



EXPLANATORY NOTE

BY-LAW 2012-107

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

**Arrowdale Developments Limited and Bonnydon Limited
5601 Major Mackenzie Drive East
Wismer Commons Community
19TM-03001**

LANDS AFFECTED

The proposed by-law amendment applies to a 7.9 ha (19.52 ac) parcel of land, located east of Greenspire Avenue, south of Major Mackenzie Drive East and north of Fred McLaren Blvd.

EXISTING ZONING

The lands subject to this amendment are currently zoned Rural Residential Four (RR4) by By-law 304-87 as amended.

PURPOSE AND EFFECT

The purpose and effect of this By-law is to incorporate the lands into By-law 177-96, as amended, and to apply to the lands specific residential zone categories and development standards. The proposed zone categories are:

Residential Two*185 (Hold)	R2*185 (H)
Residential Two*185*478 (Hold)	R2*185*478 (H)
Open Space Two	OS2

This will permit the development of 124 single-detached units, 49 semi-detached units and 7 townhouse part lots.

Conditions required to be met for lifting the Holding (H) provision relate to the availability of servicing allocation.



BY-LAW 2012-107

A by-law to amend the New Urban Area By-law 177-96, as amended
(To incorporate lands into the designated area of this By-law)

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

1. 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 in Lot 20, Concession 8, as shown on Schedule 'A' attached hereto.

1.2 By zoning the lands:

Residential Two*185 (Hold)	R2*185 (H)
Residential Two*185*478 (Hold)	R2*185*478 (H)
Open Space Two	OS2

as shown on Schedule 'A' attached hereto.

1.3 By adding the following subsection to Section 7 – EXCEPTIONS:

“7.478 Wismer Commons Community

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *478 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

7.478.1 Zone Standards

The following zone standards shall apply to *wide shallow lots* not accessed by a *lane* and with a *lot frontage* of greater than 12.19 metres and up to 13.29 metres:

- a) Maximum width of *private garage* – 5.5 metres
- b) Maximum width of *driveway* – 5.5 metres

1.4 HOLDING PROVISION

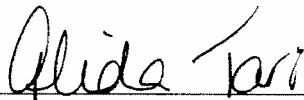
For the purpose of this By-law, a Holding (H) *zone* is hereby established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbol.

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

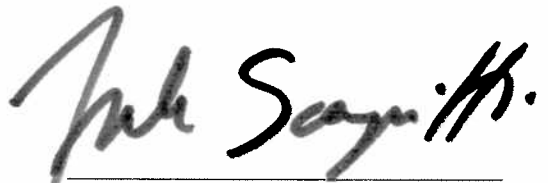
Prior to removing the (H) Holding provision, the following conditions must be met to the satisfaction of the Town of Markham:

- a) the Town of Markham approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - b) York Region has advised in writing that it is no earlier than six (6) months prior to the expected completion of the Southeast Collector Trunk Sewer; or,
 - c) the Regional Commissioner of Environmental Services confirms servicing capacity for this development by a suitable alternative method and the Town of Markham allocates the capacity to this development; or,
 - d) The Town receives confirmation from the Wismer Commons Developers Group that servicing allocation has been provided to the satisfaction of the Town.
2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

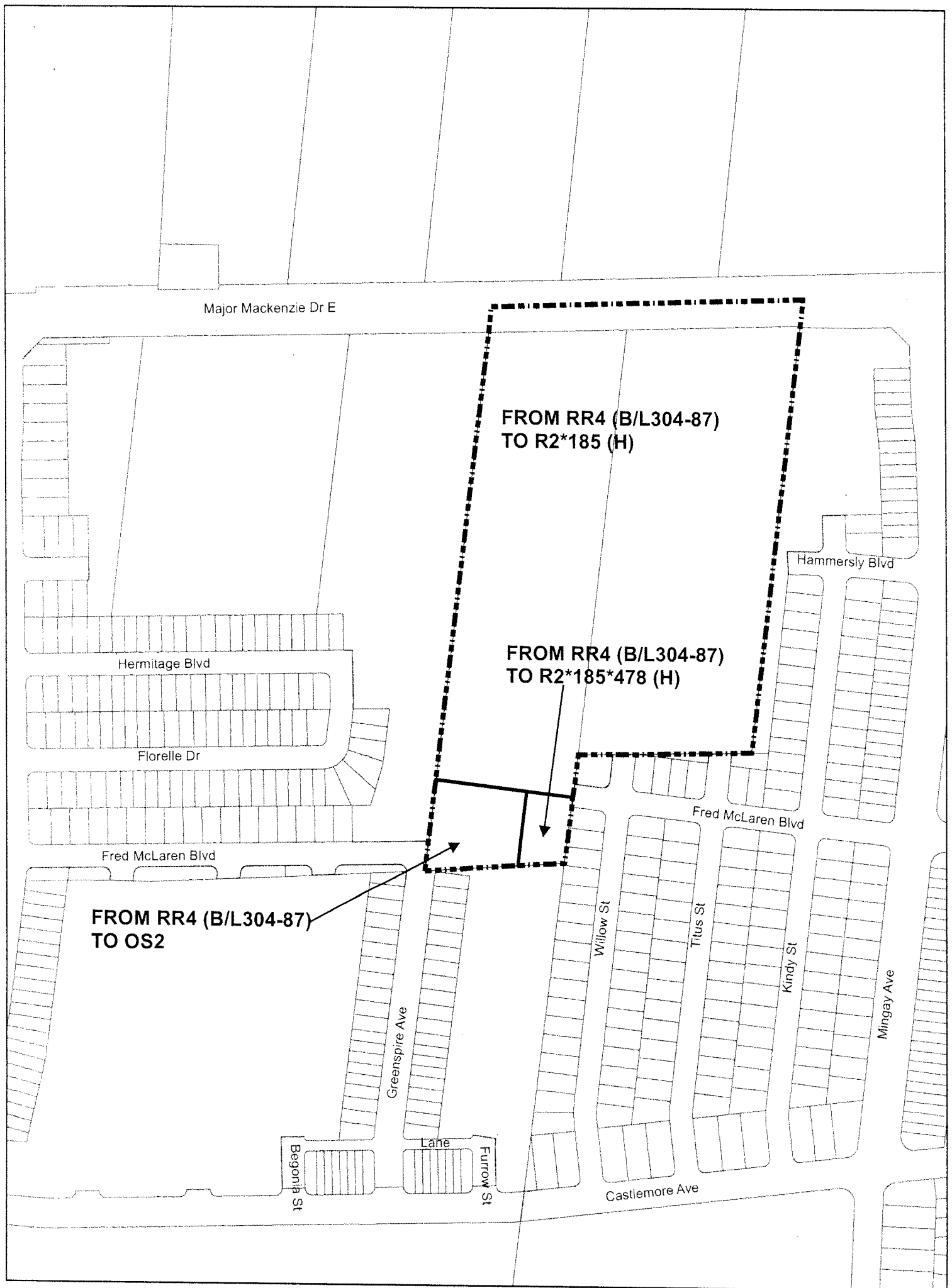
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
15TH DAY OF MAY, 2012.



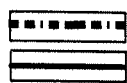
ALIDA TARI
DEPUTY TOWN CLERK



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

OS2

OPEN SPACE TWO

*No.

EXCEPTION NUMBER

RR4

RURAL RESIDENTIAL FOUR

(H)

HOLDING PROVISION

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BY-LAW AMENDMENT No. 2012-107 PASSED MAY 15, 2012
Frank Scarpitti (MAYOR) Glida Tari (CLERK)



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SK

DATE: 28/03/2012

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