

OFFICIAL PLAN
of the
TOWN OF MARKHAM PLANNING AREA
AMENDMENT NO. 186

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 13
to the Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District
(Planning District No. 24).

*(1756845 Ontario Inc.)
(7475 McCowan Road and 52 Walford Road)*

(SEPTEMBER 2010)

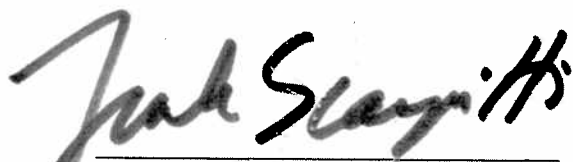
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To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 13 to the Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District (Planning District No. 24).

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2010-181 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 21st day of September, 2010.



KIMBERLEY KITTERINGHAM
TOWN CLERK



FRANK SCARPITTI
MAYOR



BY-LAW 2010-181

Being a by-law to adopt Amendment No. 186
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. 186 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
21ST DAY OF SEPTEMBER, 2010.

KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 186)

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 Official Plan Amendment No. 186 to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 13 to the Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District (Planning District No. 24). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III – THE SECONDARY PLAN AMENDMENT, constitutes Official Plan Amendment No. 186. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment applies to 0.27 hectares (0.67 acres) of land at the northeast corner of McCowan Road and Denison Street, as outlined on Figure 24-1-13 attached to Part III of this amendment. The lands comprise Block 2, 65M-4010, and parts of Blocks 27 and 29, 65M-3864, municipally known as 7475 McCowan Road and 52 Walford Road respectively.

3.0 PURPOSE

The purpose of this Amendment is to permit offices, and a medical clinic with ancillary uses, within the existing building on the lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands consist of two residential properties located at the corner of two major streets. The larger property at the immediate corner contains a single-detached dwelling with access from both McCowan Road and Denison Street. The second smaller property is a vacant residential lot with frontage on Walford Road. The proposed Official Plan Amendment would allow the use of the existing single-detached dwelling or a building of similar residential character for medical office with ancillary uses and general office uses.

The addition of medical clinic and office uses on the site is appropriate. The 0.2 ha property at 7475 McCowan Road has access from two major streets and is isolated in terms of access from the residential development to the north and east. The lands are not accessible from the neighbouring local road (Walford Road). The incorporation of the residential lot to the north improves site access from McCowan Road as well as internal site circulation and parking.

The proposed amendment limits the size of any development on the lands to the approximate size of the existing building. Development impacts on adjoining residential land uses to the north and east can be minimized through site design, including appropriate setbacks and landscaping. The amendment does not preclude the lands being developed with residential uses in the future.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 186)

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 *186* 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 the addition of the number *186* to the list of amendments listed in the second sentence of the bullet item dealing with the Armadale West Secondary Plan PD 24-1, for part of the Armadale 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 9.2.2 of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by the addition of the number *186* 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 Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District (Planning District No. 24). These changes are outlined in Part III which comprises Amendment No. 13 to the Armadale West 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 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 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), as amended, shall not apply.

PART III - THE SECONDARY PLAN AMENDMENT (PD 24-1-13)

(This is an operative part of Official Plan Amendment No. 186)

PART III - THE SECONDARY PLAN AMENDMENT (PD 24-1-13)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 13 to the Armadale West Secondary Plan PD 24-1)

The Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District is hereby amended as follows:

1.1 Section 6.2.3 is hereby amended by adding the following new subsection and Figure 24-1-13, attached hereto:

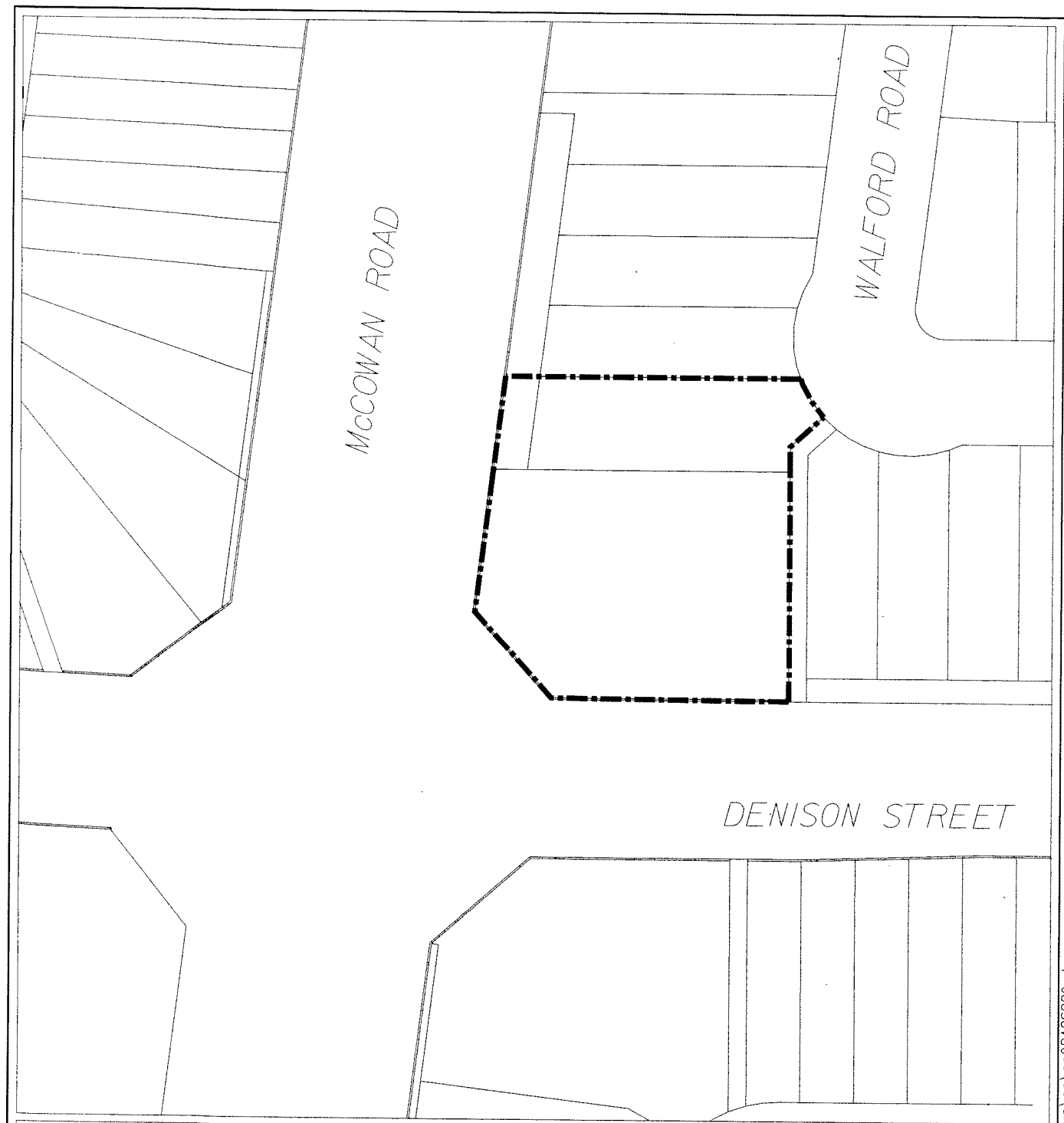
“1) Notwithstanding the policies of Section 6.1 (b) and Section 6.2.3 (a) through (k), the lands at the northeast corner of McCowan Road and Denison Street, being Block 2, 65M-4010 and parts of Blocks 27 and 29, 65M-3864, as outlined on Figure 24-1-13, may be used for business offices and medical offices, as well as medical laboratories, a pharmacy and other such uses provided they are ancillary to a medical office. All uses shall be located substantially within the residential building existing on the date of the passing of this Official Plan Amendment or a building of strongly defined residential character including features such as pitched and mansard roofs, bay windows, dormers and other window types typically found in residential buildings. The maximum building height shall not exceed the equivalent of two storeys. The total gross floor area of all buildings on the lands shall not exceed 810 m². Accessory pharmacy and other retail uses shall not exceed 70 m².”

2.0 IMPLEMENTATION AND INTERPRETATION

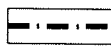
The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

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.

(September 2010)



SECONDARY PLAN AMENDMENT No. 13 TO THE ARMADALE
WEST SECONDARY PLAN (PD.No.24-1) (PART III OF O.P.A. No.186)



BOUNDARY OF AREA SUBJECT TO THE POLICIES IN SECTION 6.2.3) I)
OF THE ARMADALE WEST SECONDARY PLAN



DEVELOPMENT SERVICES COMMISSION

FIGURE No. 24-1-13

DRAWN BY:DD
CHECKED BY:EM

SCALE:
DATE:06/18/10