



EXPLANATORY NOTE

TO BY-LAW 2012-176

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

**2271850 Ontario Limited (Vetmar Ltd)
CON 3 PT LOT 27 PT LOT 28
19TM-07001**

Lands Affected

The proposed by-law amendment applies to lands situated on the west side of Woodbine Avenue, south of Woodbine Avenue By-pass, north of Elgin Mills Road East.

Existing Zoning

The lands subject to this By-law are presently zoned:

Residential Two Special (Hold) [R2-S (H)]
Residential Two Special *400 (Hold) [R2-S*400 (H)]
Residential Two Special *401 (Hold) [R2-S*401 (H)]
Residential Two Special *402 (Hold) [R2-S*402 (H)]

by By-law 177-96, as amended.

Purpose and Effect

The purpose of this By-law is to remove the Holding Provision appended to the zoning of the subject property to permit residential development on the subject lands.

The applicable conditions for the removal of the Hold Provision have been met to the satisfaction of the Town, as follows:

- a) This By-law shall not come into effect until the Town of Markham receives either written confirmation from the Region of York that the expected completion of the Duffin Creek Water Pollution Control Plant expansion project and the YDSS Flow Control Structures project will be within six (6) months or a similar clearance letter from the Region to this effect, to the satisfaction of the Town;

This condition has now been satisfied.

EFFECT OF THE BY-LAW

The effect of the By-law is to permit the development of 30 single detached units, 114 semi-detached units, 38 townhouse units, and 19 townhouse units with private drive access.



BY-LAW 2012-176

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:

1.0 By-law 177-96, as amended, be and the same is hereby further amended as follows:

1.1 By rezoning the lands outlined in Schedule "A" hereto from:

Residential Two Special (Hold) [R2-S (H)]
Residential Two Special *400 (Hold) [R2-S*400 (H)]
Residential Two Special *401 (Hold) [R2-S*401 (H)]
Residential Two Special *402 (Hold) [R2-S*402 (H)]

to:

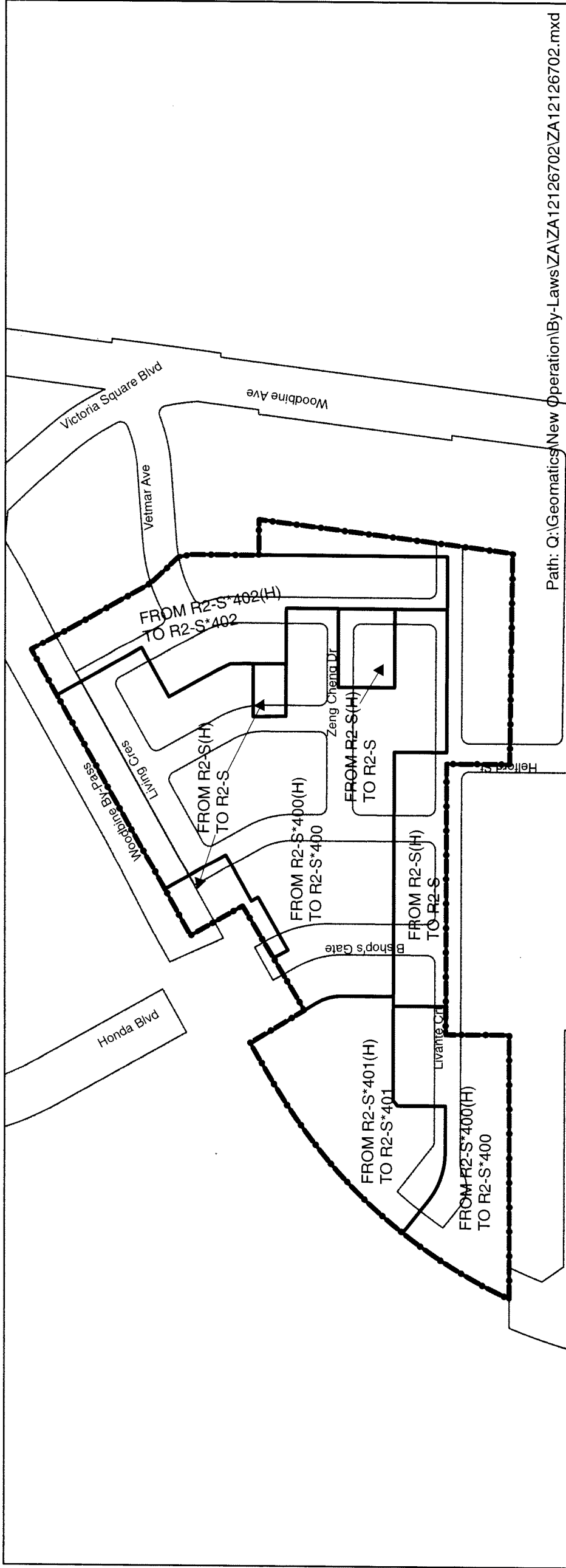
Residential Two Special R2-S
Residential Two Special R2-S*400
Residential Two Special R2-S*401
Residential Two Special R2-S*402

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
12TH DAY OF SEPTEMBER, 2012.

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) ☐ EXCEPTION NUMBER ☐ RESIDENTIAL TWO-SPECIAL ☐ HOLDING PROVISION

BY-LAW AMENDMENT No. 2012-176 PASSED SEPTEMBER 12, 2012 *Paul Serpich* (MAYOR) *Deborah* (CLERK)