



MEMORANDUM

TO: Chair and Members of Development Services Committee

FROM: Arvin Prasad, M.C.I.P., R.P.P.,
Commissioner of Development Services

PREPARED BY: Rick Cefaratti, M.C.I.P., R.P.P.,
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REVIEWED BY: Ron Blake, M.C.I.P., R.P.P.,
Senior Development Manager, ext. 2600

DATE: August 8, 2018

SUBJECT: Applications to amend the Official Plan and Zoning By-law by
Martindale Planning Services, on behalf of the Al Hussain
Foundation, to permit a 0.45 ha. (1.12 ac.) expansion of the existing
cemetery at 10992 Kennedy Road (Ward 6)
File Nos. OP ZA 17 150049

RECOMMENDATION:

- 1) That the Staff memorandum dated August 8, 2018, regarding “Applications to amend the Official Plan and Zoning By-law by Martindale Planning Services, on behalf of the Al Hussain Foundation, to permit a 0.45 ha. (1.12 ac.) expansion of the existing cemetery at 10992 Kennedy Road”, be received;

PURPOSE:

The purpose of this memorandum is to provide preliminary information on the Official Plan and Zoning By-law Amendment and Site Plan applications to expand the existing cemetery (Janatt Wadi Al-Salaam Cemetery) at 10992 Kennedy Road, in advance of the Statutory Public meeting scheduled for September 4, 2018. The memorandum should not be taken as Staff’s opinion or recommendation on the applications.

The applications have been deemed complete:

The applications submitted by Martindale Planning Services were deemed complete on September 19, 2017.

BACKGROUND:

The 0.81 ha. (2.0 ac.) subject property is located on the west side of Kennedy Road, north of Elgin Mills Road East (see Figures 1 – 3). The property contains a place of worship with 116 parking spaces on site. The existing cemetery at the rear of the property consists of 1,034 plots.

To the north is an agricultural property. To the south is an agricultural property that contains a storage shelter for agricultural machinery. To the east, across Kennedy Road, is a horse riding stable (Cedar Creek Riding Stable). To the west are woodlands, Valleylands and Stream Corridors (Bruce Creek).

Process to date:

- Official Plan and Zoning By-law Amendment applications deemed complete by staff on September 19, 2017;
- Staff is reviewing an associated Site Plan application under file no. SC 17 150049;
- Staff Memorandum to be considered by Development Services Committee (DSC) on the current date (September 4, 2018).

Next Steps

- A Statutory Public Meeting, required to provide an opportunity for formal public participation regarding the proposed Official Plan and Zoning By-law Amendments, has been scheduled for the current date (September 4, 2018);

PROPOSAL:

The applicant is proposing to expand the existing cemetery at the rear of the property by adding 845 more plots (see Figure 4). The total area of the proposed cemetery addition is approximately 0.46 ha. (1.13 acres).

OFFICIAL PLAN:

2014 Markham Official Plan

The subject property is designated Countryside in the 2014 Official Plan (as partially approved on November 24, 2017, and as updated by the Local Planning Appeal Tribunal on April 9, 2018). The Countryside designation applies to lands in north Markham that are intended to be protected for agricultural uses, providing for normal farm practices, farm businesses, a dwelling unit, agricultural-related uses and compatible non-agricultural uses including fish, wildlife and forestry management. The Countryside designation does not provide for a cemetery. However, the portion of the property that is used for the existing cemetery and Place of Worship is subject to Area and Site Specific Policy 9.8.3 b) which does provide for these uses.

ZONING:

By-law 304-87

The property is zoned Agricultural (A1) and Open Space (O1) under By-law 304-87. The A1 zoned portion of the site permits farming and agricultural uses. The O1 zoned portion of the site contains woodlands, Valleylands and Stream Corridors and development is not permitted. In addition site specific Zoning By-law 2005-122 permits a place of worship and cemetery on a portion of the property.

TECHNICAL REPORTS:

Staff are currently reviewing several reports and/or studies submitted in support of the Official Plan and Zoning By-law Amendment, and Site Plan applications including a Planning Justification Report, an Agricultural Impact Assessment, and a scoped natural heritage assessment.

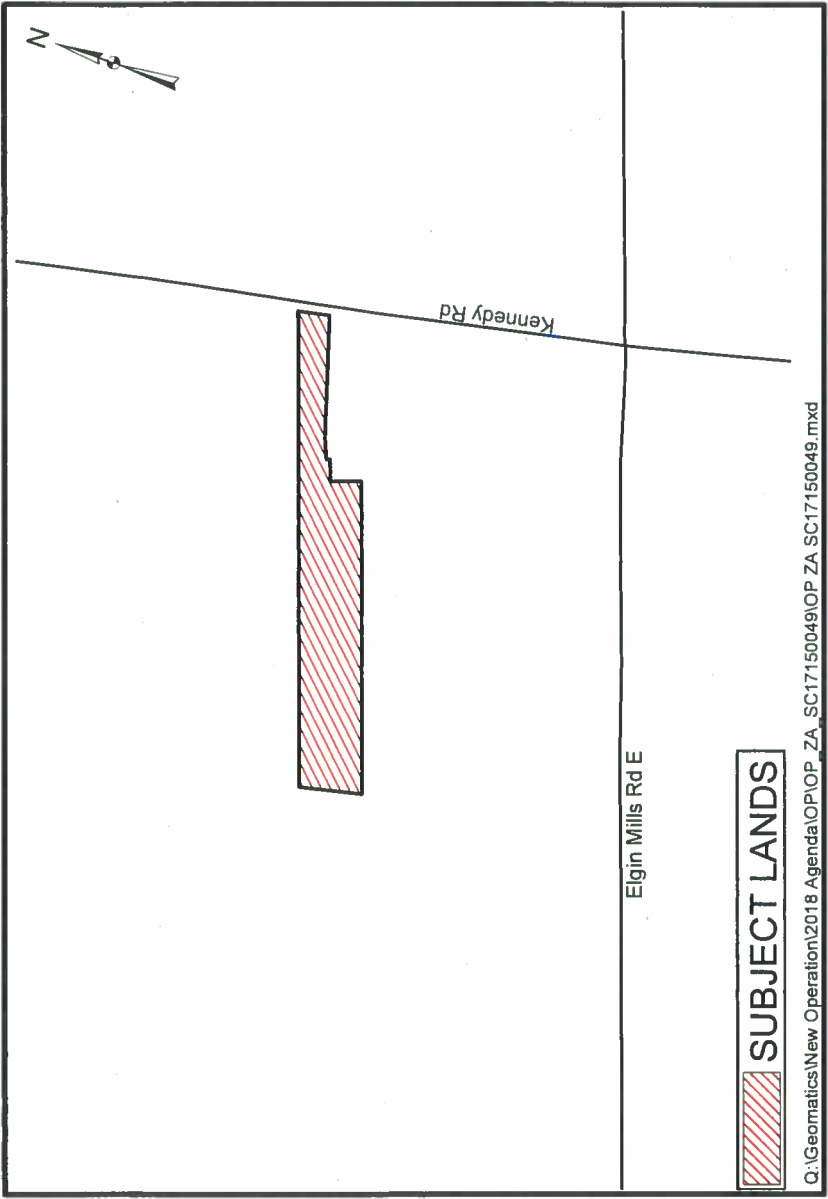
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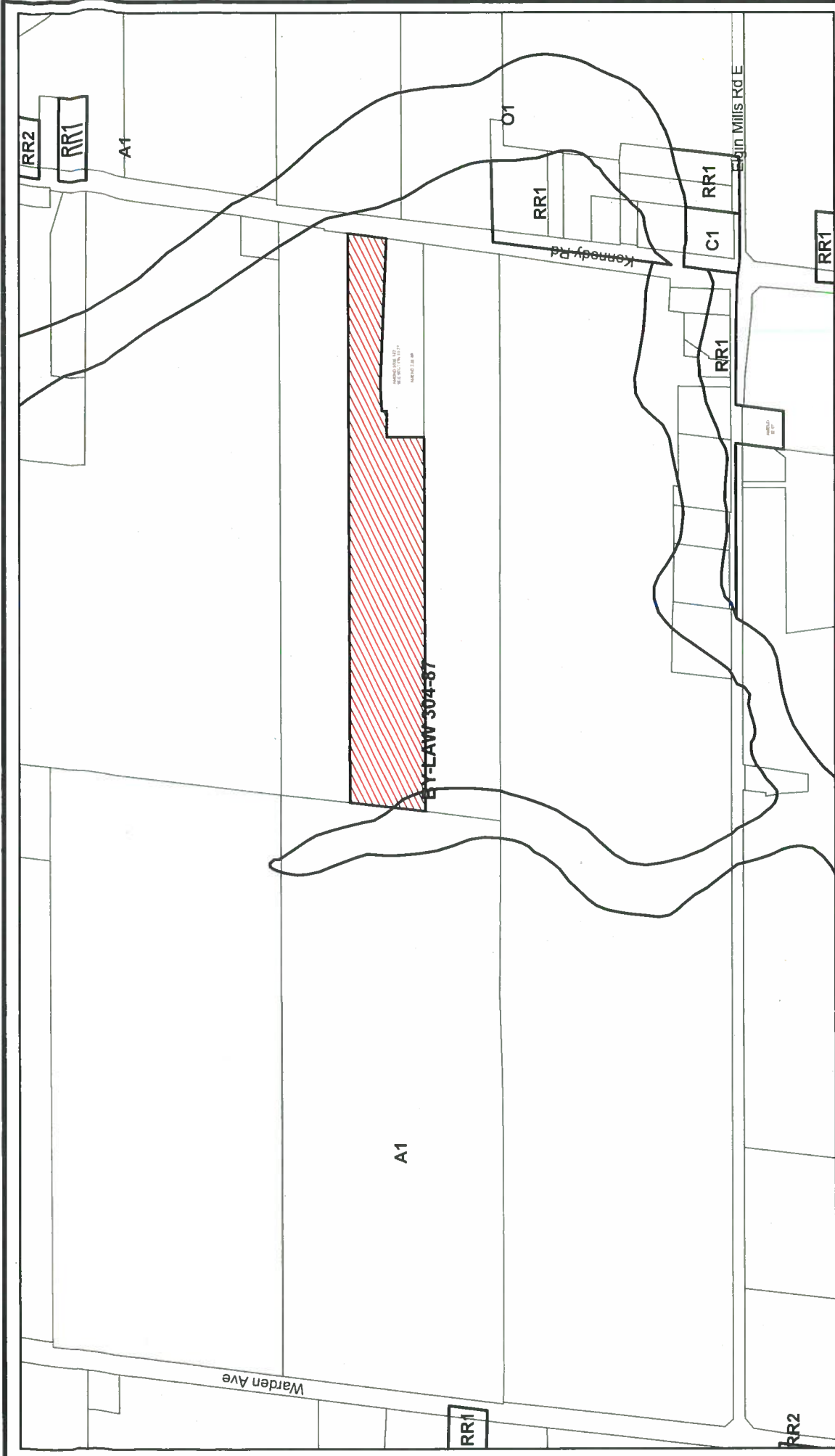
Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

Figure 4 – Site Plan





AREA CONTEXT / ZONING

APPLICANT: MARTINDALE PLANNING SERVICES ON BEHALF OF AL HUSSAIN FOUNDATION
 10992 KENNEDY ROAD

 SUBJECT LANDS

FILE No: OP_ZA_SC 17150049 (RC)

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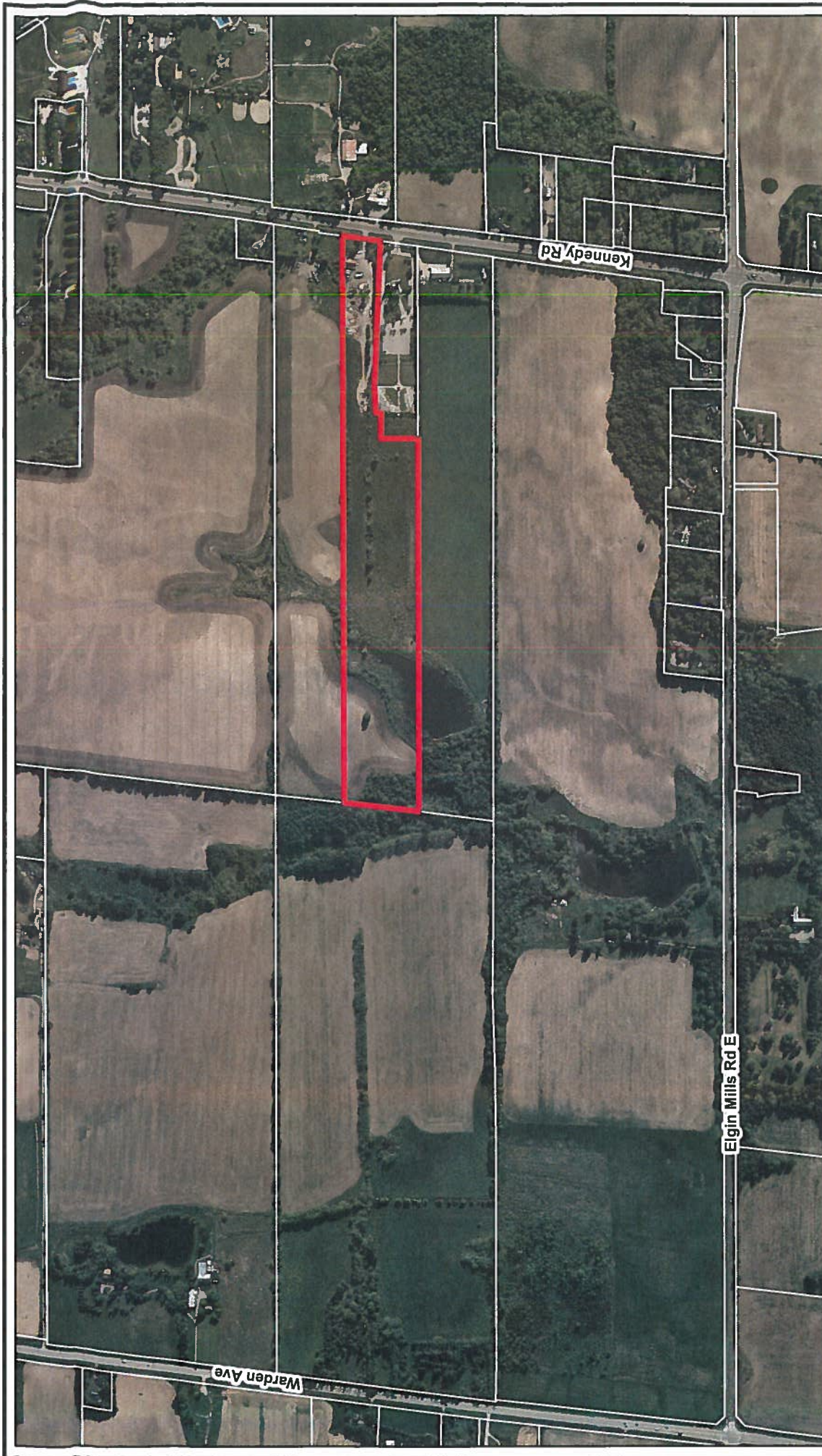
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DATE: 08/13/2018

FIGURE No. 2



AERIAL PHOTO (2017)

APPLICANT: MARTINDALE PLANNING SERVICES ON BEHALF OF AL HUSSAIN FOUNDATION
10992 KENNEDY ROAD

 SUBJECT LANDS

FILE No: OP_ZA_SC 17150049 (RC)

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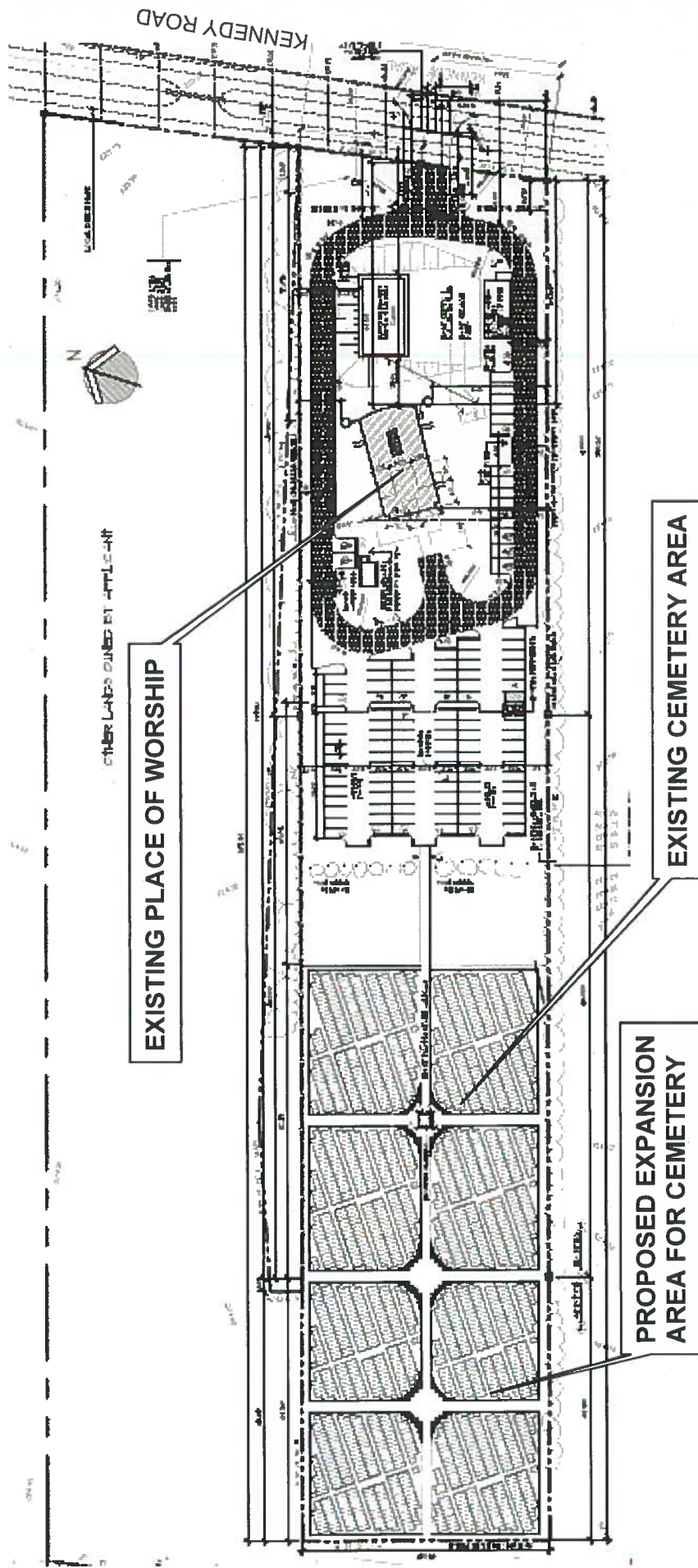
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FIGURE No. 3



SITE PLAN

APPLICANT: MARTINDALE PLANNING SERVICES ON BEHALF OF AL HUSSAIN FOUNDATION
10992 KENNEDY ROAD

FILE No: OP_ZA_SC 17150049 (RC)

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FIGURE No. 4