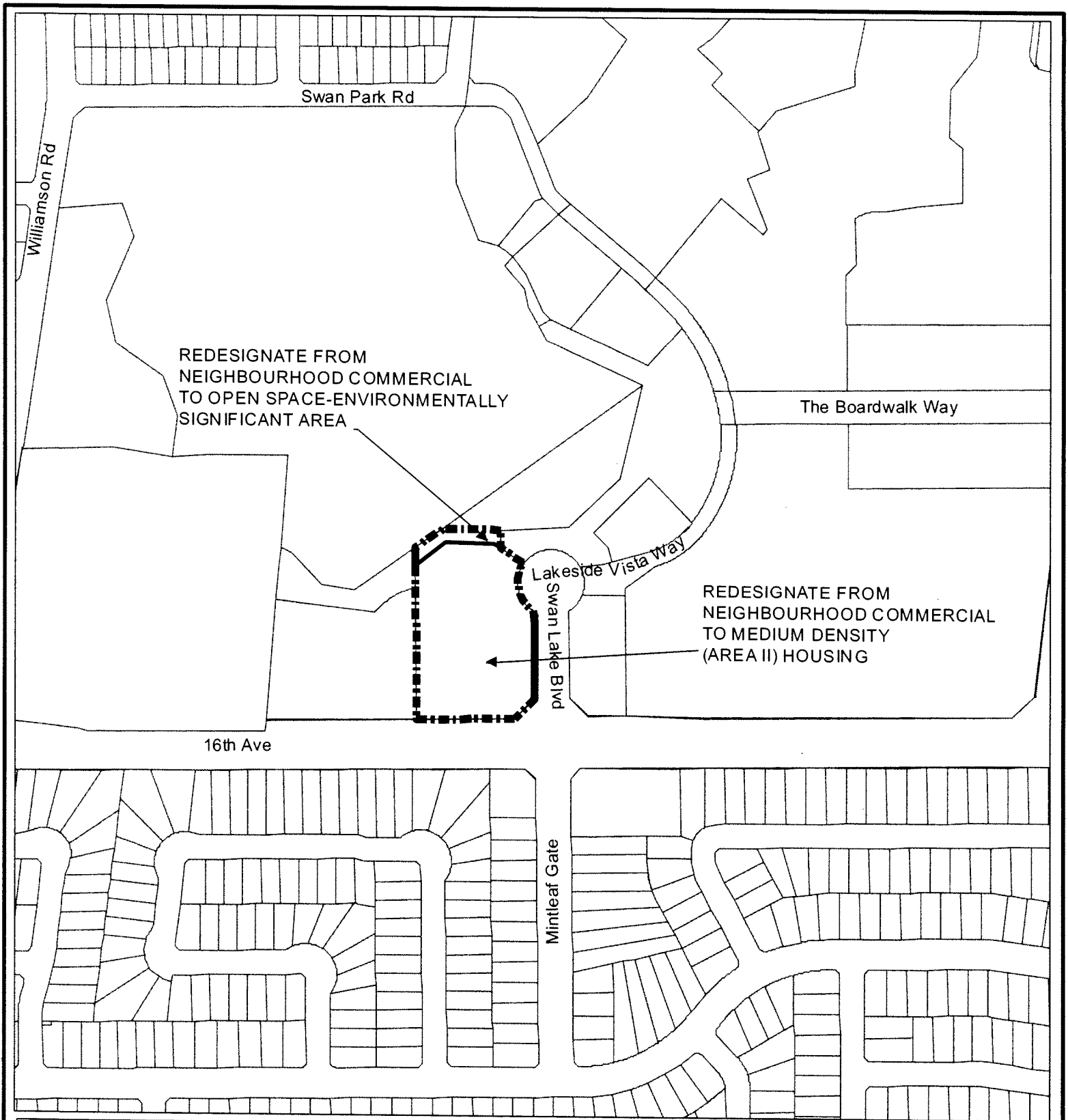


AMENDMENT TO SCHEDULE 'AA' DETAILED LAND USE

OF THE SWAN LAKE SECONDARY PLAN (PD 30-1)
FOR THE SWAN LAKE PLANNING DISTRICT (PLANNING DISTRICT No. 30)

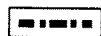
■■■■■ BOUNDARY OF AREA COVERED BY THIS AMENDMENT





AMENDMENT TO SCHEDULE 'AA' DETAILED LAND USE

OF THE SWAN LAKE SECONDARY PLAN (PD 30-1)
FOR THE SWAN LAKE PLANNING DISTRICT (PLANNING DISTRICT No. 30)



BOUNDARY OF AREA COVERED BY THIS AMENDMENT

