

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 236

To amend the Official Plan (Revised 1987), as amended, to incorporate an amendment to the policies for the Agriculture Planning District (Planning District No. 22)

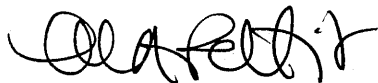
**1307307 Ontario Limited & 1307306 Ontario Limited
(Whittamore's Farm)**

May, 2016

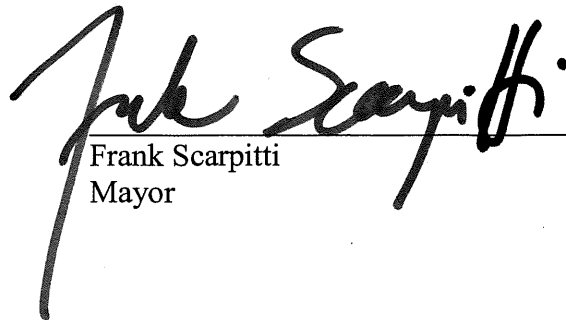
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CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 236

To amend the Official Plan (Revised 1987), as amended, to incorporate an amendment to the policies for the Agriculture Planning District (Planning District No. 22).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2016-46 in accordance with the Planning Act, R.S.O., 1990 c. P.13, as amended, on the 3rd day of May, 2016.



Martha Pettit
Deputy City Clerk



Frank Scarpitti
Mayor



By-law 2016-46

Being a by-law to adopt Amendment No. 236
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. 236 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 3, 2016.

Martha Pettit
Deputy City Clerk

Frank Scarpitti
Mayor

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 236)

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, including Schedule “A” attached thereto, constitutes Amendment No. 236 to the Official Plan (Revised 1987), as amended, for the Agricultural Planning District (Planning District No. 22). Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to Part of Lots 1 and 2, Concession 10 in the City of Markham. The subject lands are currently part of two larger agricultural properties, located on the west side of Eleventh Concession Road, north of Steeles Avenue. The subject lands are 3.0 ha (7.4 ac) in size and are developed with three existing single detached dwellings that are considered surplus to the farming operations of the two larger agricultural properties.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to facilitate the creation of three rural residential lots on the west side of Eleventh Concession, north of Steeles Avenue, each containing an existing non-farming single detached dwelling.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

Section 2.7.3 d ii) of the Official Plan (Revised 1987), as amended, stipulates that an Official Plan Amendment is required for the creation of non-farm residential lots within the AGRICULTURE designation. Approval of applications for an amendment is conditional upon justification of a non-agricultural use, as required in Section 3.7.7 of the Official Plan (Revised 1987), to the satisfaction of Council.

As noted above, the purpose of the Official Plan Amendment is to facilitate the creation of three rural residential lots, each containing an existing non-farming dwelling. The severance application will also facilitate a consolidation of the two retained agricultural parcels of land into one agricultural holding that will also include one existing farmhouse. In accordance with Section 3.7.7 of the Official Plan (Revised 1987), the proposal has been reviewed and addresses policies regarding the need, location, and impact of the creation of the proposed rural residential lots to the satisfaction of City of Markham Council. Further, the proposal has been reviewed within the context of the Lot Creation policies in the Provincial Policy Statement (2014) and Provincial Greenbelt Plan (2005), which allows for the severance of residential lots surplus to the farming operations as a result of farm consolidation. The implementing zoning by-law will not permit any further new residential development on the consolidated agricultural holding. The proposed Official Plan Amendment is considered appropriate and good planning.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 236)

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 236 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 the addition of subsection 1 and the addition of Figure 22.11, attached as Schedule “A” hereto, in proximity to policy 4.3.22.2 1), as follows:

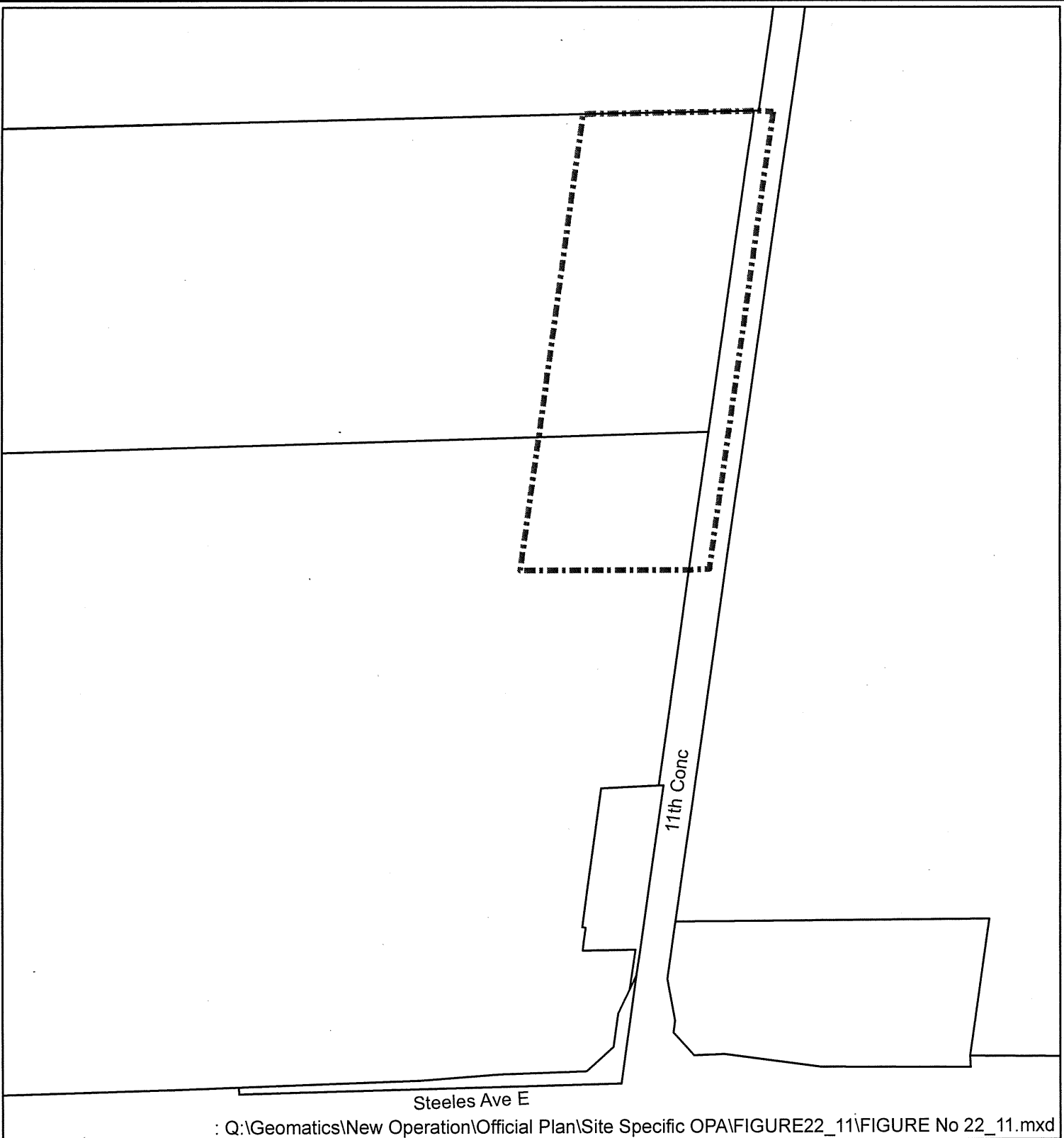
- “1) Part of Lots 1 and 2, Concession 10
(Official Plan Amendment 236)

Notwithstanding the provisions of subsection 2.7.3 c) and d) of this Plan, the severance of a 3.0 hectare area of land fronting onto Eleventh Concession Road shall be permitted from those lands comprising Part of Lots 1 and 2, Concession 10 as outlined on Figure 22.11 hereto to facilitate the creation of three lots to accommodate the three legally established rural residential dwellings with frontage along Eleventh Concession. This site specific policy shall be implemented by an amendment to Zoning By-law 304-87.”

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan (Revised 1987), 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.



: Q:\Geomatics\New Operation\Official Plan\Site Specific OPA\FIGURE22_11\FIGURE No 22_11.mxd

FIGURE 22.11 SPECIFIC SITE AND AREA POLICIES CITY OF MARKHAM OFFICIAL PLAN (Revised 1987), AS AMENDED



Boundary of area subject to the policies in Section 4.3.22.2 I)
Land use designation: Agriculture 1