

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

To amend the Official Plan (Revised 1987) as amended, to incorporate an amendment to the policies for the Armadale Planning District (Planning District No. 24)

**Highglen Christian Montessori School**

***February 2006***

**OFFICIAL PLAN**  
**of the**  
**MARKHAM PLANNING AREA**  
**AMENDMENT NO. XXX**

To amend the Official Plan (Revised 1987), as amended, to incorporate an amendment to the policies for the Armadale Planning District (Planning District No. 24).

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. \_\_\_\_\_ - \_\_\_\_ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Town Clerk**

**THE CORPORATION OF THE TOWN OF MARKHAM**

**BY-LAW NO. \_\_\_\_\_**

Being a by-law to adopt Amendment No. XXX 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. XXX to the Town of Markham Official Plan (Revised 1987) 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

\_\_\_\_\_  
**TOWN CLERK**

\_\_\_\_\_  
**MAYOR**

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## **PART I - INTRODUCTION**

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

## **PART - I INTRODUCTION**

### **1.0 GENERAL**

PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.

PART II - THE AMENDMENT, indicates that an amendment to the Official Plan (Revised 1987), as amended, is required in order to enact Amendment No. 13 to this Secondary Plan (PD 24-1) for the Armadale Planning District (Planning District 24). Part II is an operative part of this Official Plan Amendment.

PART III- THE SECONDARY PLAN AMENDMENT including Figure 1, attached thereto, constitutes Secondary Plan Amendment No. 13 to this Secondary Plan (PD24-1) for the Armadale Planning District (Planning District No. 24). Part III is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

The Amendment applies to a site, approximately 0.37 hectare (0.9 ac.) in area, on the north side of 14<sup>th</sup> Avenue, west of Redkey Drive, municipally known as 5002 14<sup>th</sup> Avenue.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to amend certain provisions of the Official Plan (Revised 1987), as amended, to permit a private school on the subject property, which is designated URBAN RESIDENTIAL.

### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

The subject property is designated URBAN RESIDENTIAL in the Official Plan (Revised 1987) and “Urban Residential (Low Density)” in the Secondary Plan for the Armadale Planning District (PD 24-1). The property is located on 14<sup>th</sup> Avenue, which is a 5-lane Regional arterial road. Presently situated on the 0.37 hectare (0.9 ac) site is a 405 m<sup>2</sup> (4,356 ft<sup>2</sup>) two-storey single family dwelling which the owner proposes to renovate for use as a private school that would accommodate pre-school and elementary school children. While the Official Plan permits “public” schools and compatible institutional and recreational uses on lands designated URBAN RESIDENTIAL, it does not specifically permit “private” schools.

Council has considered the proposal to establish a private elementary school at this location and is satisfied that it is an appropriate use for the site that will offer a service to families of the surrounding communities. The proposed use is not expected to have a significant negative impact on the residential properties in the vicinity.

## **PART II - THE AMENDMENT**

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



## **PART II - THE AMENDMENT**

### **1.0 THE 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 “XXX” 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 adding the number “XXX” to the list of amendments including any required grammatical punctuation changes in the bullet item dealing with Secondary Plan (PD 24-1).
- 1.3 Section 9.2.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by adding the number “XXX” to the list of amendments including any required grammatical punctuation changes.
- 1.4 No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by the Amendment. This amendment is being made to incorporate changes to Secondary Plan (PD 24-1) for the Armadale Planning District. These changes are outlined in Part III which comprises Amendment No. 13 to Secondary Plan (PD 24-1).

### **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 Zoning By-law 90-81, as amended, 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) shall not apply.

**PART III - THE SECONDARY PLAN AMENDMENT**  
(This is an operative part of Official Plan Amendment No. XXX)

## **PART III - THE SECONDARY PLAN AMENDMENT**

### **1.0 THE SECONDARY PLAN AMENDMENT**

Secondary Plan PD 24-1 for the Armadale Planning District (Planning District 24) is hereby amended by adding Subsection 6.2.3 l) as follows:

“l) 5002 14<sup>th</sup> Avenue

(Official Plan Amendment No. XXX)

Notwithstanding the provisions of Section 6.2.3 of this Secondary Plan, a private school shall be permitted on the lands designated Urban Residential (Low Density) located on the north side of 14<sup>th</sup> Avenue west of Redkey Drive, municipally known as 5002 14<sup>th</sup> Avenue provided, the maximum gross floor area of all buildings on the lot shall not exceed 405 m<sup>2</sup>.”

### **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 to the Official Plan (Revised 1987) is exempt from 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.

This Amendment shall be implemented by an amendment to Zoning By-law 90-81, as amended, 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) shall not apply.