

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. 13**

To amend the City of Markham Official Plan 2014, as amended.

**(City Park (Town Crier) Homes)**


***December, 2017***

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. 13**

To amend the City of Markham Official Plan 2014, as amended.

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2017-111 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 12<sup>th</sup> day of December, 2017.

  
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk  
\_\_\_\_\_  
Frank Scarpitti  
Mayor



## By-law 2017-111

Being a by-law to adopt Amendment No. 13 to the City of Markham  
Official Plan 2014, as amended

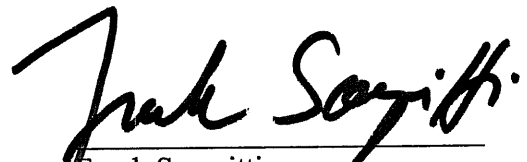
---

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

1. THAT Amendment No. 13 to the City of Markham Official Plan 2014,  
as amended, attached hereto, is hereby adopted.
2. THAT the 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 on December 12, 2017.

  
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

  
\_\_\_\_\_  
Frank Scarpitti  
Mayor

**CONTENTS**

**PART I - INTRODUCTION**

1. GENERAL.....6

2. LOCATION.....6

3. PURPOSE.....6

4. BASIS .....6

**PART II - THE OFFICIAL PLAN AMENDMENT**

1. THE OFFICIAL PLAN AMENDMENT.....8

2. IMPLEMENTATION AND INTERPRETATION .....9

## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. 13)

## **PART I - 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. 13. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to a site that is approximately 1.19 hectares (2.94 acres) in area, municipally known as 7 Town Crier Lane (the 'subject lands'). The subject lands are located on the south side of Parkway Avenue, east of Main Street Markham and within the Markham Village Heritage Conservation District.

### **3.0 PURPOSE**

The purpose of this Amendment is to allow up to eleven (11) detached dwellings on the subject lands with frontage on a private road rather than a public street. These dwellings will be part of a common element condominium accessed by private road, which is an extension of Town Crier Lane.

The subject lands are designated 'Residential Low Rise' in the 2014 Official Plan, as amended. The amendment will modify Section 9.13 by adding a new site-specific policy applicable to the subject lands.

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

This amendment facilitates residential development consisting of up to eleven (11) detached dwellings without direct frontage on a public street, which are not provided for as of right in the 'Residential Low Rise' designation. The detached dwellings are proposed to have frontage on a private street, as part of a common element condominium accessed by a private street, which is an extension of Town Crier Lane.

The intent of the 2014 Official Plan policy is to control infill development of this nature within established neighbourhoods. Given that the private road will be an extension of an existing laneway, and the resulting development will provide a lotting pattern on the subject lands that is similar to the surrounding area context, the proposed Official Plan Amendment for the subject lands is considered appropriate and good planning.

## **PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No.13)

## PART II - THE OFFICIAL PLAN AMENDMENT

### 1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Section 9.13.1 of the Official Plan 2014, as amended, is hereby amended by adding a new reference to Figure 9.13.1, to include 9.13.4.12, as follows:

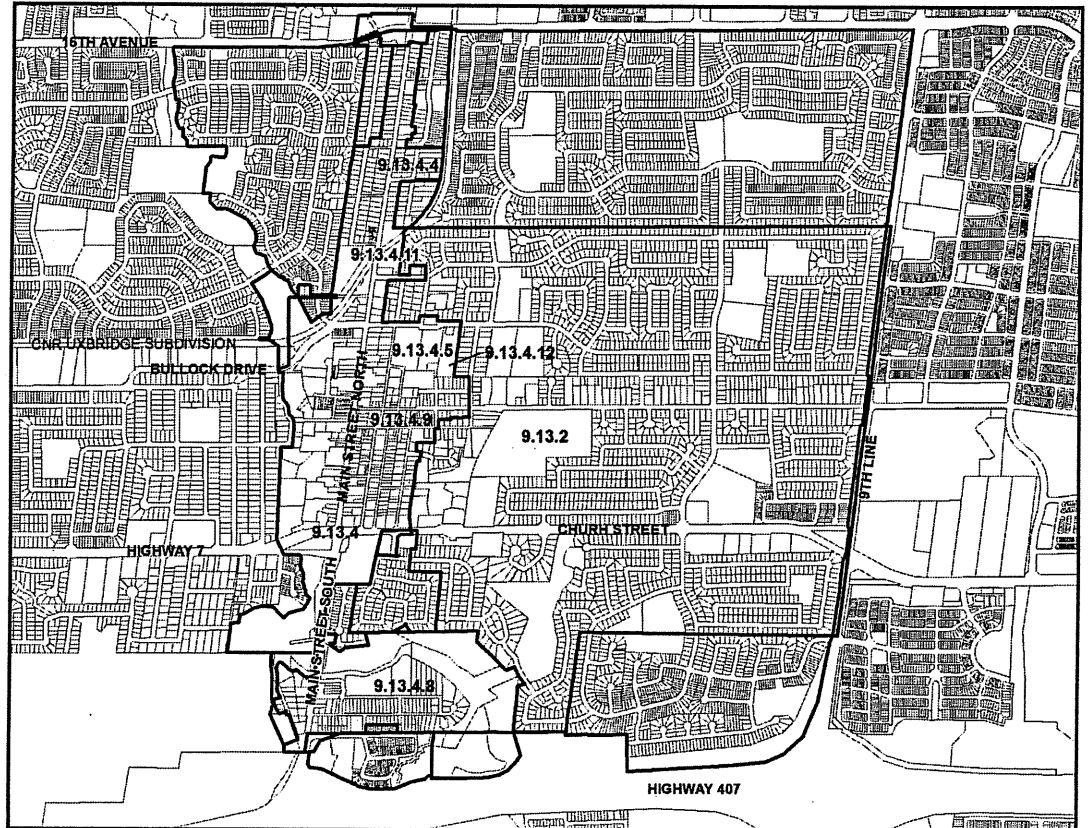


Figure 9.13.1

- 1.2 Section 9.13.4 of the City of Markham Official Plan 2014, as amended, is hereby amended by adding a new subsection 9.13.4.12 and corresponding figure 9.13.4.12 as follows:

“9.13.4.12 Town Crier Lane

On the ‘Residential Low Rise’ lands shown in Figure 9.13.4.12, single detached dwellings without direct frontage on a public street may be permitted.





Figure 9.13.4.12”

## 2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham Official Plan 2014, 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 City of Markham Official Plan 2014, as amended, is exempt from the approval by the York Region. 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 map(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 10.7.5 of the City of Markham Official Plan 2014, as amended, shall apply.