



EXPLANATORY NOTE

BY-LAW 2012-162
A By-law to amend By-law 177-96, as amended

Castan Avenue (Aurelio Filice)
Parts of Lot 6, Registered Plan 2196
South Unionville Planning District
19TM-10005

Lands Affected
The proposed By-law amendment applies to a 1.3 ha (3.2 ac) parcel of land situated on the south side of Castan Avenue, east of Harry Cook Drive, within the South Unionville Planning District.

Existing Zoning
The lands are zoned Rural Residential One (RR1) by By-law 304-87, as amended.

Purpose and Effect
The purpose and effect of this By-law amendment is to incorporate the lands into appropriate zone categories within By-law 177-96, as amended. The proposed zone categories are:

Residential Two*31	R2*31
Residential Two*31 (Hold)	R2*31 (H)
Residential Two- <i>Lane Access</i> (Hold)	R2-LA (H)

This amendment will facilitate the development of single-detached and townhouse dwellings on the subject lands once the Holding provision is removed.



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

1.0 That By-law 177-96, as amended, is hereby further amended as follows:

1.1 By expanding the designated area of By-law 177-96, as amended, to include the lands comprising Parts of Lot 6, Registered Plan 2196, as outlined on Schedule 'A' attached hereto.

1.2 By zoning the lands:

Residential Two*31 (R2*31)

Residential Two*31 (Hold) [R2*31 (H)]

Residential Two – *Lane Access* (Hold) [R2-LA (H)]

1.3 HOLDING PROVISIONS

For the purpose of this By-law, a Holding (H) provision is hereby established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbol.

No person shall hereafter *erect* or *alter* any *building* or *structure* on lands subject to the '(H)' provision for the purpose permitted under this By-law until an amendment to this By-law to remove the '(H)' provision has come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the (H) Holding provision, the following condition must be met to the satisfaction of the Town of Markham:

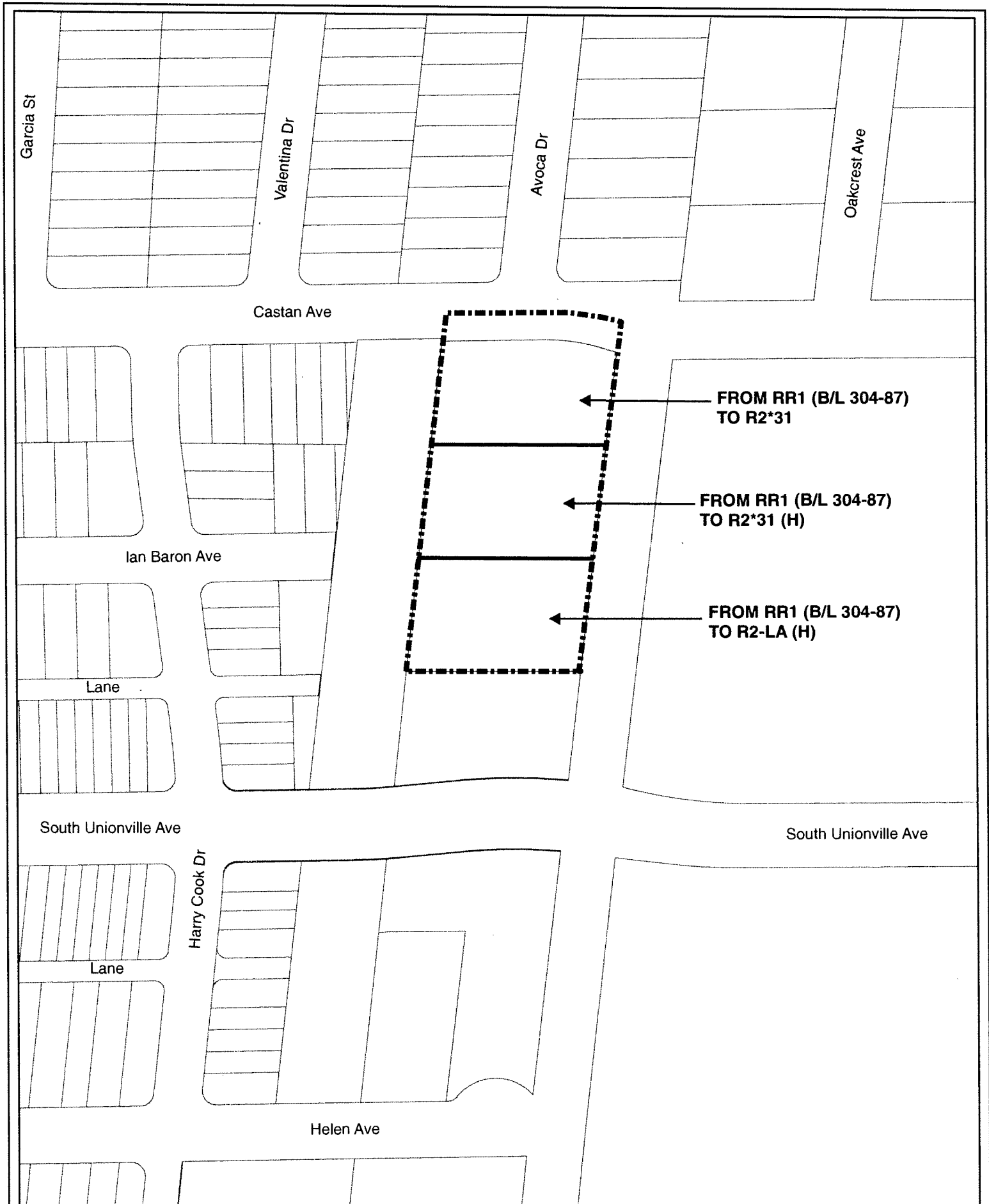
- a. Arrangements for the completion of Ian Baron Avenue and Lane 'A' by the Owner.

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.

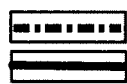
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
26TH AND 27TH DAY OF JUNE, 2012.

KIMBERLEY KITTERINGHAM
TOWN 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)

RR1 RURAL RESIDENTIAL ONE

R2 RESIDENTIAL TWO

R2-LA RESIDENTIAL TWO WITH LANE ACCESS

(H) HOLDING PROVISION

***No.** EXCEPTION SECTION NUMBER

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BY-LAW AMENDMENT No. 2012-162 PASSED JUNE 26th AND 27th, 2012
John Savithi (MAYOR) *[Signature]* (CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW Checked By: SB

DATE: 06/05/2012