

OFFICIAL PLAN
of the
TOWN OF MARKHAM PLANNING AREA
AMENDMENT NO. 189

To amend the Official Plan (Revised 1987), as amended
to incorporate Amendment No. 10 to the South Unionville Secondary Plan (PD 34-1)
for the South Unionville Planning District (Planning District No. 34-1).

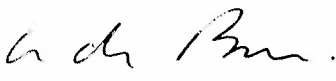
(WORLD TECH CONSTRUCTION)

(October 28, 2010)

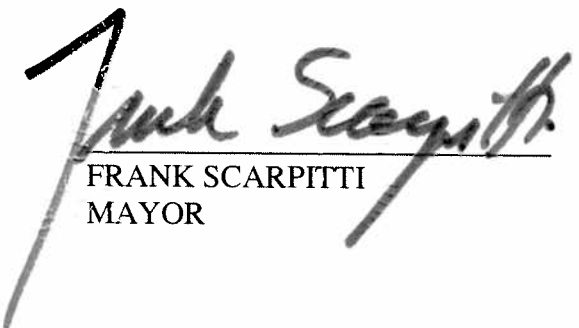
OFFICIAL PLAN
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MARKHAM PLANNING AREA
AMENDMENT NO. 189

To amend the Official Plan (Revised 1987), as amended, to incorporate Amendment No. 10 to the South Unionville Secondary Plan (PD 34-1) for the South Unionville Planning District (Planning District No.34-1).

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2010-200 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 24th day of November, 2010.



ANDREW BROUWER
DEPUTY TOWN CLERK



FRANK SCARPITTI
MAYOR



BY-LAW 2010-200

Being a by-law to adopt Amendment No. 189 to the
Town of Markham Official Plan (Revised 1987), as amended

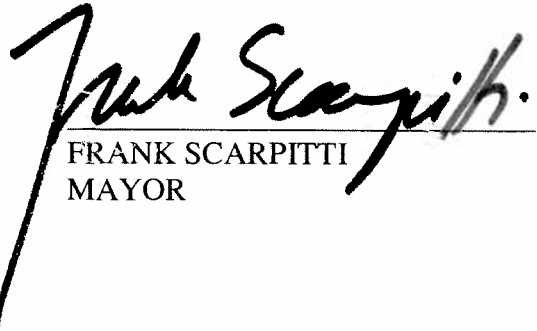
THE COUNCIL OF THE CORPORATION OF THE TOWN OF
MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE
PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 189 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
24TH DAY OF NOVEMBER, 2010.



ANDREW BROUWER
DEPUTY TOWN CLERK



FRANK SCARPITTI
MAYOR

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 189)

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. 189 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No.10 to the South Unionville Secondary Plan (PD 34-1) for part of the South Unionville Planning District (Planning District No.34-1). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III- THE SECONDARY PLAN AMENDMENT, including Schedules AA and CC, constitutes Amendment No.10 to the South Unionville Secondary Plan (PD 34-1) for part of the South Unionville Planning District (Planning District No. 34-1). This Secondary Plan Amendment may be identified by the symbol PD 34-1-10. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan and to the South Unionville Secondary Plan (PD 34-1) applies to lands comprising of approximately 0.594 hectares (1.46 acres), located along the east side of Harry Cook Drive, south of Castan Avenue and north of the future extension of South Unionville Avenue (Plan 65M-3583 BLK 20, Plan 2196 Part of Lots 5 and 6).

3.0 PURPOSE

The purpose of this Amendment is to re-designate the subject lands from “Open Space/Neighbourhood Park” to “Low Density Housing” to facilitate the development of 11 single detached and 8 semi-detached dwellings.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands are designated “Urban Residential” in the Official Plan. The “Urban Residential” designation contemplates a variety of housing and related institutional and local commercial uses, which are compatible with and serve the residential uses. The proposed residential development is consistent with the general pattern of development in the area and will assist in the completion of the South Unionville neighbourhood.

The subject lands are designated “Open Space/Neighbourhood Park” in the South Unionville Secondary Plan (PD 34-1). This designation provides for parks, recreational uses and municipal services and utilities. The York Catholic School Board had previously expressed interest in developing the subject lands (and the lands immediately to the east) as an school site. However, after further consideration of School Board needs, the School Board has advised that they no longer require the subject lands (and the lands immediately to the east) for a school site.

A parkland analysis of the South Unionville Secondary Plan Area (PD 34-1) has been completed by the Town indicating that, there is and will be, adequate parkland to serve low and medium density residential developments within South Unionville, in accordance with the Secondary Plan and the Community Design Plan. The proposed re-designation of the subject lands from “Open Space” to “Low Density Housing” will not negatively impact required parkland for the South Unionville community.

Furthermore, the Official Plan states that where lands are designated “Open Space” and under private ownership, “at any particular time, if proposals to develop such lands that are in private ownership are made and the Town does not wish to purchase such lands in order to maintain the open space then an application for re-designation of such lands for other purposes will be given due consideration.”

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 189)

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 *189* 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 *189* to the list of amendments listed in the second sentence of the bullet item dealing with the South Unionville Secondary Plan PD 34-1, for part of the South 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 9.2.17 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number *189* 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 Schedules AA (Detailed Land Use) and CC (Open Space System) *of* the South Unionville Secondary Plan (PD 34-1) for part of the South Unionville Planning District (Planning District No.34-1). These changes are outlined in Part III which comprises Amendment No.10 to the South Unionville Secondary Plan (PD 34-1).

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 in conformity with the provisions of this Amendment.

PART III - THE SECONDARY PLAN AMENDMENT (PD 34-1 - 10)
(This is an operative part of Official Plan Amendment No. 189)

PART III - THE SECONDARY PLAN AMENDMENT (PD 34-1 -10)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 10 to the South Unionville Secondary Plan PD 34-1)

The South Unionville Secondary Plan (PD 34-1) for part of the South Unionville Planning District is hereby amended as follows:

1.1 Schedule AA –DETAILED LAND USE of the South Unionville Secondary Plan (PD 34-1) is hereby amended by re-designating the subject lands Open Space/Neighbourhood Park to Low Density Housing, as shown on Schedule ‘A’, attached hereto.

1.2 Schedule CC –OPEN SPACE SYSTEM of the South Unionville Secondary Plan (PD 34-1) is hereby amended by deleting the subject lands as lands designated Neighbourhood Park, as shown on Schedule ‘B’, attached hereto

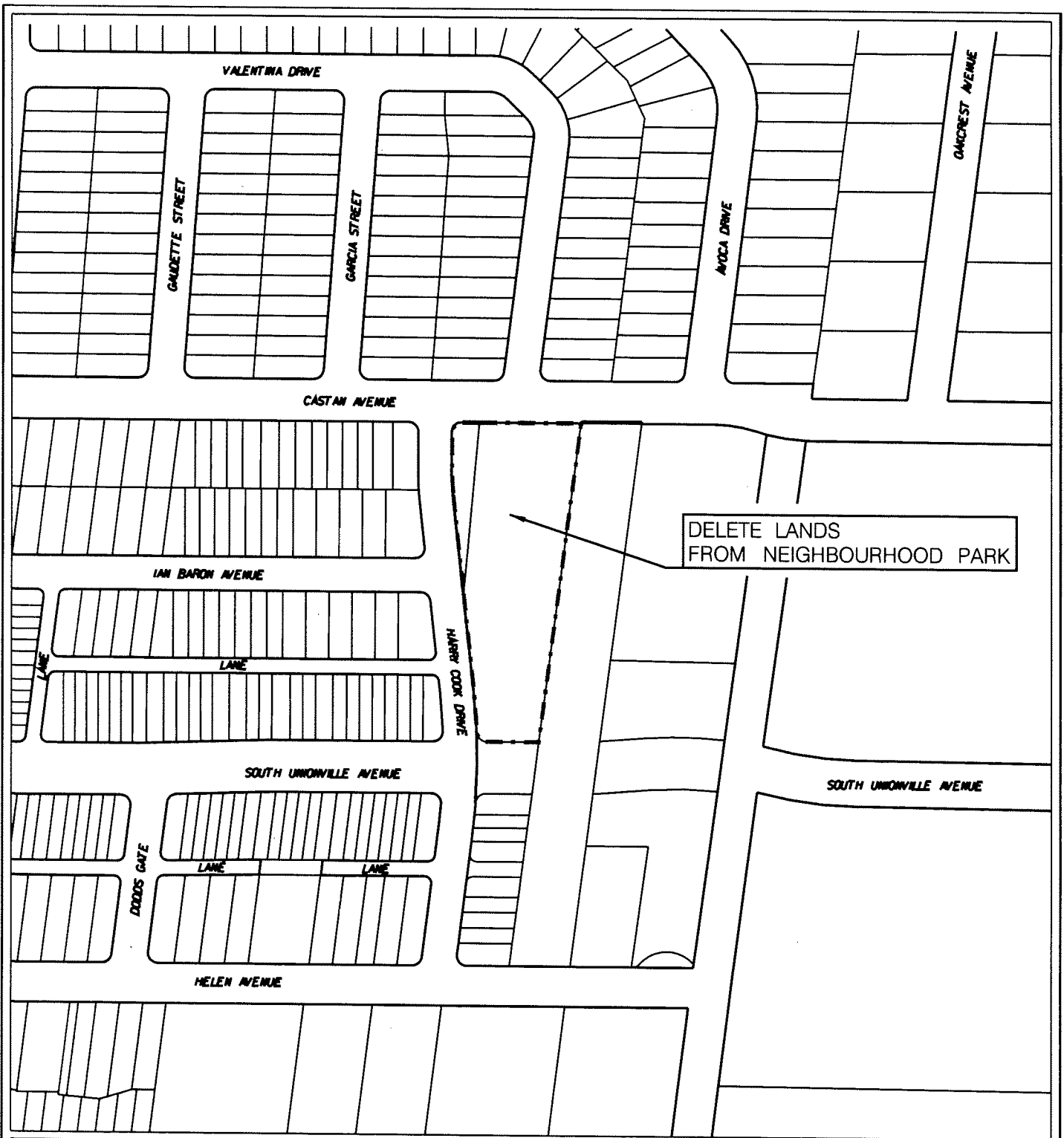
2.0 IMPLEMENTATION AND INTERPRETATION

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.

(October 28, 2010)

(Amanda: File OP 09 123915/Documents/OPA)



AMENDMENT TO SCHEDULE 'CC' – OPEN SPACE SYSTEM OF SOUTH UNIONVILLE SECONDARY PLAN PD 34-1 FOR PART OF THE SOUTH UNIONVILLE PLANNING DISTRICT No 34-1

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT



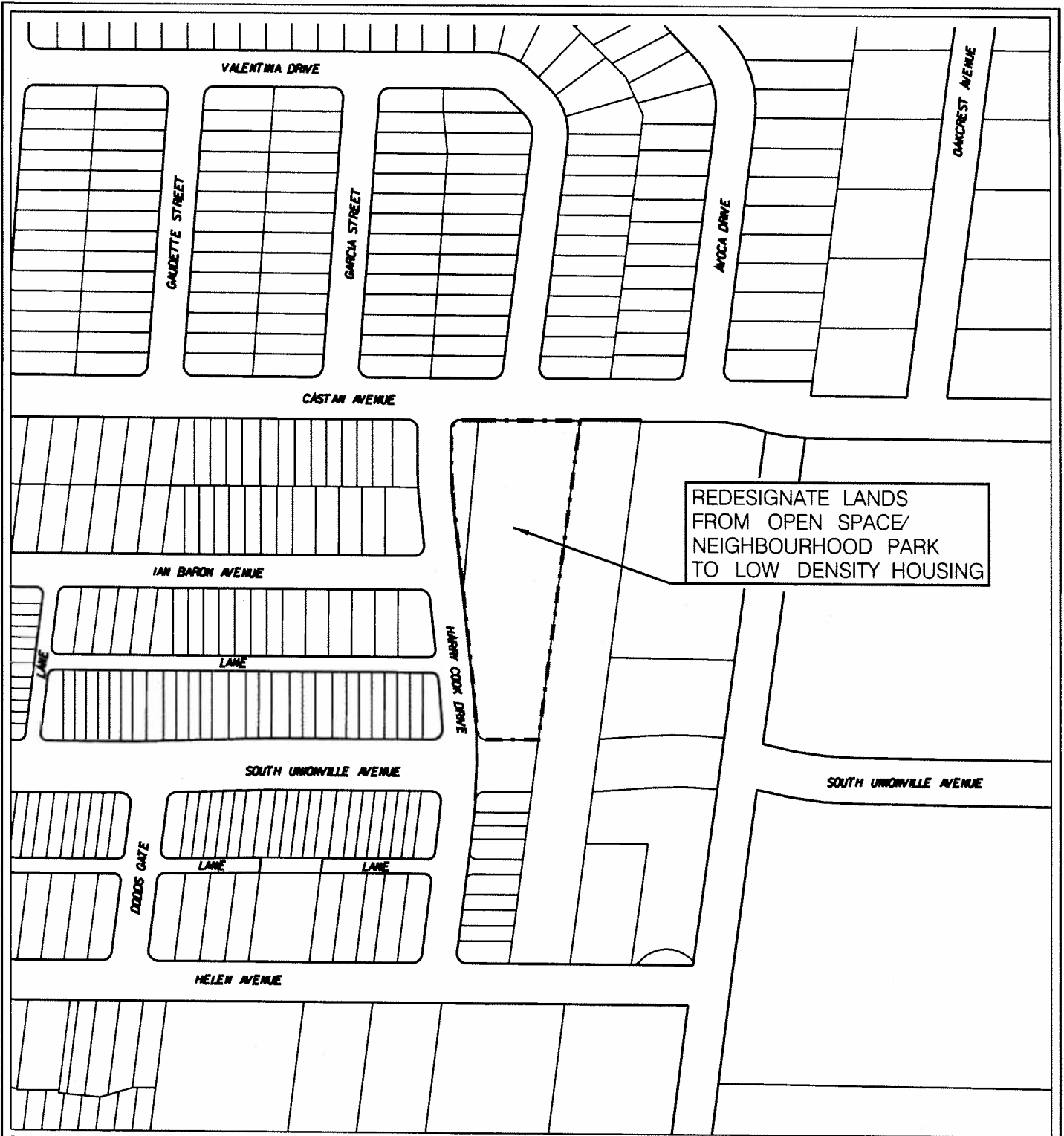
DEVELOPMENT SERVICES COMMISSION

SCHEDULE 'B' TO OPA No. 189

PD-34-1-10

DRAWN BY: CPW
 CHECKED BY: AH

SCALE:
 DATE: 10/10/27



AMENDMENT TO SCHEDULE 'AA' – DETAILED LAND USE OF SOUTH UNIONVILLE SECONDARY PLAN PD 34-1 FOR PART OF THE SOUTH UNIONVILLE PLANNING DISTRICT No 34-1

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT



DEVELOPMENT SERVICES COMMISSION

SCHEDULE 'A' TO OPA No. 189

PD-34-1-10

DRAWN BY: CPW
CHECKED BY: AH

SCALE:
DATE: 10/10/27