

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 235

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 13 to the Armadale East Secondary Plan
for part of the Armadale Planning District (Planning District No. 24)

DEL RIDGE (EAST MARKHAM) INC
(7325 Markham Road)

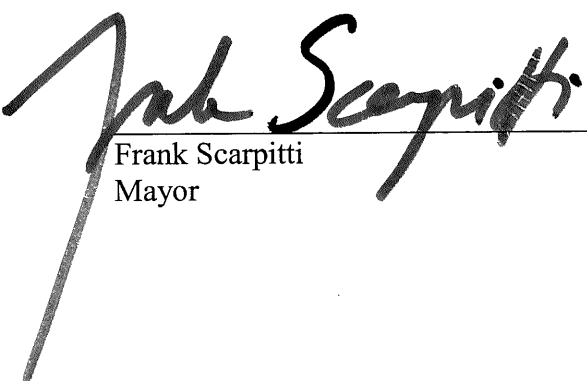
(April, 2016)

OFFICIAL PLAN
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CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 235

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 13 to the Armadale East Secondary Plan for part of the Armadale Planning District (Planning District No. 24).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2016-38, in accordance with the Planning Act, R.S.O., 1990 c P13, as amended, on the 5th day of April 2016.



Kimberly Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2016-38

Being a by-law to adopt Amendment No. 235
to the City of Markham Official Plan (Revised 1987), as amended

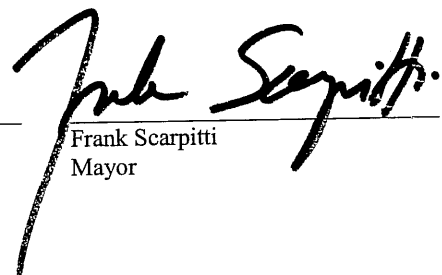
THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN
ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O.,
1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 235 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 April 5, 2016.



Kimberly Kitteringham
City Clerk



Frank Scarpitti
Mayor

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PART I – INTRODUCTION

(This is not an operative part of the Official Plan Amendment No. 235)

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 Schedules “A” and “B” attached hereto, constitutes Official Plan Amendment No. 235 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 13 to the Armadale East Secondary Plan (PD 24-2) for the Armadale East Planning District (Planning District No. 24). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III – THE SECONDARY PLAN AMENDMENT, including Schedules “C” and “D” attached hereto, constitutes, Amendment No. 13 to the Armadale East Secondary Plan (PD 24-2) for the Armadale East Planning District (Planning District No. 24). This Secondary Plan Amendment may be identified by the symbol PD 24-2-13. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment applies to a 2.22 hectare (5.5 acre) parcel of land, municipally known as 7325 Markham Road. The subject land is located at the south-east corner of Markham Road and New Delhi Drive.

3.0 PURPOSE

The subject property is designated “Community Amenity Area” which provides for a range of land uses including commercial and medium and high density residential uses. The purpose of this Amendment is to increase the allowable maximum density for residential uses on the subject property and to designate the 6 metre environmental buffer provided along the south and east property lines of the subject property as “Hazard Lands”.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The maximum net site density permitted through this amendment is supported by the proximity of the subject site to public transit and public amenities as well as the implementation of sustainable initiatives throughout the proposed development. An environmental buffer to the water channel to the south of the subject site is also provided.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 235)

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 235 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3(a) of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 235 to the list of amendments listed in the second sentence of the bullet item dealing with the Armadale East Secondary Plan PD 24-2, for part of the Armadale 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 9.2.6 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 235 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** Schedule ‘A’ – LAND USE of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating a portion of the subject lands from “Community Amenity Area” to “Hazard Lands” as shown on Schedule “A” attached hereto.
- 1.5** Schedule ‘H’ - COMMERCIAL/INDUSTRIAL CATEGORIES of the Official Plan (Revised 1987), as amended, is hereby amended by deleting “Community Amenity Area” from a portion of the subject lands as shown on Schedule “B” attached hereto.
- 1.6** No additional changes to the texts 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 the Armadale East Secondary Plan (PD 24-2). These changes are outlined in Part III which comprises Amendment No. 13 to the Armadale East Secondary Plan (PD 24-2).

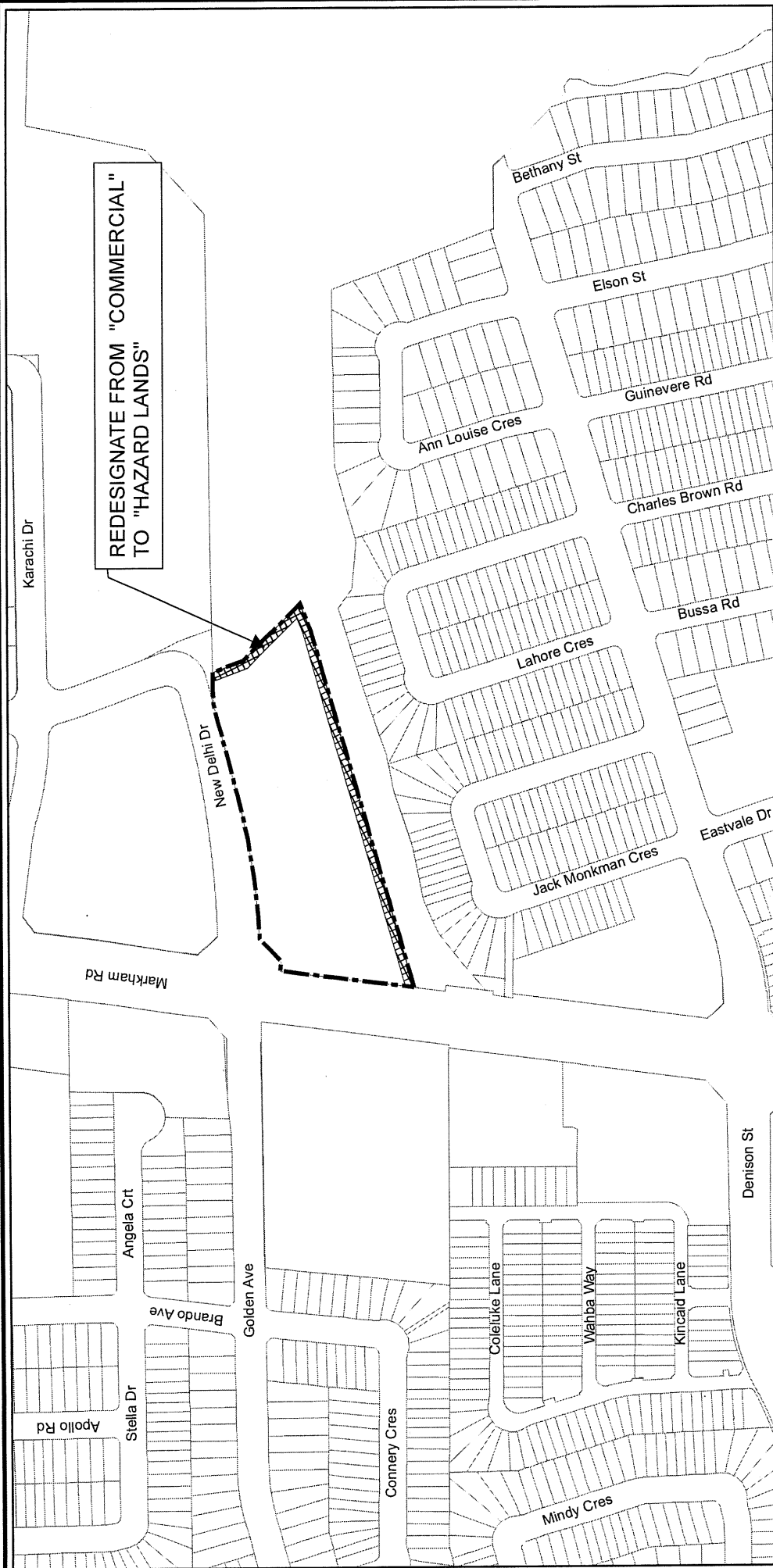
2.0 IMPLEMENTATION AND INTERPRETATION

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 and Site Plan Approval in conformity with the provisions of this Amendment.

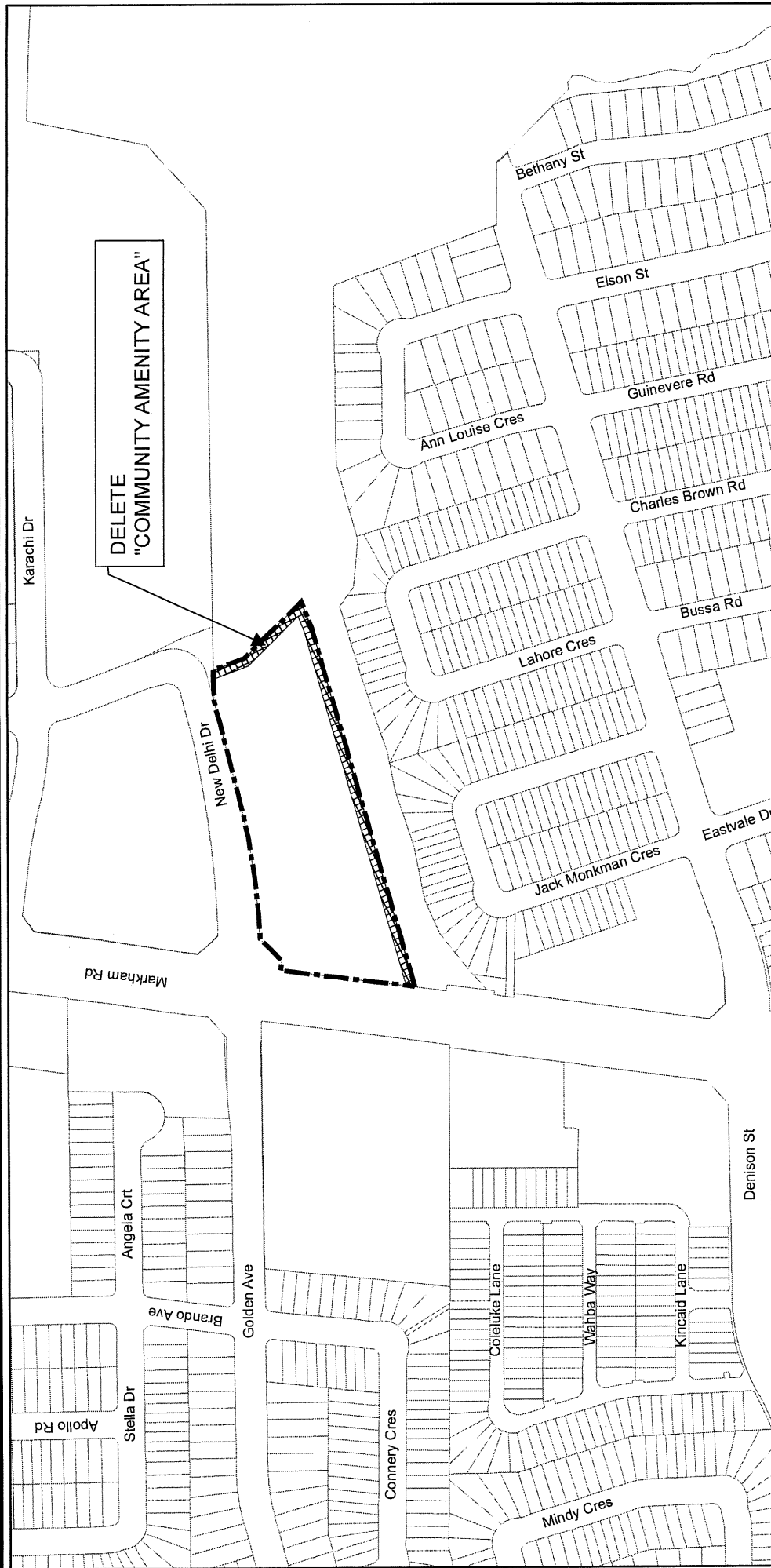
This Amendment to the Official Plan (Revised 1987), as amended is exempt from approval by the Region of York. Following adoption, notice of Council's decision will be given in accordance with the Planning Act, and the decision of Council is final, if a Notice of appeal is not received before or on the last day of 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 'A' - LAND USE CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT



AMENDMENT TO SCHEDULE 'H' - COMMERCIAL / INDUSTRIAL CATEGORIES CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

PART III- THE SECONDARY PLAN AMENDMENT (Pd 24-2-13)

(This is an operative part of the Official Plan Amendment No. 235)

PART III- THE SECONDARY PLAN AMENDMENT (PD 24-2-13)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 13 to the Armadale East Secondary Plan PD 24-2)

The Armadale East Secondary Plan (PD 24-2) for part of the Armadale Planning District (PD 24-2) is hereby amended as follows:

- 1.1 Schedule 'A'-1- Land Use and Schedule 'B'-1 – Detailed Land Use (Consolidated) are hereby amended by redesignating the lands as shown on Schedule "C" attached hereto.
- 1.2 Section 7.5.4 is hereby amended by the addition of the following subsection (j) and the addition of Figure 24-2-13 (attached hereto as Schedule "D") to be appropriately placed on the first page following the new subsection 7.5.4 (j):
 - "j) Notwithstanding Section 2.13 or Section 3.3.2 of the Official Plan, the 2.22 hectare (5.5 acre) parcel of land located at the south-east corner of Markham Road and New Delhi Drive and municipally known as 7325 Markham Road, as shown on Figure 24-2-13 and designated "Community Amenity Area" may be developed with a maximum net site density as follows:
 - a) 200 units per hectare for combined lands 'A' and 'B'(Phases 1 and 2);
 - b) 194 units per hectare for the lands shown as 'A'(Phase 1); and
 - c) 209 units per hectare for the lands shown as 'B' (Phase 2)."

2.0 IMPLEMENTATION AND INTERPRETATION

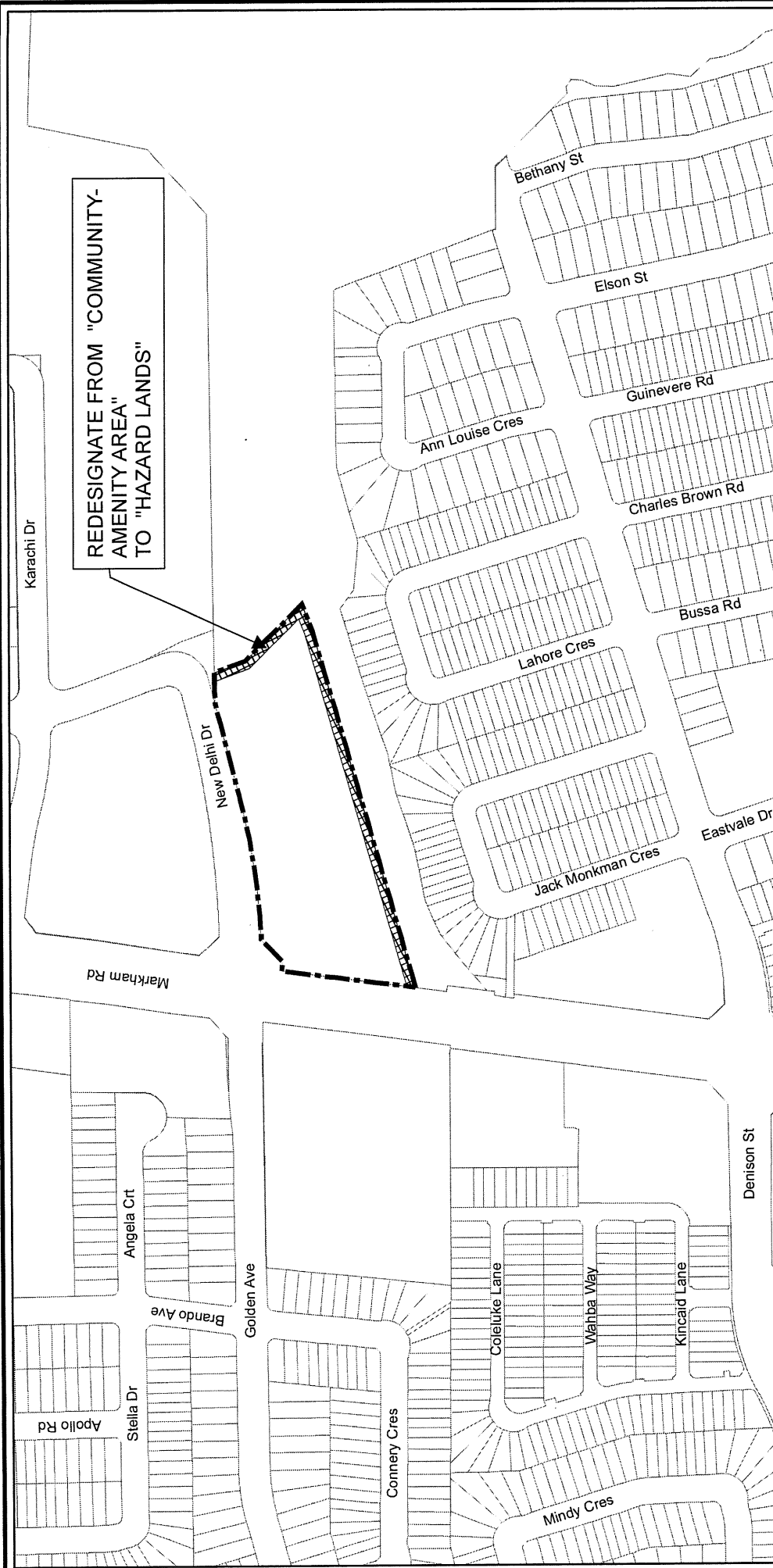
The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and Site Plan Approval in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised 1987), as amended, is exempt from 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.

April 2016



REDESIGNATE FROM "COMMUNITY-AMENITY AREA" TO "HAZARD LANDS"

AMENDMENT TO SCHEDULE 'A'-1 LAND USE AND SCHEDULE 'B' - 1- DETAILED LAND USE (CONSOLIDATED) TO THE ARMADALE EAST SECONDARY PLAN (PD 24-2), as amended, FOR PART OF THE ARMADALE PLANNING DISTRICT No. 24

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT

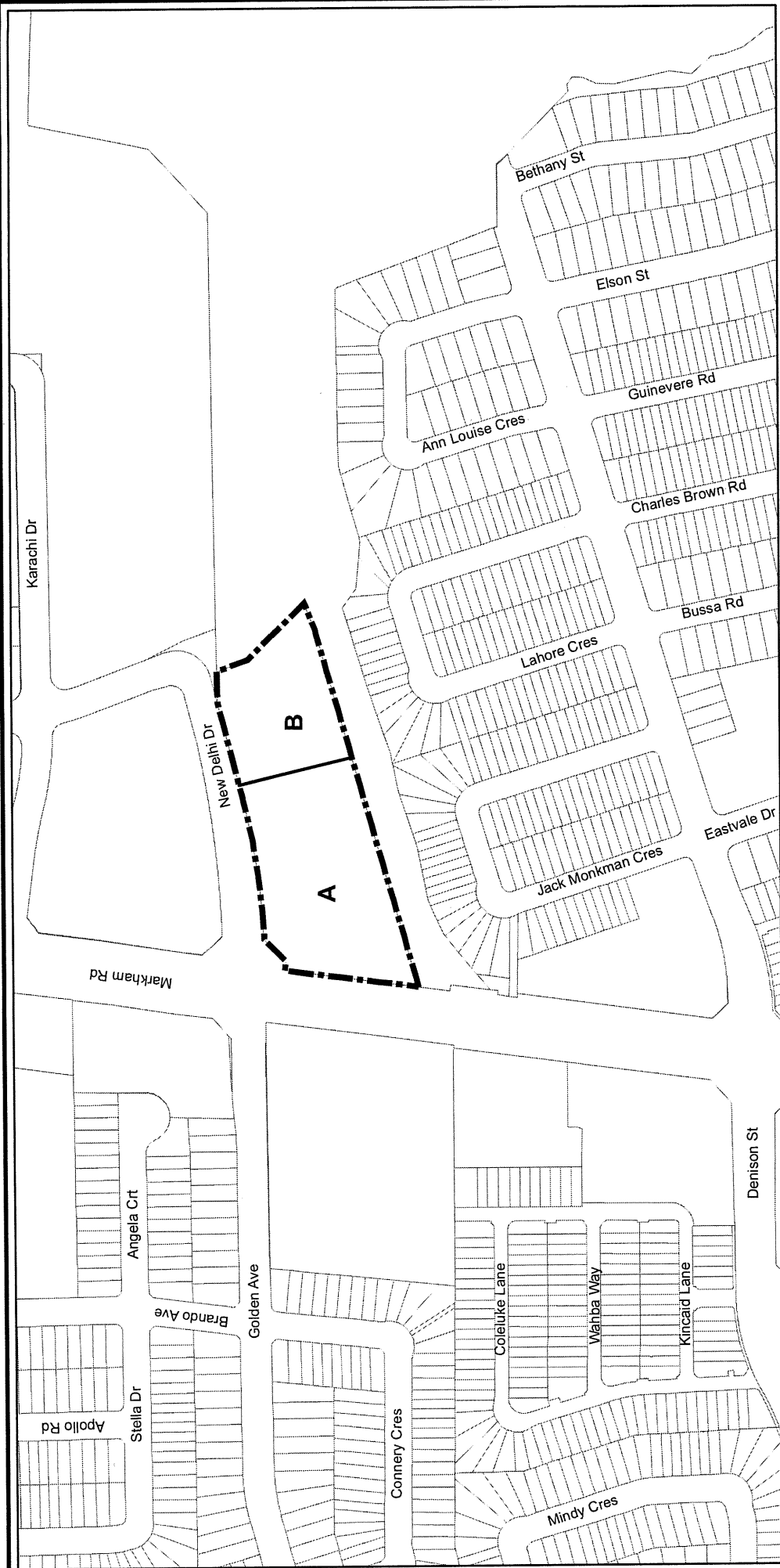


FIGURE 24-2-13
TO THE ARMADALE EAST SECONDARY PLAN (PD 24-2)

--- Boundary of area covered by the policies in section 7.5.4.j)

- ☐ A PHASE 1 LANDS
- ☐ B PHASE 2 LANDS