

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

to the Official Plan (Revised 1987), as amended

FOREST BAY HOMES LIMITED
(West side of Markham Road, north of Denison Street)

To incorporate an amendment to the Armadale East Secondary Plan (PD-24-2) for part of the
Armadale Planning District (Planning District No. 24)

February, 2006

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

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.

As provided in The Planning Act, as amended, this decision is now final and the official plan document came into force on the date indicated on this certificate.

Don Cousens, Mayor

Sheila Birrell, Town Clerk



BY-LAW 2006-_____

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

SHEILA BIRRELL, TOWN CLERK

DON COUSENS, 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

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

PART II - THE OFFICIAL PLAN AMENDMENT, indicates that an amendment to the Official Plan (Revised 1987), as amended, is required in order to enact Amendment No. ____ to the Armadale East Secondary Plan PD 24-2 for part of the Armadale Planning District (Planning District No. 24). Part II is an operative part of this Official Plan Amendment.

PART III - THE SECONDARY PLAN AMENDMENT, including Schedule "A" attached thereto, constitutes Amendment No. ____ to the Armadale East Secondary Plan PD 24-2 for part of the Armadale Planning District (Planning District No. 24). This Secondary Plan Amendment may be identified by the symbol PD 24-2-_. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to Secondary Plan 24-2 applies to the lands located west of Markham Road, north of Denison Street as shown on Schedule "A". The lands are approximately 4.0 hectares in area.

3.0 PURPOSE

The purpose of this Amendment is to change the designation of the lands from COMMERCIAL to URBAN RESIDENTIAL in the Official Plan and from Community Amenity Area to Urban Residential – Medium Density in the Secondary Plan, to permit the development of a semi-detached and townhouse condominium development.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The lands are designated Community Amenity Area in the Official Plan and the Armadale East Secondary Plan reflecting the proposed commercial use in draft approved plan of subdivision 19T-89126. The lands are intended to be developed with up to 133 semi-detached and townhouse dwellings within a condominium development at a density of approximately 33 units per hectare. The development is considered appropriate and good planning. The largely semi-detached dwelling development will act as an appropriate built form buffer between the existing low

density development to the west and the commercial and future high density residential development to the east along Markham Road.

PART II - THE OFFICAL PLAN AMENDMENT

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

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 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 amendment number XXX to the list of amendments listed in the second sentence of the bullet item dealing with Secondary Plan (PD 24-2), to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3 Section 9.2.6 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by adding the amendment number XXX 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 Schedule ‘A’ – LAND USE is hereby amended by redesignating the subject lands from COMMERCIAL to URBAN RESIDENTIAL as shown on Schedule ‘A’ to this Amendment.
- 1.5 Schedule ‘H’ – COMMERCIAL/INDUSTRIAL CATEGORIES is hereby amended by deleting the subject lands as shown on Schedule ‘B’ to this Amendment:
- 1.6 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 being made to incorporate changes in the Land Use Plan and text of Secondary Plan PD 24-2 for part of the Armadale Planning District. These changes are outlined in Part III which comprises Amendment No. __ to Secondary Plan PD 24-2.

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan (Revised 1987), 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 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) shall not apply.

PART III - THE SECONDARY PLAN AMENDMENT

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

PART III - THE SECONDARY PLAN AMENDMENT

1.0 THE SECONDARY PLAN AMENDMENT

Secondary Plan PD 24-2 for part of the Armadale Planning District is hereby amended as follows:

1.1 Schedule B-1 Detailed Land Use is hereby amended by replacing the Community Amenity Area designation with an Urban Residential – Medium Density designation for the lands shown on Schedule ‘AA’ to this Secondary Plan Amendment.

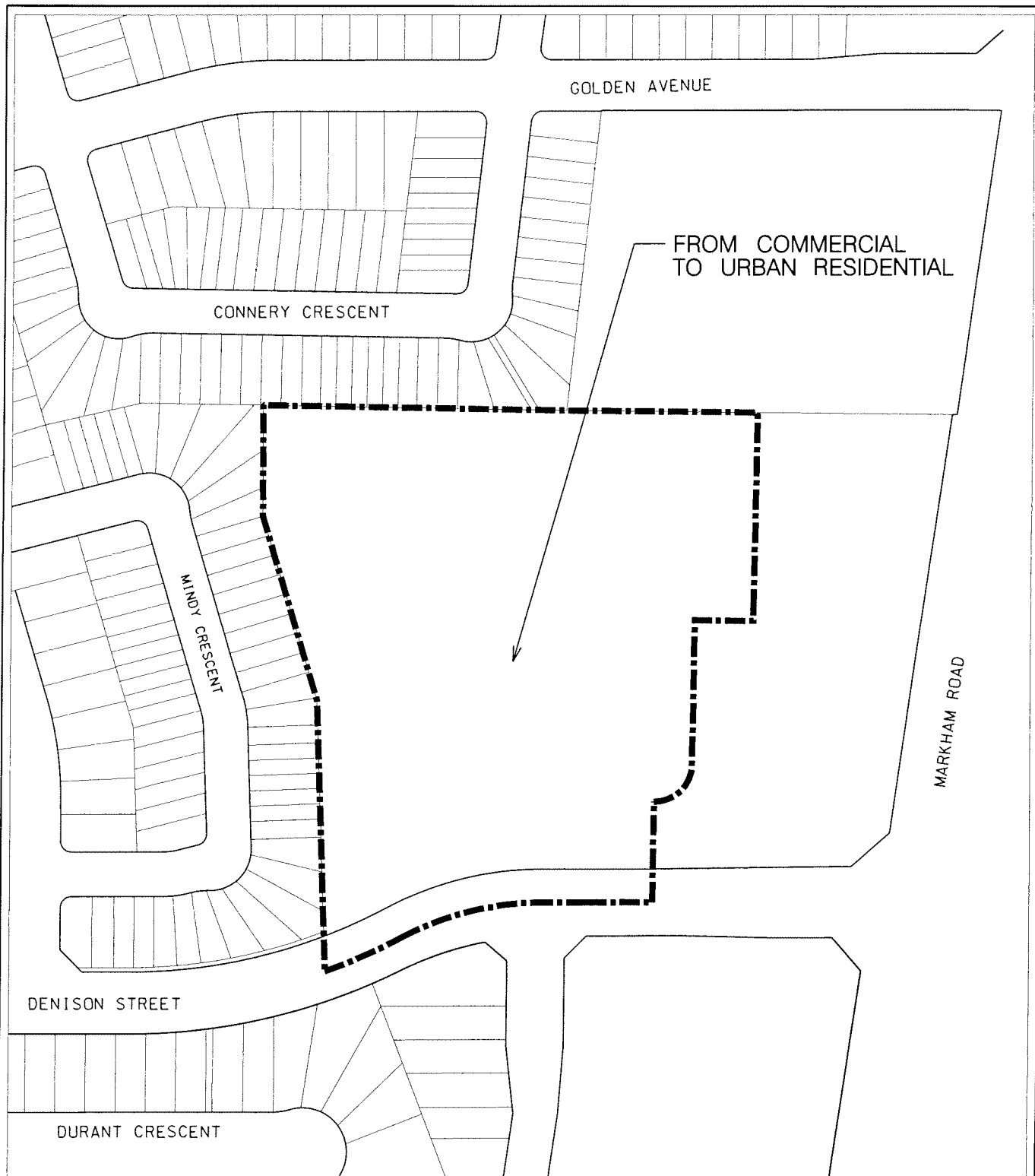
1.2 Section 7.3.4 is hereby amended by adding the following:

“e) Notwithstanding 7.3.4a) attached or linked semi-detached dwellings and townhouses, at a minimum density of 30 units per net hectare, are permitted within the Urban Residential - Medium Density designation on the north side of Denison Street west of Markham Road.”

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.



OFFICIAL PLAN AMENDMENT No. XXX
AMENDMENT TO
SCHEDULE 'A' LAND USE

TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



DEVELOPMENT SERVICES COMMISSION

SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT No. XXX

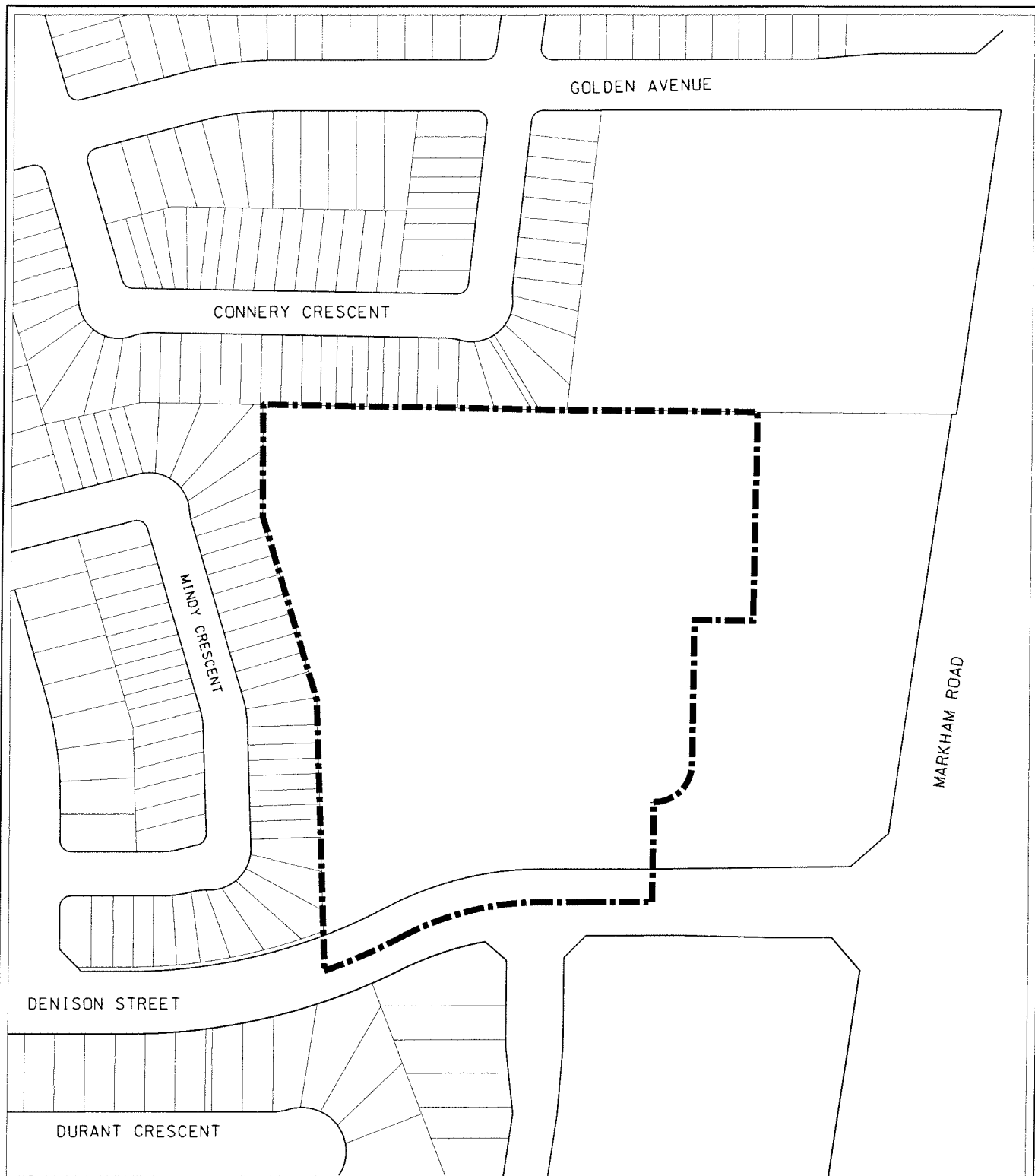
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CHECKED BY:

SCALE:

DATE:

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OFFICIAL PLAN AMENDMENT No. XXX
AMENDMENT TO

SCHEDULE 'H' COMMERCIAL

TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT



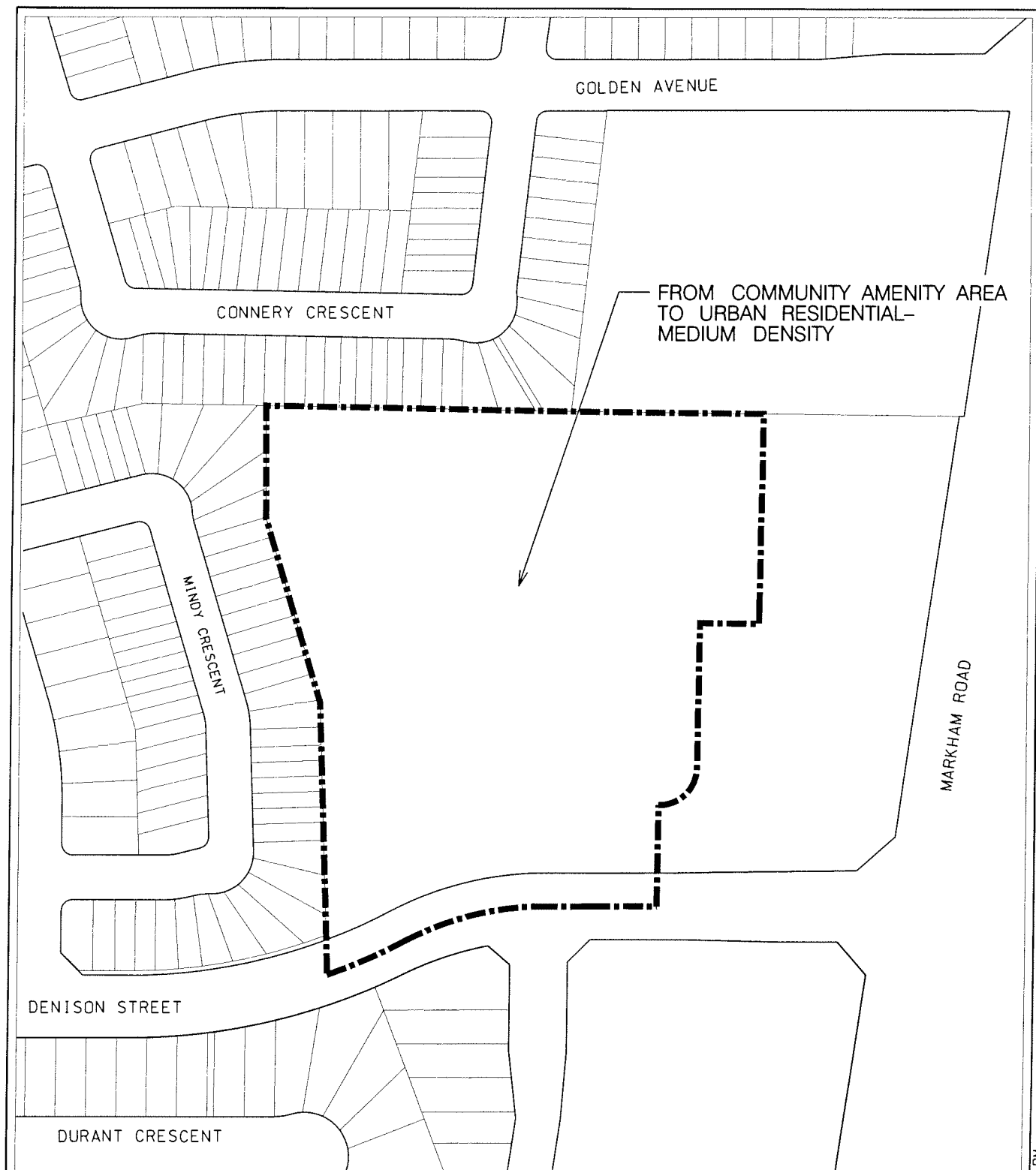
DEVELOPMENT SERVICES COMMISSION

SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT No. XXX

DRAWN BY: CPW
CHECKED BY: NP

SCALE:
DATE: 06/02/21

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FROM COMMUNITY AMENITY AREA
TO URBAN RESIDENTIAL-
MEDIUM DENSITY

SCHEDULE 'AA' TO OFFICIAL PLAN AMENDMENT No.

TO AMEND SCHEDULE 'B-1 - DETAILED LAND USE TO THE SECONDARY PLAN
FOR PART OF THE ARMADALE PLANNING DISTRICT (PD. No.24-2) AS AMENDED



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



DEVELOPMENT SERVICES COMMISSION

SCHEDULE 'AA' TO AMENDMENT No.6 TO SECONDARY PLAN PD.24-2
FOR PART OF THE ARMADALE PLANNING DISTRICT

DRAWN BY: CPW
CHECKED BY: NP

SCALE 1:
DATE: 06/02/21

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EXPLANATORY NOTE

TO BY-LAW _____

A by-law to amend By-law 90-81, as amended

Forest Bay Homes Ltd.

Armada East Planning District (Planning District No. 24)

LANDS AFFECTED

This proposed By-law amendment applies to approximately 4.0 hectares (9.88 acres) on the north side of Denison Street, west of Markham Road, within the Armada Planning District.

EXISTING ZONING

The lands subject to this By-law are presently zoned Community Commercial (CC) in By-law 90-81, as amended.

PURPOSE OF THE BY-LAW

The purpose of the By-law amendment is to rezone the subject lands to Second Density – Medium Density Residential (RMD2) to permit attached and linked semi-detached and townhouse dwellings.

EFFECT OF THE BY-LAW

The effect of the zoning by-law amendment is to permit a semi-detached, link and townhouse development.

A By-law to amend By-law 90-81, as amended

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1 THAT By-law 90-81, as amended, is hereby further amended, as follows:

1.1 By rezoning the lands within the designated area of this By-law, as outlined on Schedule 'A' attached hereto, from Community Commercial (CC) to Second Density - Medium Density Residential (RMD2).

1.2 By adding to Section 7 – EXCEPTIONS the following new subsection:

7.47 The provisions in this section shall apply to those lands zoned Second Density - Medium Density Residential (RMD2) within the designated area of this By-law as shown on Schedule 'A' attached to By-law 2006-XXX. All other provisions of By-law 90-81, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

1.0 Only Uses Permitted

The following uses are the only uses permitted:

- a) SEMI-DETACHED DWELLINGS
- b) TOWNHOUSE DWELLINGS

2.0 Zone Standards

The following specific zone standards apply:

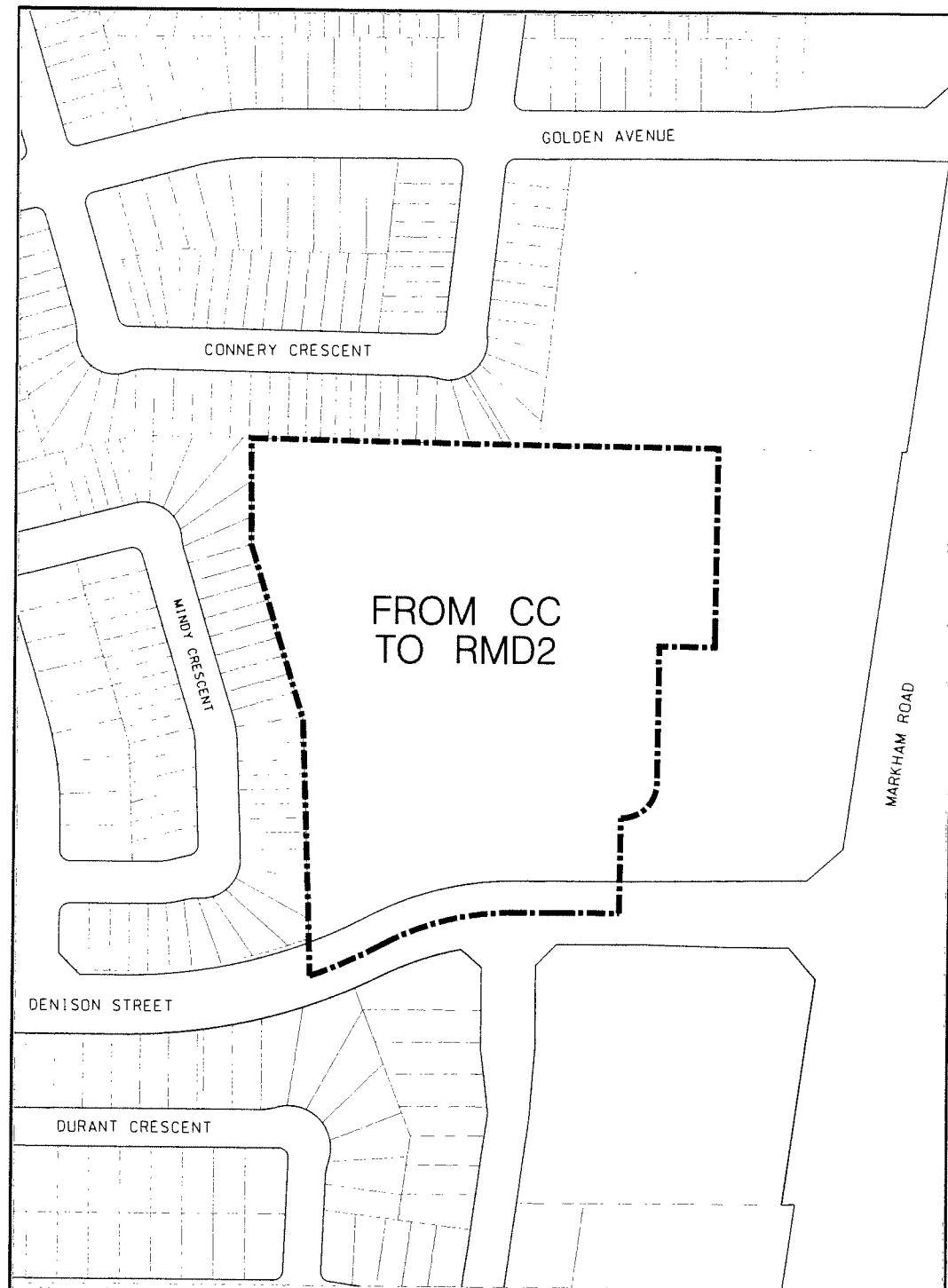
- a) SEMI-DETACHED DWELLINGS
 - i) MINIMUM LOT FRONTAGE – 7.5 metres
 - ii) MINIMUM FRONT YARD – 3.0 metres
 - iii) MINIMUM REAR YARD – 7.5 metres
 - iv) MINIMUM SIDE YARD – 1.2 metres and 0.0 metres
 - v) MINIMUM FLANKAGE YARD – 2.0 metres
 - vi) MAXIMUM HEIGHT – 12 metres
- b) TOWNHOUSE DWELLINGS
 - i) MINIMUM LOT FRONTAGE – 7.15 metres
 - ii) MINIMUM FRONT YARD – 3.0 metres
 - iii) MINIMUM REAR YARD – 7.5 metres
 - iv) MINIMUM SIDE YARD –
 - i. Interior unit – 0.0 metres
 - ii. End unit – 1.2 metres
 - v) MINIMUM FLANKAGE YARD – 2.0 metres
 - vi) MAXIMUM HEIGHT – 12 metres

3.0 Special Site Provisions

The following additional provisions apply:

- a) A LOT is permitted to front onto a private street, where private street means a private right of way that is used by motor vehicles but is not owned by the CORPORATION or any other PUBLIC AUTHORITY.
- b) The maximum number of DWELLING UNITS permitted on all lands covered by this amendment shall be 133.
- c) Accessory buildings are not permitted in any YARD abutting Denison Street.
- d) The following provisions shall not apply:
 - i) MINIMUM LOT AREA
 - ii) MAXIMUM LOT COVERAGE
 - iii) MAXIMUM NUMBER OF STOREYS
 - iv) SETBACKS to the centreline of any arterial road or PROVINCIAL HIGHWAY

- 2 All other provisions of By-law 90-81, as amended, not inconsistent with the provisions of this by-law, shall continue to apply.



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 90-81

--- BOUNDARY OF AREA COVERED BY THIS BY-LAW

CC COMMUNITY COMMERCIAL RMD2 SECOND DENSITY-MEDIUM DENSITY RESIDENTIAL

THIS IS SCHEDULE 'A' TO BY-LAW
PASSED THIS DAY

..... MAYOR

..... CLERK

NOTE: 1) DIMENSIONS ARE IN METRES
2) REFERENCE SHOULD BE MADE TO
THE ORIGINAL BY-LAW LODGED IN
THE OFFICE OF THE CLERK

SCALE 1: NA

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