

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 238

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 14 to the South Unionville Secondary Plan (PD 34-1)
for the South Unionville Planning District (Planning District No. 34).

(Caboto Meadows Inc., Phase 2)

(MAY 2016)

OFFICIAL PLAN

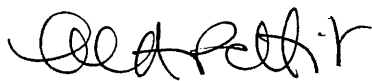
of the

MARKHAM PLANNING AREA

AMENDMENT NO. 238

To amend the Official Plan (Revised 1987), as amended and to incorporate Amendment No. 14 to the South Unionville Secondary Plan (PD 34-1) for the South Unionville Planning District (Planning District No. 34).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2016-57 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 31st day of May, 2016.



Martha Pettit
Deputy City Clerk



Frank Scarpitti
Mayor



By-law 2016-57

Being a by-law to adopt Amendment No. 238
to the City of Markham Official Plan (Revised 1987), 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. 238 to the City 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 on May 31, 2016.

Martha Pettit
Deputy 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.....	9
2.	IMPLEMENTATION AND INTERPRETATION	9

PART III - THE SECONDARY PLAN AMENDMENT

1.	THE SECONDARY PLAN AMENDMENT.....	12
2.	IMPLEMENTATION AND INTERPRETATION	12
3.	SCHEDULE "A"	13
4.	SCHEDULE "B"	14
5.	SCHEDULE "C"	15

PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 238)

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. 238 to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 14 to the South Unionville Secondary Plan (PD 34-1) for the South Unionville Planning District (Planning District No. 34). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedules “A”, “B” and “C” attached hereto, constitutes Amendment No. 14 to the South Unionville Secondary Plan (PD 34-1) for the South Unionville Planning District (Planning District No. 34). This Secondary Plan Amendment may be identified by the symbol PD 34-1-14. 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 approximately 0.13 ha (0.32 ac), located east of Glenbar Gardens, on the south side of Caboto Trail, as shown on Schedule “A”. The subject lands consist of part of an unopened road allowance that contains an existing drainage swale and an adjoining part lot to the east.

3.0 PURPOSE

The purpose of this Amendment is to re-designate the east and west portions of the unopened road allowance, and the adjoining part lot to the east, from “Open Space/Neighbourhood Park” to “Urban Residential - Medium Density 1 Housing” to permit residential development. The effect of the proposed Amendment would be to allow the east and west portions of the unopened road allowance to be combined with adjoining part lots to create two full detached lots with frontage on Caboto Trail. The existing drainage swale on the remaining portion of the unopened road allowance will be re-engineered and upgraded, and will retain its current “Open Space/Neighbourhood Park” designation.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The in-force Official Plan (1987 Revised), as amended, designates the subject lands “Urban Residential”, while the new Official Plan 2014 (as partially approved on October 30, 2015), designates the lands “Residential Low Rise”. Both designations provide for a variety of grade related, low density housing types, including detached dwellings, as proposed, subject to Secondary Plan policies.

The subject lands are designated “Open Space/Neighbourhood Park” in the South Unionville Secondary Plan (PD 34-1). The “Open Space/Neighbourhood Park” designation provides for parks, recreational uses and municipal services and utilities. It should be noted that the Secondary Plan does indicate that while the location and configuration of parkland is to be generally as shown in the Secondary Plan schedules, it could be further refined through the Urban Design and Amenity Guidelines (i.e. Community Design Plan).

Through careful analysis at an Ontario Municipal Board hearing held in February 2013, it has been confirmed that the parkland requirements for low and medium density development in South Unionville are being met, given that South Unionville is almost built out at this time. The lands subject to this Amendment are compromised by the existing drainage swale, physically separated from the park blocks to the north by a road (Caboto Trail), and are too small to have any programming value as parkland. As such, the proposed re-designation of the subject lands from “Open Space/Neighbourhood Park” to “Urban Residential - Medium Density 1 Housing” will not negatively impact required parkland for the South Unionville Community.

The proposed residential development is consistent with the general pattern of development in the area, will assist in the completion of the South Unionville neighborhood, and will provide for the enhancement of the existing drainage swale through upgrades and planting restoration.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 238)

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 238 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 238 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 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 238 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 Schedule ‘AA’ - Detailed Land Use and Schedule ‘CC’ - Open Space System and the text of the South Unionville Secondary Plan (PD 34-1). These changes are outlined in Part III which comprises Amendment No. 14 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.

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 34-1-14)

(This is an operative part of Official Plan Amendment No. 238)

PART III - THE SECONDARY PLAN AMENDMENT (PD 34-1-14)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 14 to the South Unionville Secondary Plan PD 34-1)

The South Unionville Secondary Plan (PD 34-1) for 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 from "Open Space/Neighbourhood Park" to "Urban Residential - Medium Density 1 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 from the "Open Space/Neighbourhood Park" designation, as shown on Schedule "B", attached hereto.
- 1.3** Section 6.2.4 a) is hereby amended by adding subsection viii) as follows:

"viii) Notwithstanding Section 6.2.4 a) i) of this Plan, lands designated "Urban Residential - Medium Density 1 Housing" as shown on Figure 34-1-14 attached hereto, may permit detached dwellings."

and by adding Figure 34-1-14 as shown on Schedule "C" attached hereto, to be appropriately identified, on the first page following section 6.2.4 a) viii).

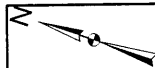
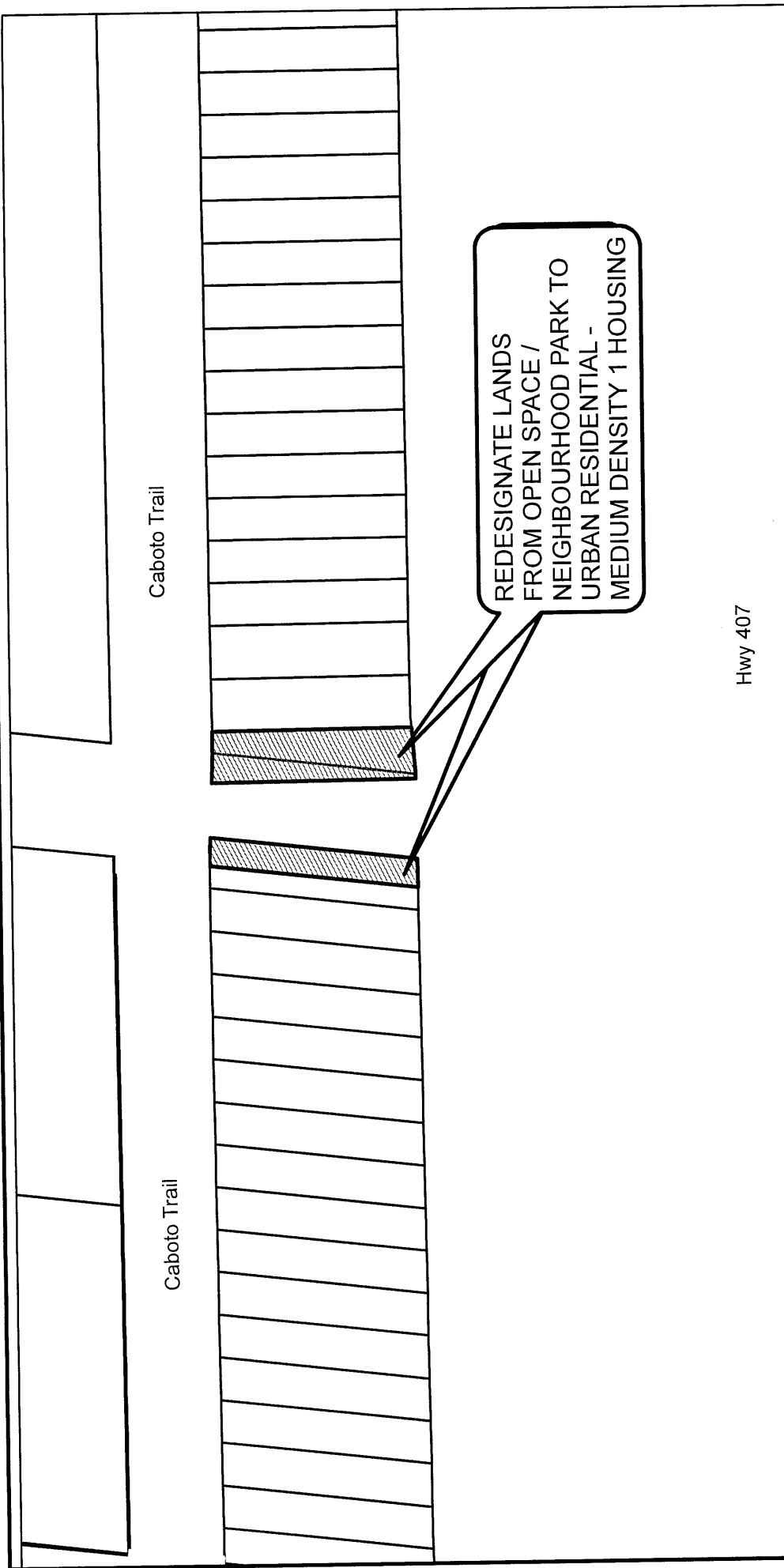
2.0 IMPLEMENTATION AND INTERPRETATION

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.

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.

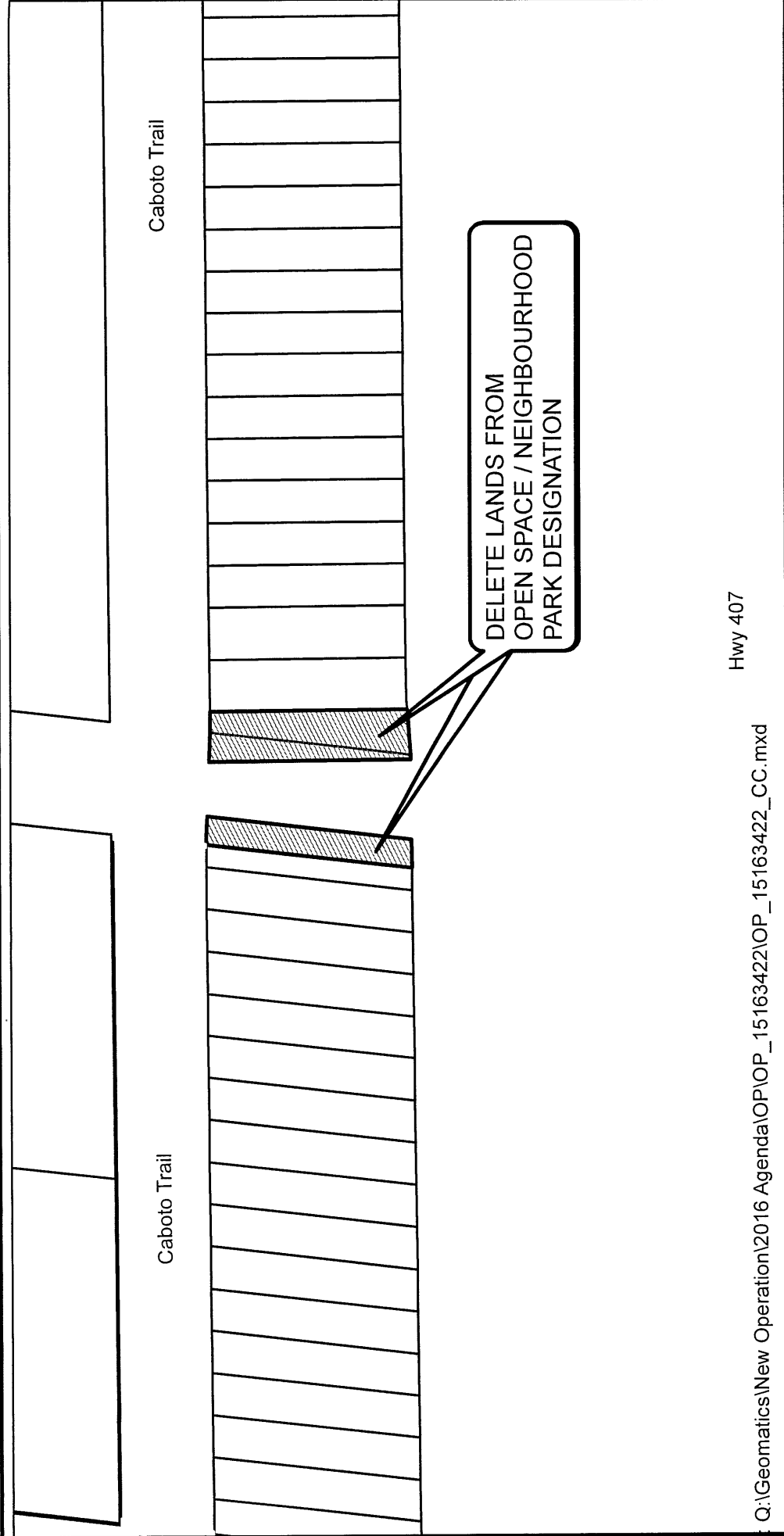


AMENDMENT TO SCHEDULE 'AA'-DETAILED LAND USE OF THE SOUTH UNIONVILLE SECONDARY PLAN (PD 34-1) FOR THE SOUTH UNIONVILLE PLANNING DISTRICT (PLANNING DISTRICT No.34)

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

Q:\Geomatics\New Operation\2016 Agenda\OP\OP_15163422\OP_15163422_AA.mxd

 MARKHAM DEVELOPMENT SERVICES COMMISSION	SCHEDULE "A" TO OPA No. 238	PD 34-1-14	Drawn By: LW Checked By: SB	SCALE: DATE: 16/05/2016
---	-----------------------------	------------	--------------------------------	----------------------------



Hwy 407

Q:\Geomatics\New Operation\2016 Agenda\OP\OP_15163422\OP_15163422_CC.mxd



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

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

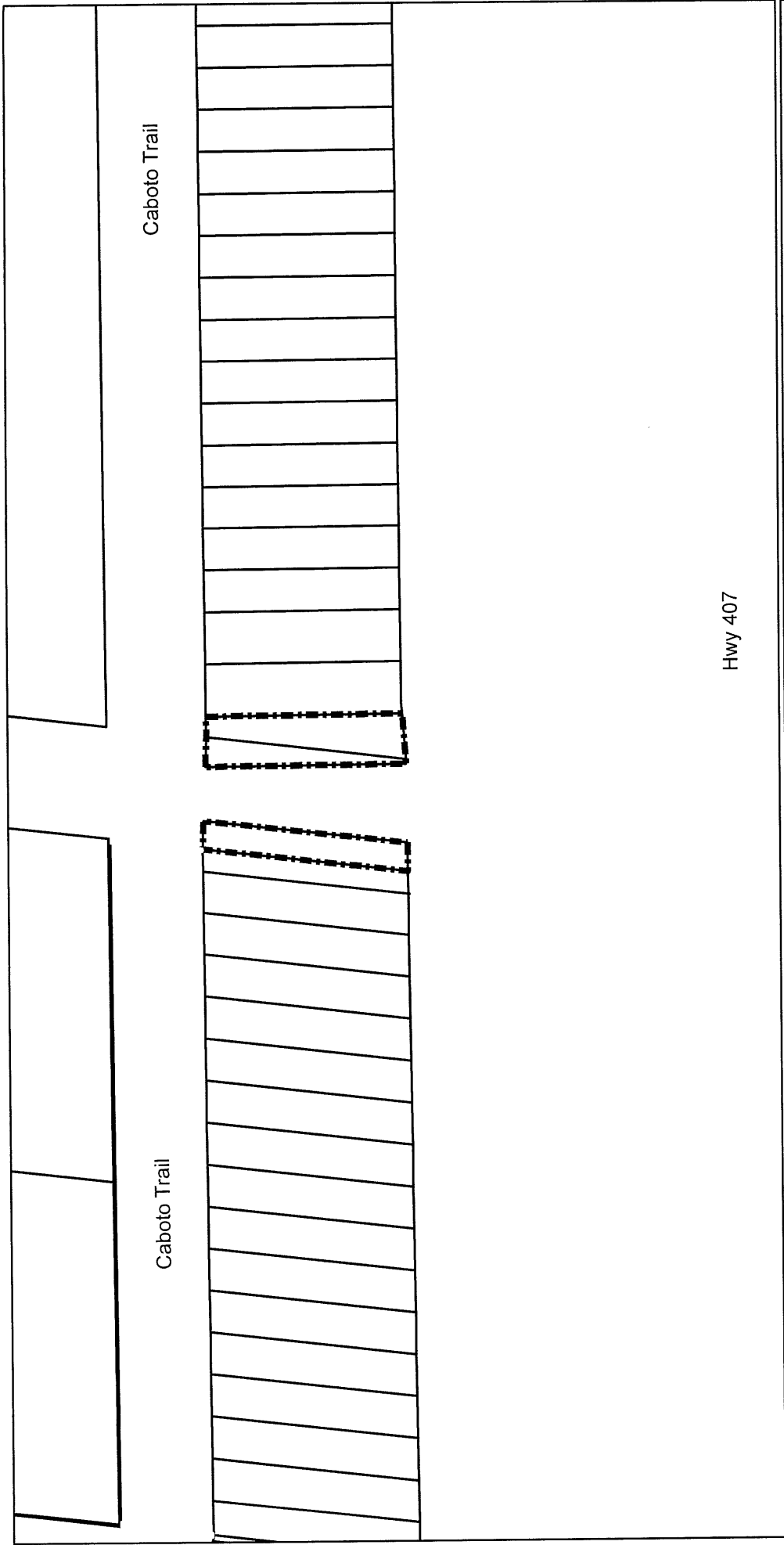


FIGURE 34-1-14 TO THE SOUTH UNIONVILLE SECONDARY PLAN (PD 34-1)

Boundary of area covered by the policies in section 6.2.4.a)viii)
LAND USE DESIGNATION: Urban Residential - Medium Density 1 Housing