



## **Explanatory Note**

### **By-law 2014-139**

**A By-law to amend By-law 177-96, as amended**

**Upper Unionville Inc.**

**Draft Approved Plan of Subdivision 19TM-12012**

**Part of the West Half of Lot 16, Concession 6**

#### **Lands Affected**

The proposed by-law amendment applies to a 6.742 ha (16.66 ac) parcel of land, located north of 16<sup>th</sup> Avenue, east of Kennedy Road.

#### **Existing Zoning**

The existing zoning of the lands is:

Residential Two\*456\*516(Holding) [R2\*456\*516(H)]

Residential Two\*456\*518(Holding) [R2\*456\*518(H)]

Residential Two\*456\*457\*517\*518(Holding) [R2\*456\*457\*517\*518(H)]

Residential Two\*456\*458\*517\*518(Holding) [R2\*456\*458\*517\*518(H)]

Community Amenity Three\*515 (Holding) [CA3\*515(H)]

#### **Purpose and Effect**

The purpose and effect of this By-law amendment is to remove the Holding Provision from the zoning of the subject lands, to permit the development of 8 detached dwellings, 16 semi-detached dwellings, 130 townhouse dwellings and 18 live/work dwellings in accordance with the applicable zone standards.

The applicable servicing allocation conditions for the removal of the Holding Provision have been met to the satisfaction of the City and Region of York.



## BY-LAW 2014-139

A By-law to amend By-law 177-96, as amended  
(Removal of Holding (H) Provision)

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The Council of The Corporation of the City of Markham hereby enacts as follows:

1. By-law 177-96, as amended, is hereby further amended as follows:
  - 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto from:

Residential Two\*456\*516(Holding) [R2\*456\*516(H)] to  
Residential Two\*456\*516 [R2\*456\*516];


Residential Two\*456\*518(Holding) [R2\*456\*518(H)] to  
Residential Two\*456\*518 [R2\*456\*518];


Residential Two\*456\*457\*517\*518(Holding)  
[R2\*456\*457\*517\*518(H)] to Residential Two\*456\*457\*517\*518  
[R2\*456\*457\*517\*518];

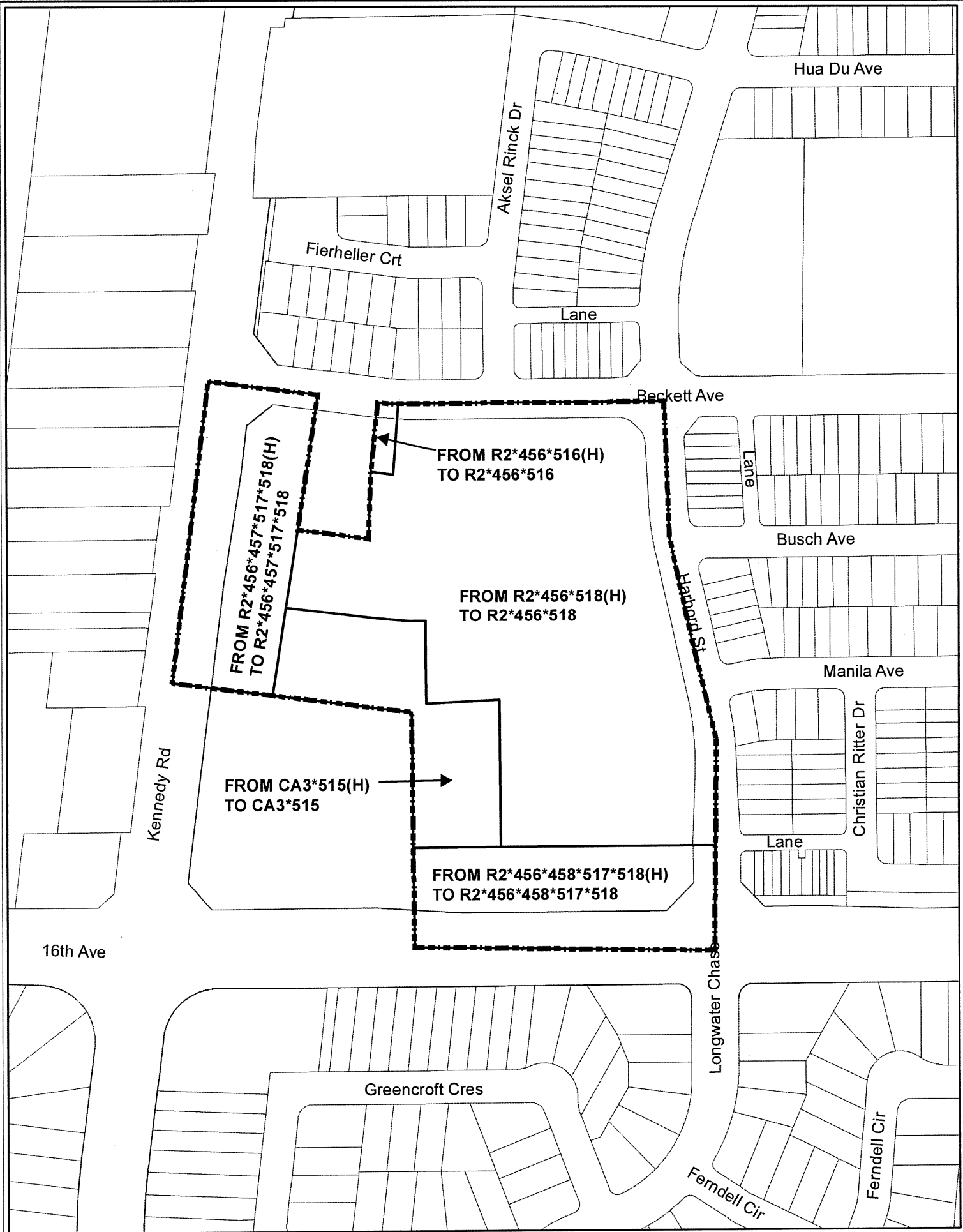
Residential Two\*456\*458\*517\*518(Holding)  
[R2\*456\*458\*517\*518(H)] to Residential Two\*456\*458\*517\*518  
[R2\*456\*458\*517\*518]; and

Community Amenity Three\*515 (Holding) [CA3\*515(H)] to  
Community Amenity Three\*515 [CA3\*515].
2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

Read a first, second, and third time and passed on September 23 and 24, 2014.

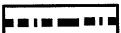
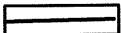
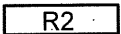
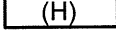

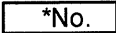
  
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

  
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Frank Scarpitti  
Mayor


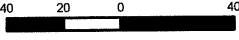


# BY-LAW SCHEDULE "A " TO BY-LAW 2014-139

AMENDING BY-LAW 177-96 DATED Sept. 23 & 24, 2014

- |   |  |  |                                 |
|---|--|--|---------------------------------|
|  | BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE |   | BOUNDARY OF ZONE DESIGNATION(S) |
|  | RESIDENTIAL TWO                                  |  | HOLDING PROVISION               |
|  | COMMUNITY AMENITY THREE                          |  | EXCEPTION SECTION NUMBER        |

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 MARKHAM DEVELOPMENT SERVICES COMMISSION  40 20 0 40 Meters Drawn By: CPW Checked By: DB DATE: 29/08/2014

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office