

OFFICIAL PLAN
of the
TOWN OF MARKHAM PLANNING AREA
AMENDMENT NO. 198

To amend the Official Plan (Revised 1987), as amended
to incorporate Amendment No. 5 to the Rouge North Secondary Plan (PD 28-1)
for the Rouge North Planning District (Planning District No. 28).

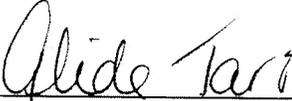
(CHRISTOS PAVLAKIS)

(MAY 2012)

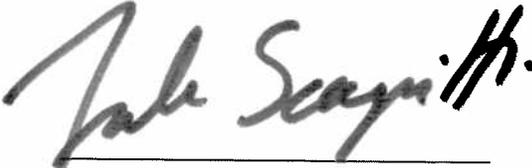
OFFICIAL PLAN
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MARKHAM PLANNING AREA
AMENDMENT NO. 198

To amend the Official Plan (Revised 1987), as amended to incorporate Amendment No. 5 to the Rouge North Secondary Plan (PD 28-1) for the Rouge North Planning District (Planning District No. 28).

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2012-113 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



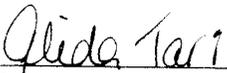
BY-LAW 2012-113

Being a by-law to adopt Amendment No. 198
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. 198 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

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 198)

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. 198 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 5 to the Rouge North Secondary Plan (PD 28-1) for 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. 5 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 28-1-5. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment to the Secondary Plan applies to a property located south of Highway 407, east of Markham Road, within the Rouge River Estates, legally described as Lot 4, Plan 5937 and municipally known as 39 Carolwood Crescent.

3.0 PURPOSE

The purpose of this Amendment is to amend the 'SPECIAL DEVELOPMENT POLICY AREA 1' designation to include an exception for a property legally described as Lot 4, Plan 5937, and municipally known as 39 Carolwood Crescent, to allow a minimum lot area of 0.2 ha (0.5 acres). The amendment will facilitate severance of Lot 4 to create smaller lots.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The type and scale of the proposed lots and development will be compatible with existing development and will result in a streetscape which is complementary to the existing development. The intent of the Secondary Plan, which is to protect the integrity of the original enclave and ensure that new development is compatible in character, is maintained through factors other than lot size such as compatible lot frontages, built form, streetscape and setbacks. The proposed development fulfills these conditions and will result in development which will not detract from, and have limited impact on, the Rouge River Estates.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 198)

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 198 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) or c) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 198 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 198 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 the text 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. 5 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 (PD 28-1- 5)
(This is an operative part of Official Plan Amendment No. 198)

PART III - THE SECONDARY PLAN AMENDMENT (PD28-1- 15)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 5 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 Section 4.2.3 Urban Residential, Low Density be amended, by adding the following new subsection at the end:

“k) Lot 4, Plan 5937, 39 Carolwood Crescent

Notwithstanding the provisions of Section 4.2.3 (b) (i), the minimum lot area requirement of the Special Development Policy Area, as it applies to Lot 4, Plan 5937, municipally known as 39 Carolwood Crescent shown on Figure No. 4, shall be 0.2 ha (0.5 acre).”

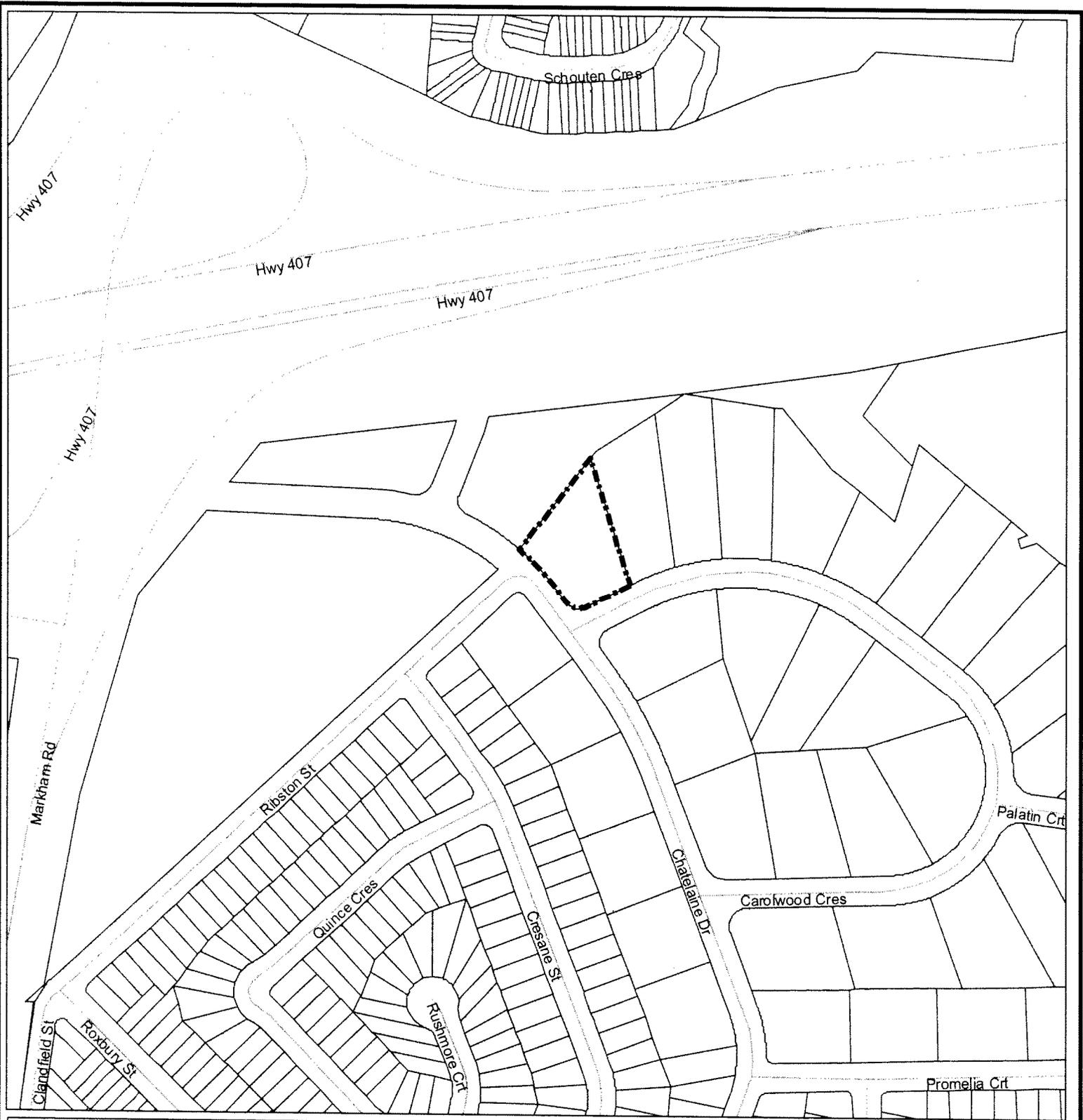
and by adding Figure No. 4 as shown on Schedule ‘A’ attached hereto, appropriately identified, on the first available page following Section 4.2.3. k).

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)



SPECIFIC SITE AND AREA POLICIES TOWN OF MARKHAM OFFICIAL PLAN



SECONDARY PLAN 28-1

FIGURE No.4

Boundary of area covered by the policies in section 4.2.3 (k)
Lands use designation: SPECIAL DEVELOPMENT POLICY AREA 1

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**SCHEDULE 'A' TO PART III OF OFFICIAL PLAN AMENDMENT No. 198
INCORPORATING AMENDMENT No. 5 TO SECONDARY PLAN 28-1**