



EXPLANATORY NOTE

BY-LAW 2014-52

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

**Mackenzie Builders and Developers Ltd.
CON 7 PT LOT 20, Part 30, Plan 65R-33845
Draft Plan 19TM-12005**

Lands Affected

The proposed by-law amendment applies to a 1.28 ha (3.16 ac) parcel of land, located on the south side of Major Mackenzie Drive East, west of Mingay Avenue and north of Fred McLaren Boulevard.

Existing Zoning

The lands subject to this amendment are currently zoned under By-law 177-96, as follows:

Residential Two*185 (Hold) R2*185(H)

The intent of the Hold provision is to ensure that development does not occur prior to sufficient servicing allocation being available. The applicable condition for the removal of the Holding provision has been met to the satisfaction of the City.

Purpose and Effect

The purpose and effect of this By-law is to amend the above-noted Zoning By-law in order to remove the Holding provision on the subject lands to permit the development of 20 single detached units and 16 townhouse dwellings for a total of 36 units in accordance with the applicable zone standards.



BY-LAW 2014-52

A By-law to amend By-law 177-96, as amended
(To remove a Holding zone provision)

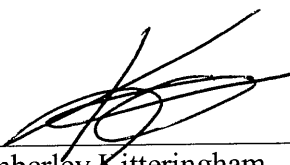
THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. That By-law 177-96, as amended, be and the same is hereby further amended as follows:
 - 1.1 By zoning the lands from:


Residential Two*185 (Hold)	R2*185(H), to
Residential Two*185	R2*185,

as shown on Schedule 'A' attached hereto.
- 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 April 30, 2014.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

Major Mackenzie Dr E

Greenspire Ave

FROM R2*185(H)
TO R2*185

Mingay Ave

Collier Cres

Hammersly Blvd

Hammersly Blvd

Kindy St

Fred McLaren Blvd

Titus St

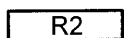
Willow St

Furrow St

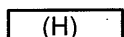
BY-LAW SCHEDULE 'A' TO BY-LAW 2014-52 AMENDING BY-LAW 177-96 DATED April 30, 2014



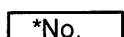
BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE



RESIDENTIAL TWO



HOLDING PROVISION

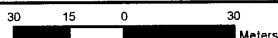


EXCEPTION SECTION NUMBER

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DEVELOPMENT SERVICES COMMISSION



Drawn By: CPW

Checked By: SC

DATE: 04/17/2014

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