

OFFICIAL PLAN OF THE
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 234

To amend the City of Markham Official Plan (Revised 1987), as amended, to incorporate an amendment to the policies for the Victoria Square Planning District (Planning District No.14).


(Ebrahim Javady Torabi)


March, 2016

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To amend the City of Markham Official Plan (Revised 1987), as amended, to incorporate an amendment to the policies for the Victoria Square Planning District (Planning District No.14).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2016-31 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 22nd day of March, 2016.



Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2016-31

Being a By-law to adopt Amendment No. 234 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. 234 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 March 22, 2016.

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 | 8 |
| 3. | SCHEDULE "A" | |

PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 234)

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. 234 to the Official Plan (Revised 1987), Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment applies to Part of Lot 26 and Concession 3, municipally known as 2968 Elgin Mills Road East. The 0.2 ha. (0.5 ac.) site is located on the north side of Elgin Mills Road East, between Victoria Square Boulevard to the east and Duke of York Street to the west.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to allow semi-detached dwellings on the property.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands are proposed to be redeveloped for up to six (6) lane-based semi-detached dwellings that front onto Elgin Mills Road East. Vehicular access will be provided by a private lane connecting to an existing public lane that services the existing townhouse development to the west.

The site is designated ‘HAMLET’, and is subject to the HAMLET land use policies and Specific Site and Area policies for the Victoria Square Planning District which do not presently allow semi-detached dwellings. This Official Plan Amendment sets out a site-specific policy to allow semi-detached dwellings on the subject property. Semi-detached dwellings provide an appropriate transition of built form between the single detached dwellings to the east and townhouse dwellings to the west.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 234)

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 234 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 4.3.14.2 of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by adding the following new subsection d) and Figure 14.2, attached as Schedule "A" hereto, to be placed in close proximity to Section 4.3.14.2 d):

"d) 2968 Elgin Mills Road East
(Official Plan Amendment No.234)

In addition to provisions in Section 4.3.14.2 a), b) and c), lands designated HAMLET and municipally known as 2968 Elgin Mills Road East, as shown on Figure 14.2, may be zoned to permit semi-detached dwellings with vehicular access provided from a private lane."

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham 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 and Site Plan approval and other Planning Act approvals, 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.



Q:\Geomatics\New Operation\Official Plan\Site Specific OPA\FIGURE 14.2\FIGURE_14.2.mxd

FIGURE No. 14.2

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

 Boundary of area subject to the policies in section 4.3.14.2 d)
Land Use Designation: HAMLET

OFFICIAL PLAN AMENDMENT No. 234

PLANNING DISTRICT No.14



DEVELOPMENT SERVICES COMMISSION

SCHEDULE "A" TO OPA No. 234

Drawn By: CPW
Checked By: RC

DATE: 28/01/2016