

# **EXPLANATORY NOTE**

## **BY-LAW 2012-98**

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

**16<sup>th</sup> McCowan Holdings Ltd.  
Phase 3  
5302 16<sup>th</sup> Avenue  
Wismer Commons Community**

### **LANDS AFFECTED**

The proposed by-law amendment applies to a 2.89 ha (7.14 ac) parcel of land on the north side of 16<sup>th</sup> Avenue, east of McCowan Road.

### **EXISTING ZONING**

The lands subject to this amendment are currently zoned Residential Two\*99 (Hold1) [R2\*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 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 17 single-detached and 86 semi-detached units in accordance with the applicable zone standards.



## BY-LAW 2012-98

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. 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)
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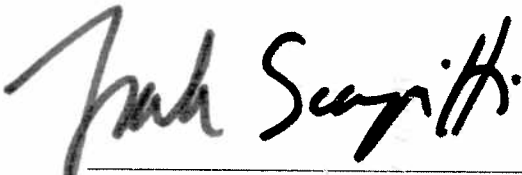
to

Residential Two*99	R2*99
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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.

  
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KIMBERLEY KITTERINGHAM  
TOWN CLERK  
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FRANK SCARPITTI  
MAYOR

