



EXPLANATORY NOTE

BY-LAW 2012-114

A By-law to amend By-law 304-87, as amended.

**Christos Pavlakis
Lot 4, Plan 5937
39 Carolwood Crescent
Rouge North Planning District**

Lands Affected

The proposed by-law amendment applies to land located south of Highway 407, east of Markham Road in the Rouge River Estates, and municipally known as 39 Carolwood Crescent. The subject land is comprised of approximately 0.4 hectares.

Existing Zoning

The lands subject to this By-law are presently zoned “Rural Residential Estate (RRE)” in By-law 304-87, as amended.

Purpose and Effect

The purpose of this By-law amendment is to implement new site-specific development standards and to establish a Holding (H) provision on the subject lands. The Holding (H) provision can only be removed following the Owner executing a site plan agreement and obtaining site plan approval for any new BUILDINGS or STRUCTURES, to the satisfaction of the Town.

The effect of this By-law amendment will be to facilitate the severance of the existing lot into two (2) lots.



BY-LAW 2012-114

A By-law to amend By-law 304-87, as amended

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

1.0 By-law 304-87, as amended, as it applies to the lands outlined on Schedule 'A' attached hereto, is hereby amended as follows:

1.1 By rezoning the lands from Rural Residential Estate Zone RRE to (Hold) Rural Residential Estate Zone (H)RRE.

1.2 By adding to Section 13 – EXCEPTIONS the following new subsection:

“13.81 The provisions in this section shall apply to those lands zoned “(Hold) Rural Residential Estate (H)RRE Zone” within the designated area of this By-law as shown on Schedule 'A' attached to By-law 2012-114. All other provisions of this By-law, unless specifically modified/ amended by this section, shall continue to apply to the lands subject to this section.

1.0 Only Permitted Uses

The following uses are the only uses permitted:

a) SINGLE FAMILY DETACHED DWELLING

2.0 Zone Standards

The following specific zone standards shall apply:

a) Minimum LOT AREA – 0.2 hectares

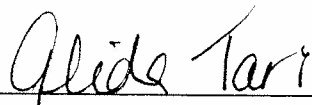
b) Minimum LOT FRONTAGE – 29 metres

3.0 Hold Provision

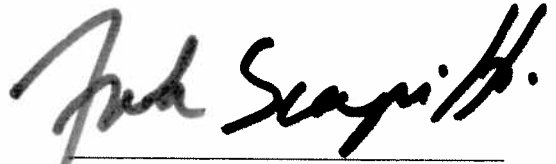
A Holding (H) provision is hereby established and identified on Schedule 'A' attached hereto by the letter (H) in parenthesis preceding the zoning symbol. No person shall hereafter use any lands or ERECT, or ALTER any BUILDING or STRUCTURE on lands subject to a Holding (H) provision until an amendment to this By-law to remove the letter (H) has come into effect pursuant to the provisions of the Planning Act, as amended. The Holding (H) provision applying to the lands as shown on Schedule 'A' of this By-law shall only be removed following the Owner obtaining site plan approval and executing a site plan agreement for any new BUILDINGS or STRUCTURES to the satisfaction of the Town.”

- 2.0 All other provisions of By-law 304-87, as amended, not inconsistent with the provisions of this By-law shall continue to apply.

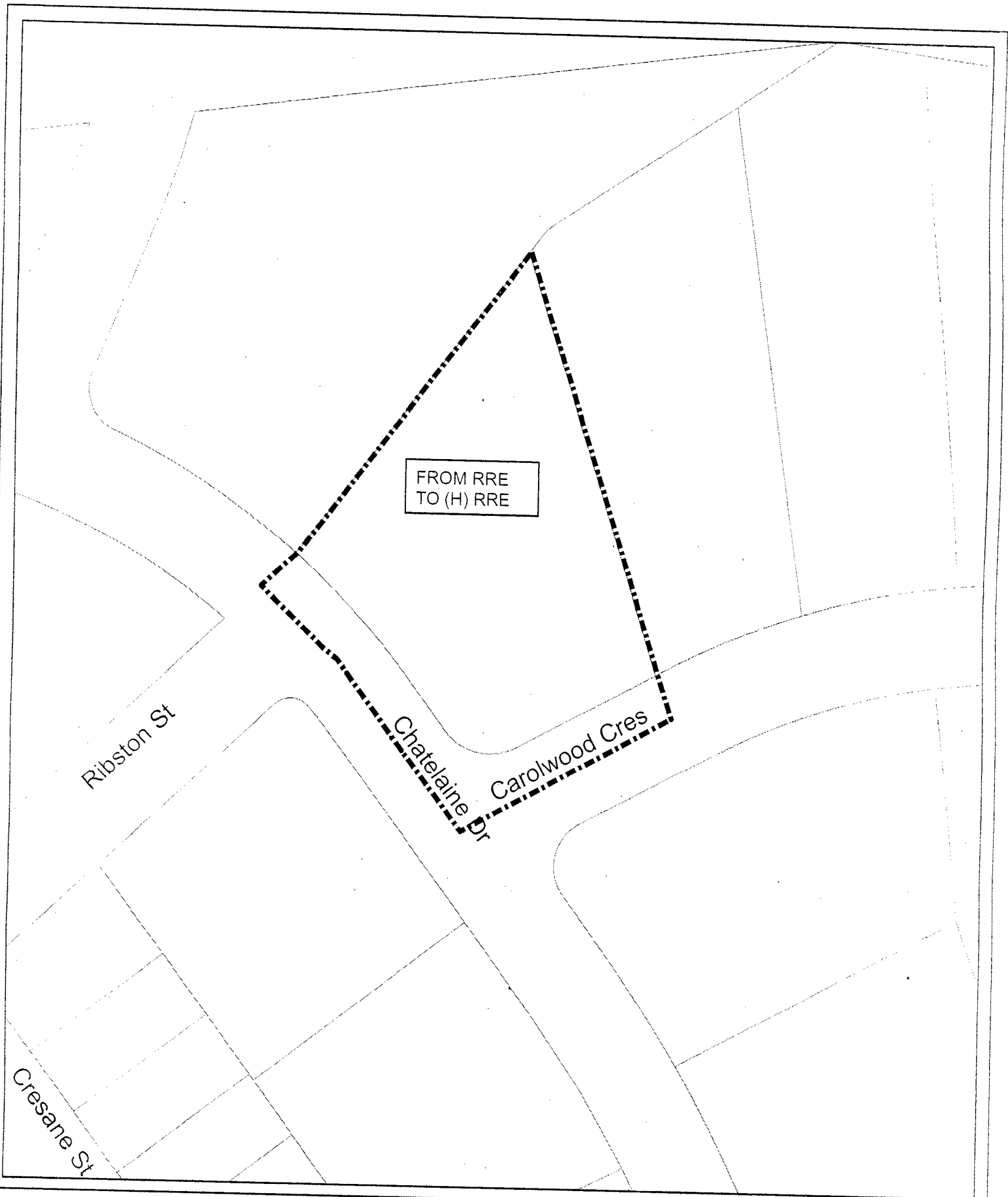
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
15TH DAY OF MAY, 2012.



ALIDA TARI
DEPUTY TOWN CLERK



FRANK SCARPITTI
MAYOR



BY-LAW SCHEDULE "A" TO AMEND BY-LAW 304-87



BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
SUBJECT TO SECTION 13.81 OF BY-LAW 304-87

RRE

RURAL RESIDENTIAL ESTATE

H

HOLDING PROVISION

BY-LAW AMENDMENT NO. 2012-114 PASSED MAY 15, 2012
Paul Sanghi (MAYOR) Glide Tari (CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SM

DATE: 03/02/12

NOTE: This Schedule should be read in conjunction with the By-Law 304-87.