



**EXPLANATORY NOTE**

**BY-LAW 2014-56**

**A By-law to amend By-laws 304-87, as amended**  
(to delete lands from the designated area of By-law 304-87)  
**and to amend By-law 177-96, as amended**  
(to incorporate lands into the designated area of By-law 177-96)

**Digram Developments Inc. & Humboldt Properties Ltd.**  
**Part of Lot 20, Concession 8**  
**Greensborough Community**

**Lands Affected**

The proposed by-law amendment applies to two adjacent properties. The first property, owned by Digram Developments Inc, is approximately 0.73 ha (1.80 ac) in size. The second property, owned by Humboldt Properties Ltd, is approximately 1.3 ha (3.2 ac) in size. The total land area of the two properties is approximately 2.03 ha (5.02 ac). These properties are located on south side of Donald Cousens Parkway and east side of Delray Drive, within the Greensborough community.

**Existing Zoning**

The Digram lands are presently zoned Rural Residential Four (RR4) under By-law 304-87, as amended. The Humboldt lands are zoned in accordance with By-law 177-96, as amended, as follows:

Residential Two*133*207	R2*133*207
Residential Two – Special*134*207	R2-S*134*207
Residential Two – Special*134*205*207	R2-S*134*205*207

**Purpose and Effect**

This By-law will delete the Digram lands from the area zoned by By-law 304-87, as amended, to incorporate them into appropriate Residential and Open Space Zone categories within By-law 177-96, as amended. The By-law will also rezone the Humboldt lands to add an exception zone to the Residential Zone categories, and allow for an exchange of part lots between the two property owners to create complete residential development lots. The proposed Zone categories are:

Residential Two	R2
Residential Two – Special	R2-S
Residential Two*133*207*394	R2*133*207*394
Residential Two – Special*134*207*394	R2-S*134*207*394
Residential Two – Special*134*205*207*394	R2-S*134*205*207*394
Open Space One	OS1

The effect of the By-law amendment is that two draft plans of subdivision comprised of a total of 33 single detached dwelling units will be permitted on the subject lands.



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

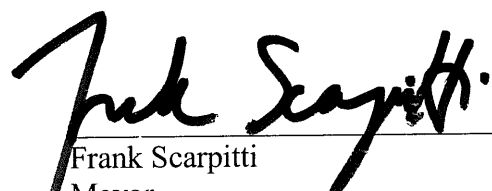
1. That By-law 304-87, as amended, is hereby further amended by deleting the lands shown on Schedule 'A'; attached hereto, from the designated area of By-law 304-87, as amended.
2. That By-law 177-96, as amended, is hereby further amended as follows:
  - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule 'A' attached hereto, and by zoning the lands:

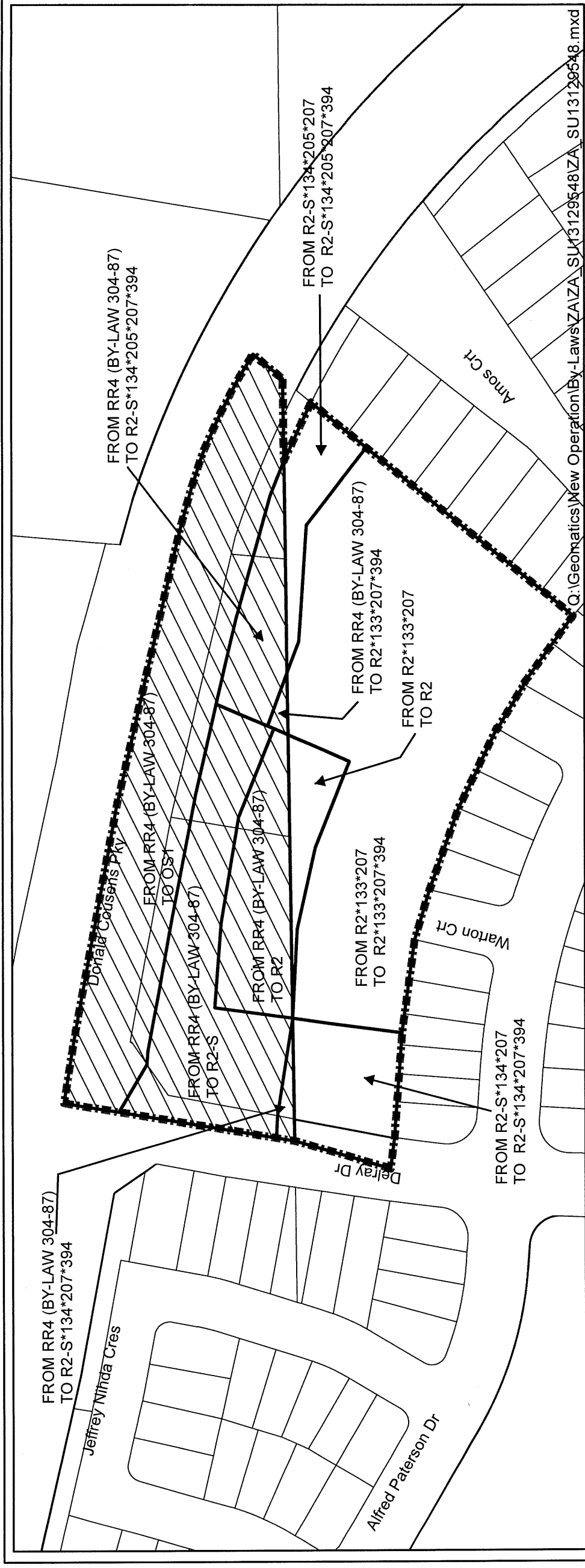
Residential Two	R2,
Residential Two – Special	R2-S
Residential Two*133*207*394	R2*133*207*394,
Residential Two – Special*134*207*394	R2-S*134*207*394, and
Residential Two – Special *134*205*207*394	R2-S*134*205*207*394
Open Space One	OS1
  - 2.2 By rezoning the lands as shown on Schedule 'A' attached hereto:

from Residential Two *133*207	R2*133*207,
to Residential Two	R2,
from Residential Two*133*207	R2*133*207,
to Residential Two*133*207*394	R2*133*207*394,
from Residential Two – Special*134*207	R2 – S*134*207,
to Residential Two – Special*134*207*394	R2 - S*134*207*394, &
from Residential Two – Special*134*205*207	R2 - S*134*205*207,
to Residential Two – Special*134*205*207*394	R2 -S*134*205*207*394
3. 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.

  
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Kimberley Kitteringham  
City Clerk

  
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Frank Scarpitti  
Mayor



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# BY-LAW SCHEDULE "A" TO BY-LAW 2014-56

## AMENDING BY-LAWS 304-87 AND 177-96 DATED April 30, 2014

BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE TO BE DELETED FROM 304-87 AND ADDED TO 177-96 ☒ BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

☐ BOUNDARY OF ZONE DESIGNATION(S)

- ☐ RR4 RURAL RESIDENTIAL FOUR
- ☐ R2-S RESIDENTIAL TWO- SPECIAL

- ☐ R2 RESIDENTIAL TWO
- ☐ OS1 OPEN SPACE ONE

☐ \*(No) EXCEPTION NUMBER