

# EXPLANATORY NOTE

## BY-LAW 2012-97

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

Digram Developments Inc.  
South side of Major Mackenzie Drive, west of 9<sup>th</sup> Line  
Greensborough Community  
19TM-09004

### LANDS AFFECTED

The proposed by-law amendment applies to a 8.80 ha (21.74 ac) parcel of land located on the south side of Major Mackenzie Drive, west of 9<sup>th</sup> Line.

### EXISTING ZONING

The lands subject to this amendment are currently zoned:

Residential Two*440 (Hold)	R2*440 (H)
Residential Two*441 (Hold)	R2*441(H)
Residential Two-Lane Access*442 (Hold)	R2-LA*442 (H)
Community Amenity Three*443 (Hold)	CA3*443 (H)
Community Amenity Three*444 (Hold)	CA3*444 (H)
Community Amenity Three*445 (Hold)	CA3*445 (H)

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 Council of the Town of Markham approves servicing allocation to the lands that are not dependent upon the construction of Regional infrastructure.

Consequently, the applicable condition for the removal of the Holding provision has been met to the satisfaction of the Town.

### 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 30 semi-detached units (15 semi detached lots), 132 street townhouse units and 3 condominium blocks comprising 149 units for a total of 311 units in accordance with the applicable zone standards.



## BY-LAW 2012-97

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

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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*440 (Hold)	[R2*440 (H)]
Residential Two*441 (Hold)	[R2*441 (H)]
Residential Two-Lane Access*442 (Hold)	[R2-LA*442 (H)]
Community Amenity Three*443 (Hold)	[CA3*443 (H)]
Community Amenity Three*444 (Hold)	[CA3*444 (H)]
Community Amenity Three*445 (Hold)	[CA3*445 (H)]

to

Residential Two*440	(R2*440)
Residential Two*441	(R2*441)
Residential Two-Lane Access*442	(R2-LA*442)
Community Amenity Three*443	(CA3*443)
Community Amenity Three*444	(CA3*444)
Community Amenity Three*445	(CA3*445)

as shown on Schedule 'A' attached hereto.

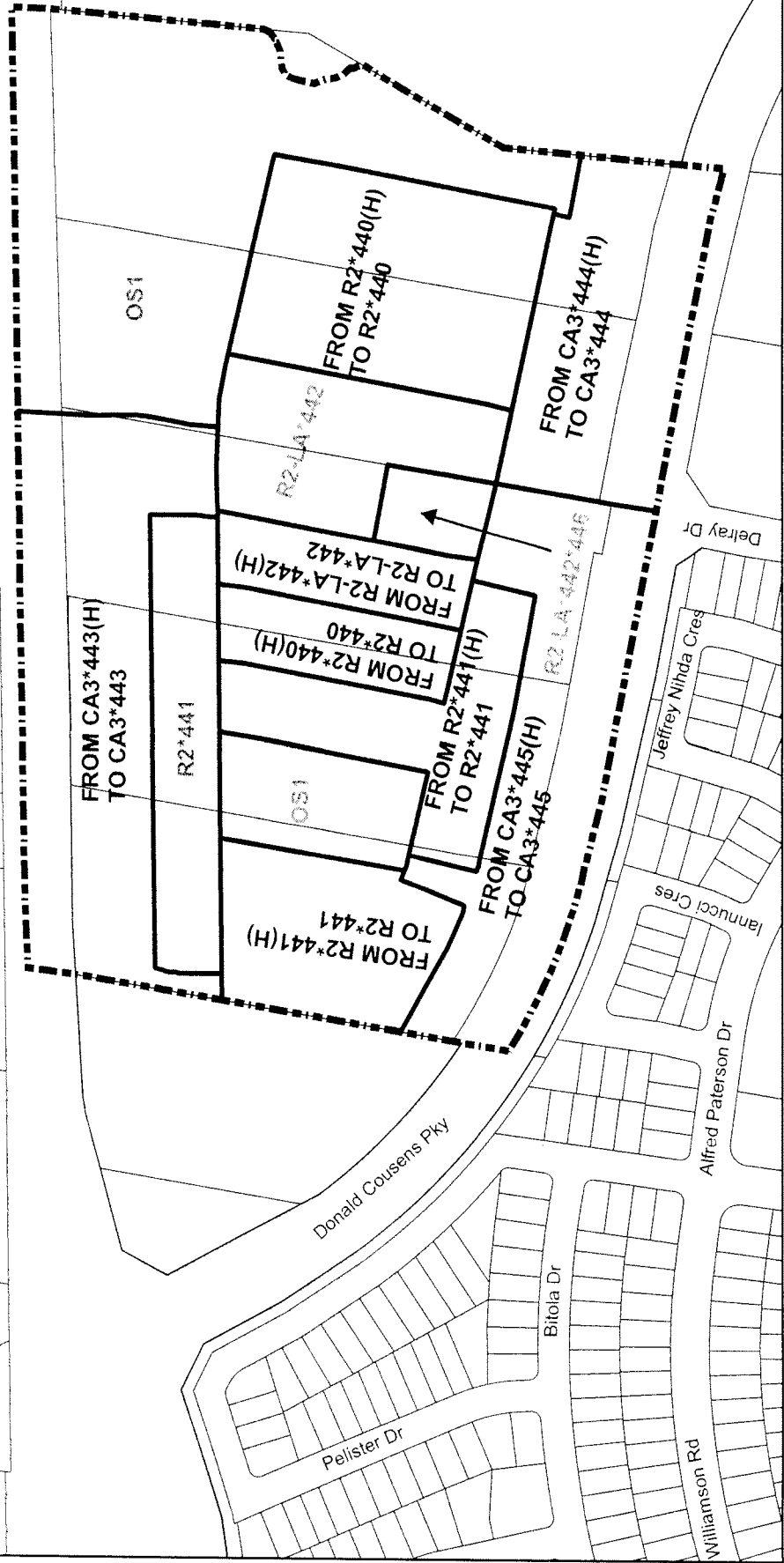
2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
1<sup>ST</sup> DAY OF MAY, 2012.

  
KIMBERLEY KITTERINGHAM  
TOWN CLERK

  
FRANK SCARPITTI  
MAYOR

Major Mackenzie Dr E



# 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    ☐ CA3    COMMUNITY AMENITY THREE    ☐ \*No.    EXCEPTION SECTION NUMBER

☐ R2-LA    RESIDENTIAL TWO-SPECIAL LANE ACCESS    ☐ (H)    HOLDING PROVISION

BY-LAW AMENDMENT No. 2012-97 PASSED MAY 1, 2012 (CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

*Paul Scarpitta* (MAYOR)

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

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