

EXPLANATORY NOTE

BY-LAW 2012-129

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

**Wismer Markham Developments Inc. and 1039954 Ontario Ltd.
South of Major Mackenzie Drive E., east of Mingay Avenue
Wismer Commons Community**

LANDS AFFECTED

The proposed by-law amendment applies to a 2.8 ha (6.9 ac) parcel of land south of Major Mackenzie Drive E., east of Mingay Avenue.

EXISTING ZONING

The lands subject to this amendment are currently zoned Residential Two *185*186*405 (Hold1) [R2*185*186*405 (H1)] and Residential Two*182 (Hold1) [R2*182(H1)] by 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 Town.

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

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 72 single-detached units in accordance with the applicable zone standards.



BY-LAW 2012-129

A by-law to amend the New Urban Area By-law 177-96, as amended

THE COUNCIL OF THE CORPORATION OF THE TOWN 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*185*186*405 (Hold1)
Residential Two*182 (Hold1)

R2*185*186*405 (H1)
R2*182 (H1)

to

Residential Two *185*186*405
Residential Two*182

R2*185*186*405
R2*182

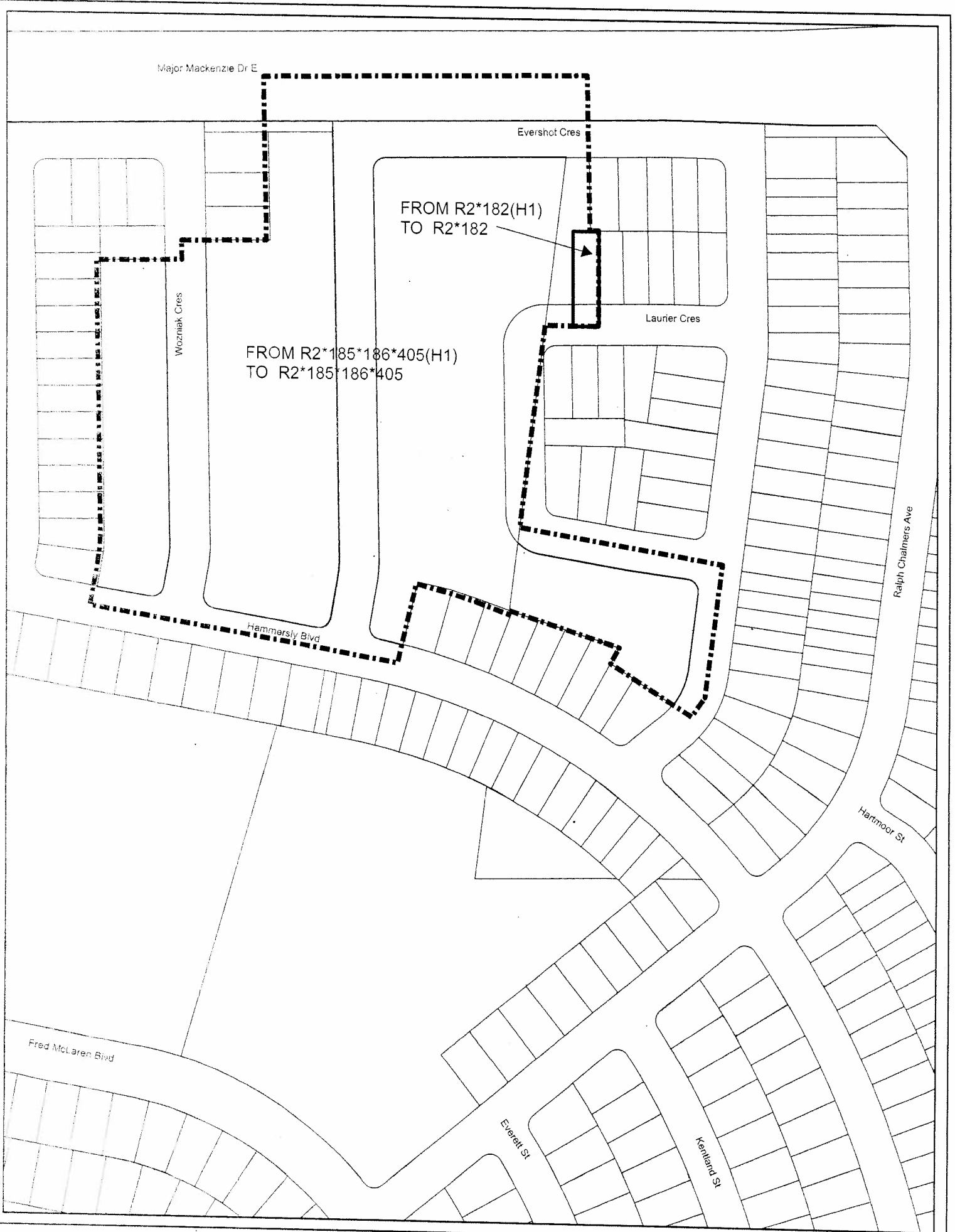
as shown on Schedule 'A' attached hereto.

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
29TH DAY OF MAY, 2012.

KIMBERLEY KITTINGHAM
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)

R2 RESIDENTIAL TWO (H) HOLDING PROVISION
 *No EXCEPTION NUMBER

BY-LAW AMENDMENT No. 2012-29 PASSED MAY 29, 2012
 (MAYOR) (CLERK)



DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:SK

DATE:04/25/12

NOTE: This Schedule should be read in conjunction with the signed original By-Law.