



EXPLANATORY NOTE

BY-LAW 2013-20

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

**Amber Plain Investments Limited
5443 Major Mackenzie Drive East
Wismer Commons Community**

Lands Affected

The proposed by-law amendment applies to a 2.4 ha (5.9 ac) parcel of land, located on the south side of Major Mackenzie Drive East, east of Roy Rainey Avenue and west of Mingay Avenue.

Existing Zoning

The lands subject to this amendment are currently zoned Residential Two (Hold) [R2(H)] under By-law 177-96, as amended. 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 17.5 single detached units and 50 semi-detached units (25 semi-detached lots) for a total of 67.5 units in accordance with the applicable zone standards.



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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 (Hold) | R2(H) |
| to | |
| Residential Two | R2 |

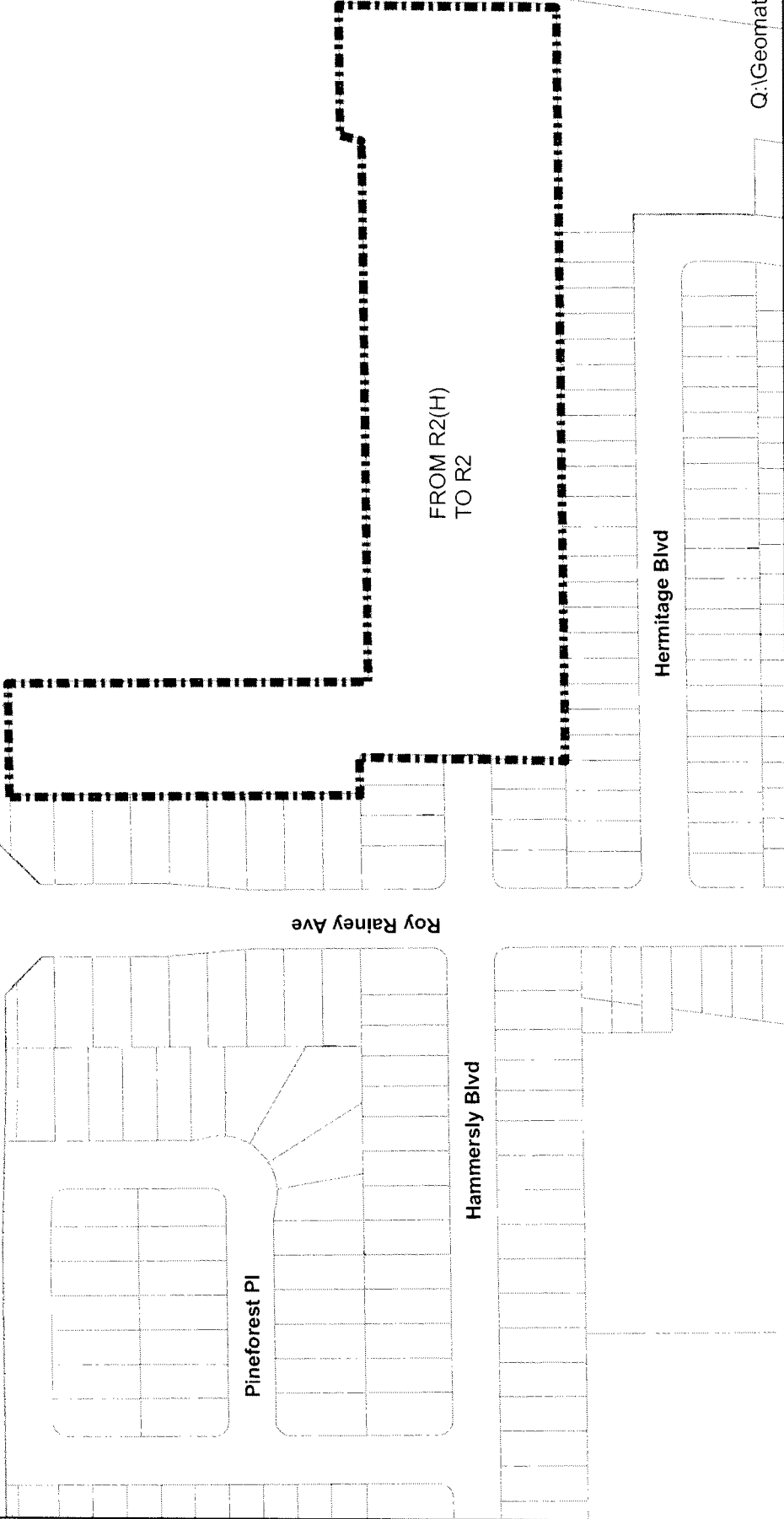
as shown on Schedule 'A' attached hereto.
- 2 All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
26TH DAY OF FEBRUARY, 2013.

MARTHA PETTIT
ACTING CITY CLERK

FRANK SCARPITTI
MAYOR

Major Mackenzie Dr E



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

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

☐ R2 RESIDENTIAL TWO ☐ (H) HOLDING PROVISION

BY-LAW AMENDMENT No. 2013-20 PASSED FEBRUARY 26, 2013

 MARKHAM DEVELOPMENT SERVICES COMMISSION

John Sangalli (MAYOR)

W. A. Peltier (CLERK)

Checked By: SK

Drawn By: DD

DATE: 02/06/13

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