

EXPLANATORY NOTE

BY-LAW 2012-96

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

**Amber Plain Investments Ltd.
Phase 3A
9483 McCowan Road
Wismer Commons Community**

LANDS AFFECTED

The proposed by-law amendment applies to a 4.5 ha (11.1 ac) parcel of land on the east side of McCowan Road, north of James Parrot Avenue.

EXISTING ZONING

The lands subject to this amendment are currently zoned Residential Two*99 (Hold1)[R2*99(H1)] and Residential Two-Special*99 (Hold1) [R2-S*99(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 approves servicing allocation to the lands that are 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 98 single detached and 40 semi-detached units in accordance with the applicable zone standards.



BY-LAW 2012-96

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. 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*99 (Hold1)

R2*99 (H1)

Residential Two-Special*99 (Hold1)

R2-S*99 (H1)

to

Residential Two*99

R2*99

Residential Two-Special*99

R2-S*99

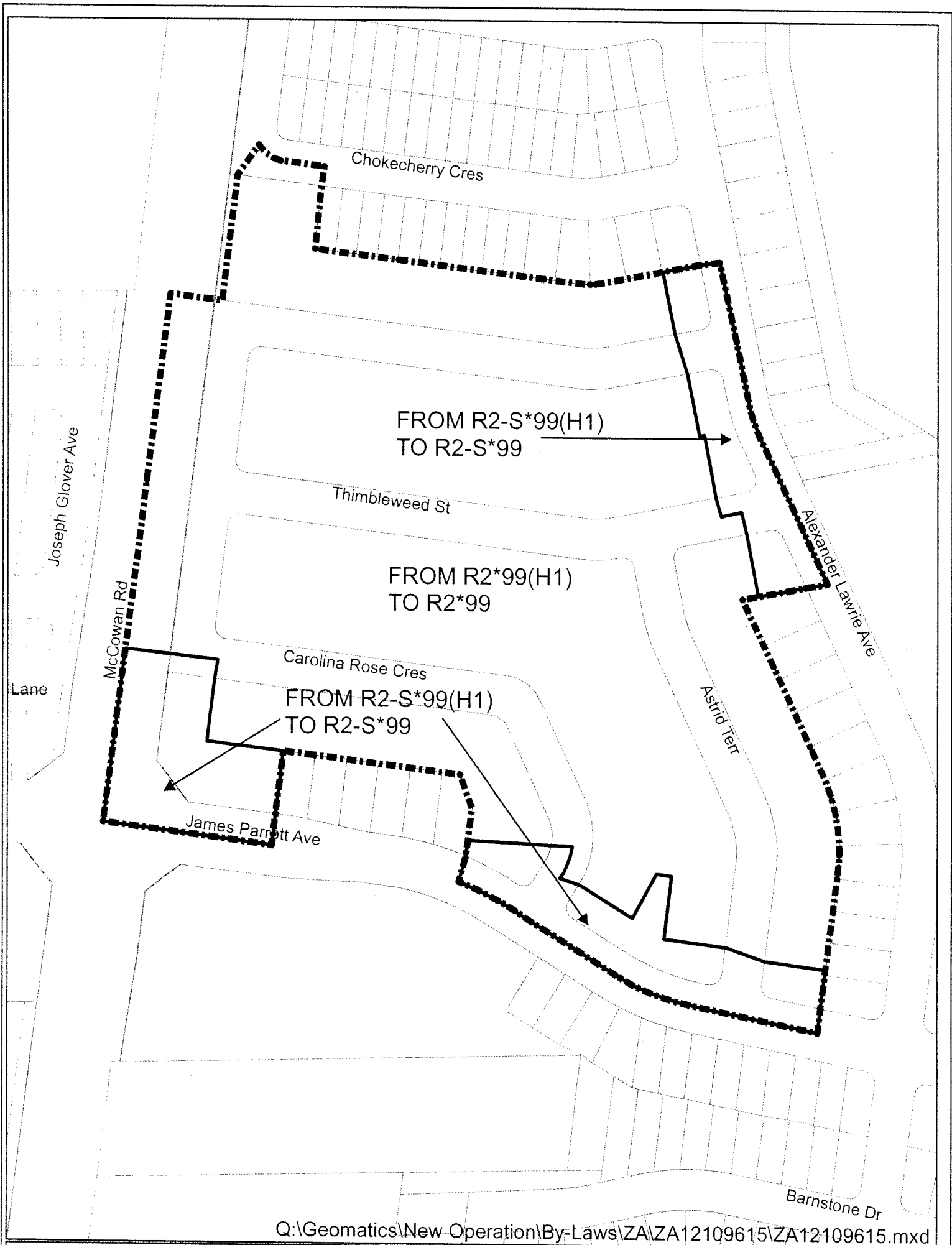
as shown on Schedule 'A' attached hereto.

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
1ST 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

- | | |
|---|-------------------------|
|  | RESIDENTIAL TWO |
|  | RESIDENTIAL TWO-SPECIAL |
|  | HOLDING PROVISION |
|  | EXCEPTION NUMBER |

BY-LAW AMENDMENT No. 2012-96 PASSED MAY 1, 2012



DEVELOPMENT SERVICES COMMISSION

(MAYOR)

(CLERK)

Drawn By: DD

Checked By: SK

DATE: 02/29/12

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