

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. 8

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

*(Ebrahim Javady Torabi
2968 Elgin Mills Road East)*

March, 2016

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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. 2016-32 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 2016-32

Being a by-law to adopt Amendment No. 8 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. 8 to the City of Markham Official Plan 2014,
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, after the "City of Markham Official Plan,
Part 1" is in effect.

Read a first, second, and third time and passed on March 22, 2016.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 8)

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. 8. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to Part of Lot 26, Concession 3, municipally known as 2968 Elgin Mills Road East. The 0.2 ha (0.5 ac) property 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 also 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 with a driveway connecting to an existing public lane that services the existing townhouse development to the west.

The site is designated 'Residential Low Rise', and is subject to the Area Specific land use policies for the Historic Village of Victoria Square 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 existing 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. 8)

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Section 9.5 of the City of Markham Official Plan 2014, as amended, is hereby amended by adding a new subsection 9.5.9.5 and corresponding Figure 9.5.9.5 as follows:

“9.5.9.5 2968 Elgin Mills Road East

On the ‘Residential Low Rise’ lands at 2968 Elgin Mills Road East, as shown on Figure 9.5.9.5, semi-detached dwellings may also be permitted.



Figure 9.5.9.5”

- 1.2 Section 9.5.1 of the Official Plan 2014, as amended, is hereby amended by adding a new reference to Figure 9.5.9.5 on Figure 9.5.1 as follows:

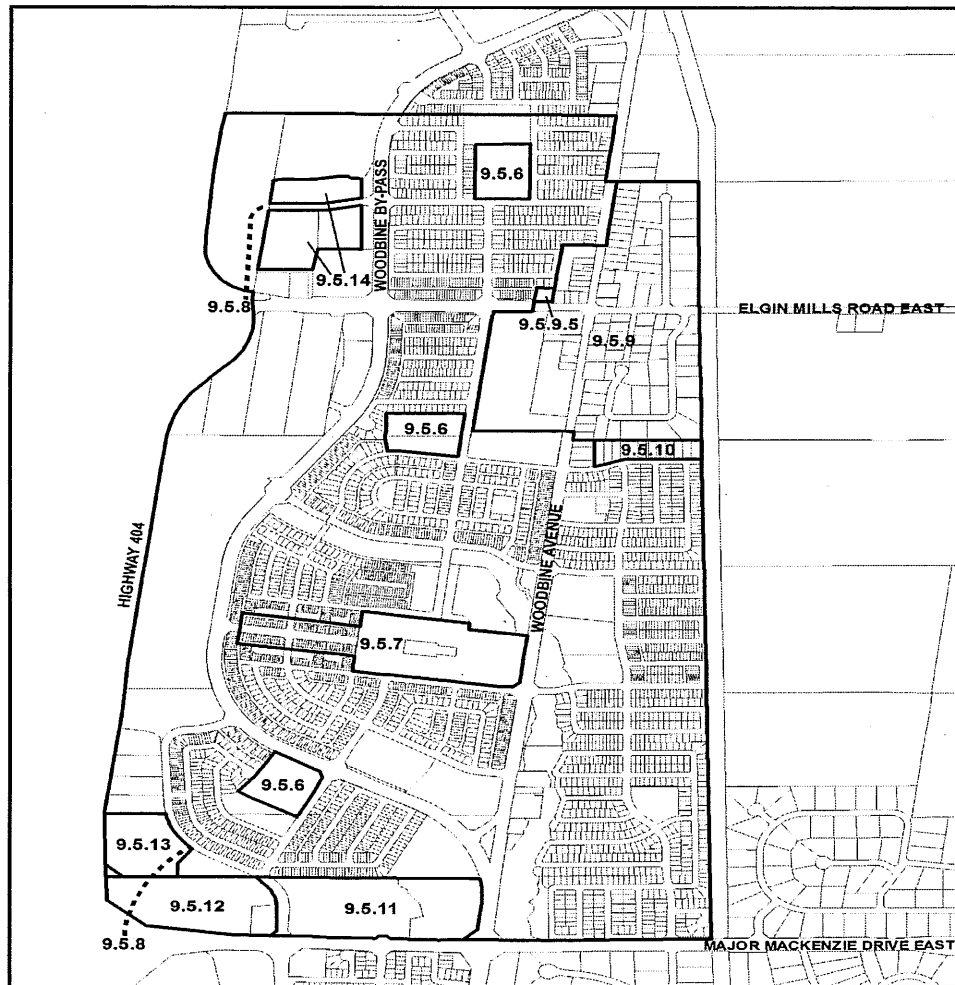


Figure 9.5.1

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 and other Planning Act approvals, 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.