



EXPLANATORY NOTE

BY-LAW 2013-40

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

**1473092 Ontario Ltd.
Part of Lots 16 and 17, Concession 9, Plan 65M-4362
Cornell Community**

Lands Affected

The proposed by-law amendment applies to a 2.2 ha (5.4 ac) parcel of land, located on the south side of Donald Cousens Parkway, east of Country Glen Road and north of Bur Oak Avenue.

Existing Zoning

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

Residential Two*190*210*388 (Hold)	R2*190*210*388(H1)
Residential Two*190*210*344 (Hold)	R2*190*210*344(H1)
Residential Two*190*210*389 (Hold)	R2*190*210*389(H1)

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 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 48 single detached units and 28 semi-detached units (14 semi-detached lots) for a total of 76 units in accordance with the applicable zone standards.



BY-LAW 2013-40

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

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*190*210*388 (Hold)	R2*190*210*388(H1)
Residential Two*190*210*344 (Hold)	R2*190*210*344(H1)
Residential Two*190*210*389 (Hold)	R2*190*210*389(H1)

to

Residential Two*190*210*388	R2*190*210*388
Residential Two*190*210*344	R2*190*210*344
Residential Two*190*210*389	R2*190*210*389

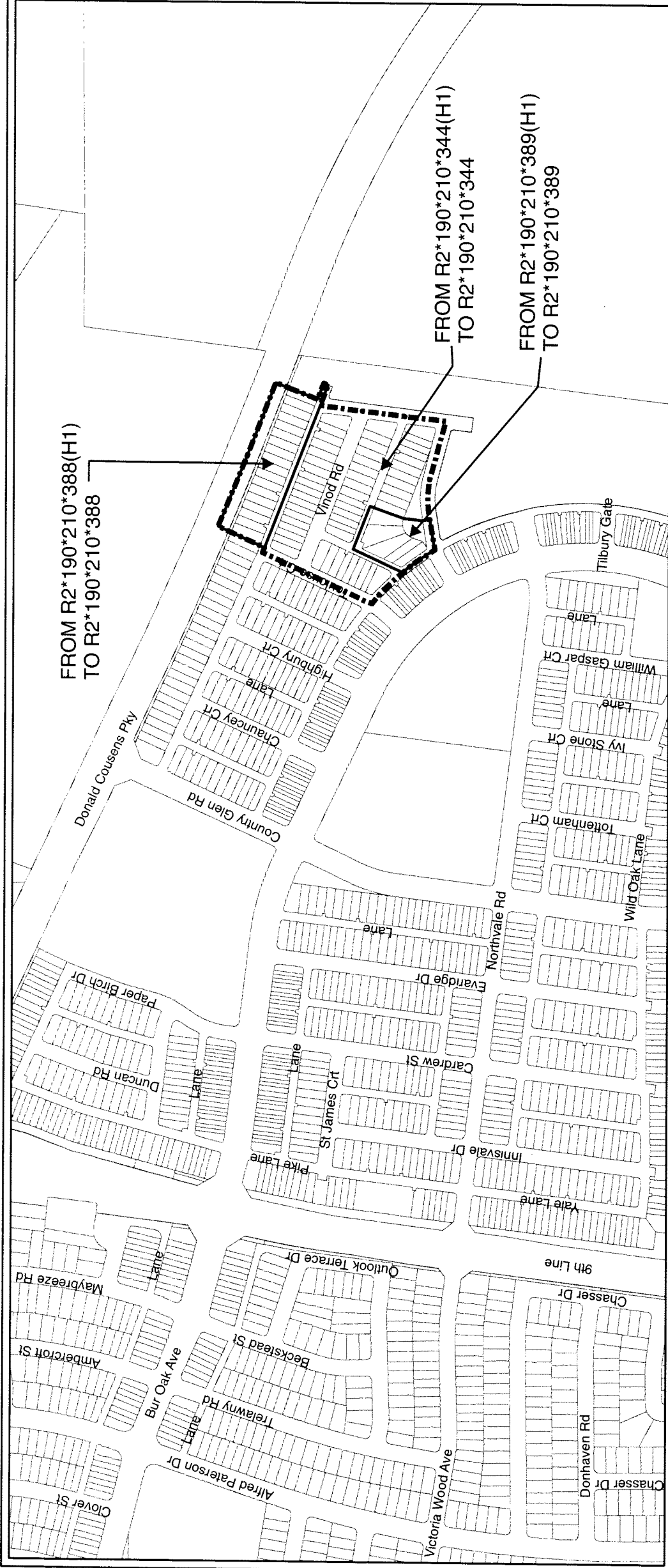
as shown on Schedule 'A' attached hereto.

- - 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 THIS
16TH DAY OF APRIL, 2013.

MARTHA PETTIT
ACTING CITY CLERK

FRANK SCARPITTI
MAYOR



BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 177-96



- ☒ BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
- ☒ BOUNDARY OF ZONE DESIGNATION(S)

☐ R2 ☐ RESIDENTIAL TWO ☐ (H1) ☐ HOLD PROVISION ONE ☐ *No. ☐ EXCEPTION SECTION NUMBER

BY-LAW AMENDMENT No. 2013-40	PASSED APRIL 16, 2013	<i>Paul Sanyth</i> (MAYOR)	<i>Carol</i> (CLERK)
MARKHAM DEVELOPMENT SERVICES COMMISSION		Drawn By: CPW	Checked By: SC
NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the Town of Markham Clerk's Office		DATE: 03/07/2013	