



EXPLANATORY NOTE

TO BY-LAW 2012-156

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

Dovcom Realty Inc.

Part of Lot 19, Concession 7

Draft Plan of Subdivision 19TM-02009

Phase 4

Wismer Commons Community

Lands Affected

This By-law amendment applies to approximately 5.79 hectares (14.3 acres) of land located on the north east corner of Castlemore Avenue and Roy Rainey Avenue, Draft Plan of Subdivision 19TM-02009.

Existing Zoning

The lands subject to this By-law are presently zoned Residential Two - (Holding One) [R2*421(H1)] under By-law 177-96, as amended by By-law 2010-109.

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

- a) The Council of the Town of Markham has approved servicing allocation to the lands that are not dependent upon construction of Regional infrastructure.

Purpose of By-law

The purpose of this By-law is to remove the Holding Zone provision on the subject lands.

Effect of By-law

The effect of this By-law is to remove the Holding Zone provision, to permit the construction of 18 single detached dwelling units and 11 townhouse dwelling units in accordance with the applicable development standards.

File No. 12 123881



BY-LAW 2012-156

A By-law to amend Zoning By-law 177-96, as amended
(To remove a hold provision)

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

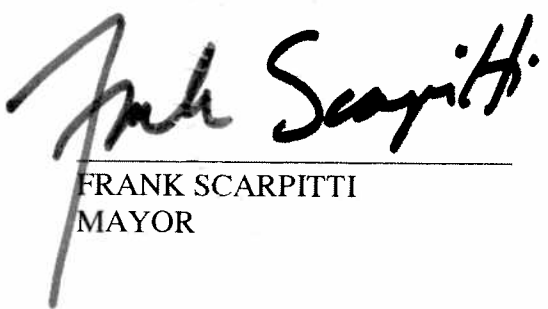
1. That By-law 177-96, as amended, be further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto from:
Residential Two * 421 (Hold One) [R2*421 (H1)]

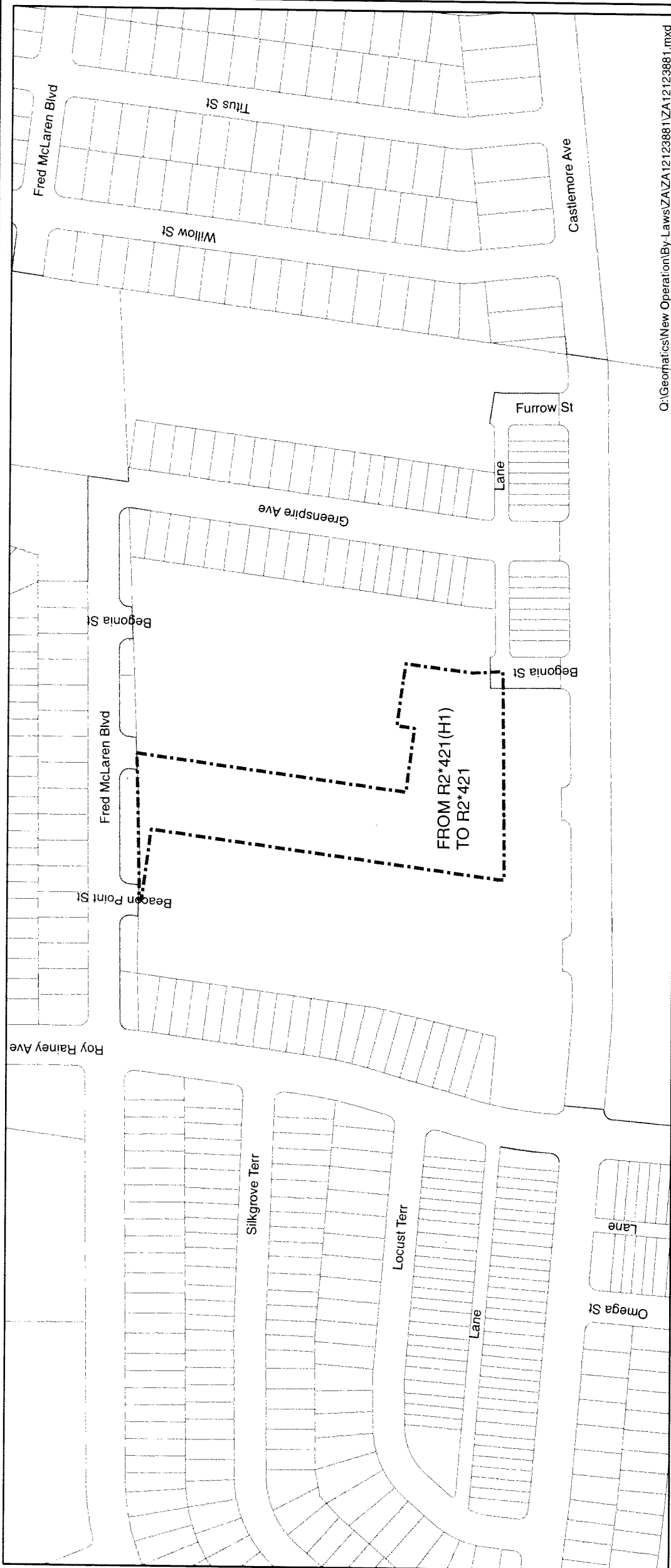
To

Residential Two * 421 [R2*421]
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 AND 27TH DAY OF JUNE, 2012.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR



Q:\Geonatics\New Operation\By-Laws\ZA\ZA12123881\ZA12123881.mxd

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

☐ *(No) ☐ EXCEPTION NUMBER

Paul Serpiti

BY-LAW AMENDMENT No. 2012-156 PASSED JUNE 26th AND 27th, 2012

(MAYOR) (CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: Checked By: DATE:

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