

**OFFICIAL PLAN**  
**of the**  
**TOWN OF MARKHAM PLANNING AREA**  
**AMENDMENT NO. 161**

To amend the Official Plan (Revised 1987) as amended, to incorporate an amendment to the policies  
for the Angus Glen Planning District No. 31)

Unionville Montessori School (1038715 Ontario Limited)

North of 16<sup>th</sup> Avenue, on the west side of Kennedy Road – Part of Lot 16, Concession 5, Town of  
Markham, Regional Municipality of York

*(April 2007)*

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This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2007-82, in accordance with the Planning Act R.S.O., 1990 c.P.13, as amended, on the 8th day of May, 2007.

  
SHEILA BIRRELL, TOWN CLERK

  
FRANK SCARPITTI, MAYOR



## BY-LAW 2007-82

Being a by-law to adopt Amendment No. 161  
to the Town of Markham Official Plan (Revised 1987) as amended

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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.161 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  
8<sup>TH</sup> DAY OF MAY, 2007.

SHEILA BIRRELL, TOWN CLERK

FRANK SCARPITTI, MAYOR

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## **PART I - INTRODUCTION**

(This is not an operative part of  
Official Plan Amendment No. 161)

## **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 AMENDMENT, including Figure 31.3, attached thereto, constitutes Amendment No. 161. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

The Amendment applies to a site of approximately 0.20 hectares (0.51 ac), located on the west side of Kennedy Road, north of 16<sup>th</sup> Avenue, municipally known as 9322 Kennedy Road.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to extend certain provisions of the Official Plan (Revised 1987), as amended to permit a private school and accessory uses on the subject site, which is designated AGRICULTURE 1 and identified as Future Urban Area in the Official Plan.

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

The subject site is designated AGRICULTURE 1 and identified as Future Urban Area in the Official Plan (Revised 1987), as amended.

An existing private school is located on the property adjacent to the south of the subject site. Official Plan Amendments were approved in 2002 and 2005 to permit the existing school and additions to it. The owner wishes to extend the area of land on which the existing school is currently permitted to operate to include the subject site. This would provide for an addition to the school to be used as an auditorium.

The subject site is part of an identified Future Urban Area extending north from 16<sup>th</sup> Avenue to the Angus Glen Community, and west from Kennedy Road to the York Downs Golf and Country Club. Concept plans prepared for the area demonstrate that the proposed school expansion can integrate well with the surroundings and also not prejudice future secondary planning for the larger Future Urban Area.

## **PART II - THE AMENDMENT**

(This is an operative part of  
Official Plan Amendment No. 161)

## 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 *161* to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2 Section 4.3.22.2 of the Official Plan (Revised 1987), as amended, is hereby amended by: deleting Subsection 4.3.22.2 i) and Figure 22.8; renumbering Subsection 4.3.22.2 j) to 4.3.22.2 i) and renumbering Figure 22.9 to 22.8; and amending these subsection and figure references in the text and figure accordingly.
- 1.3 Section 4.3.31.1 b) of the Official Plan (Revised 1987), as amended, is hereby amended by replacing “Section 4.3.31.2 b)” in the first paragraph with “Sections 4.3.31.2 b) and c)”.
- 1.4 Section 4.3.31.2 of the Official Plan (Revised 1987) as amended, is hereby amended by adding the following new Subsection c) and Figure 31.3 as follows:

“c)     4484 16<sup>th</sup> Avenue, 9316, 9302 and 9322 Kennedy Road  
          (Official Plan Amendment No. 161)  
          Notwithstanding the provisions of Section 3.7 of this Plan, a private elementary school and accessory uses only shall be permitted on the lands designated AGRICULTURE 1 and identified as Future Urban Area as shown on Figure 31.3.”

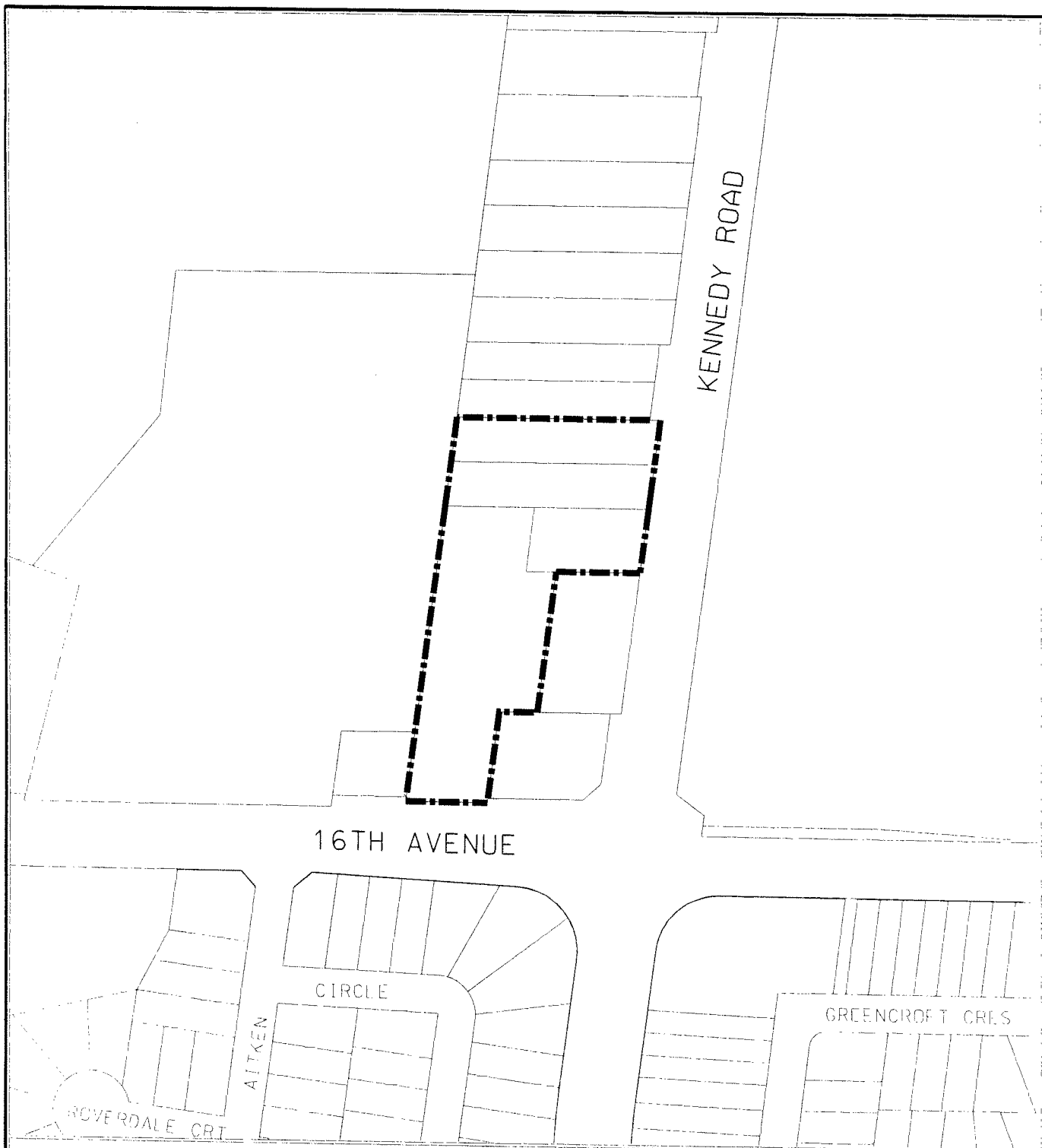
### 2.0 IMPLEMENTATION AND INTERPRETATION

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 304-87 and site plan approval in conformity with the provisions of 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.



**FIGURE No. 31.3**  
**SPECIFIC SITE AND AREA POLICIES**  
**TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED**

 Boundary of area subject to the policies in Section 4.3.31.2 c)  
 Land use designation: AGRICULTURE 1