



EXPLANATORY NOTE

BY-LAW 2012-189

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

**Wykland Estates Inc.
South of 16th Avenue west of Cornell Centre Blvd
Cornell Community
19TM-10002**

Lands Affected

The proposed by-law amendment applies to a 23.1 ha (57.2 ac) parcel of land located on the south side of 16th Avenue, west of Cornell Centre Blvd..

Existing Zoning

The lands subject to this amendment are currently zoned:

Residential Two*190 (Hold) [R2*190 (H)]
Residential Two*190*465 (Hold) [R2*190*465 (H)]
Residential Two*190*432 (Hold) [R2*190*432 (H)]

by By-law 177-96, as amended. The intent of the Hold provision is to ensure that development does not occur prior to servicing allocation being available. The Council of the City of Markham approves servicing allocation to the lands that are not dependent upon the construction of Regional infrastructure.

Consequently, the applicable condition for the removal of the Holding provision has been met to the satisfaction of the Town.

Purpose and Effect

The purpose and effect of this proposed by-law amendment is to remove the Holding provision on the subject lands to permit the development of 208 single detached units, 94 semi-detached units and 150 townhouse units for a total of 452 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:

1.0 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 (Hold) [R2*190 (H)]
Residential Two*190*465 (Hold) [R2*190*465 (H)]
Residential Two*190*432 (Hold) [R2*190*432 (H)]

to

Residential Two*190 [R2*190]
Residential Two*190*465 [R2*190*465]
Residential Two*190*432 [R2*190*432]

as shown on Schedule 'A' attached hereto.

2.0 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 OCTOBER, 2012.

MARTHA PETTIT
ACTING CITY CLERK

FRANK SCARPITTI
MAYOR

