

EXPLANATORY NOTE

BY-LAW 2012-55

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

Jade Kennedy Development Corporation Inc.
102, 132 and 138 Helen Avenue

LANDS AFFECTED

The proposed by-law applies to a 2800 m² (0.69 acre) area made up of the rear portions of the properties municipally addressed as 102, 132 and 138 Helen Avenue. The subject lands are located on the south east corner of South Unionville Avenue and Unity Garden Drive South. The subject lands are vacant..

EXISTING ZONING

The lands at the rear of 102 and 132 Helen Avenue are zoned:
Residential Two – Lane Access *52 (Hold) R2-LA*52(H),
Residential Two *31 (Hold) R2*31(H) and
Residential Two – Lane Access (Hold) R2-LA(H)
under zoning by-law no. 177-96.

The lands at the rear of 138 Helen Avenue are zoned:
Rural Residential One RR1
under zoning by-law no. 304-87.

PURPOSE AND EFFECT

The purpose and effect of the by-law amendment is to consolidate the zoning across the northern portions of the properties to address the future delivery of a proposed laneway and to facilitate a future townhouse development.



BY-LAW 2012-55

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

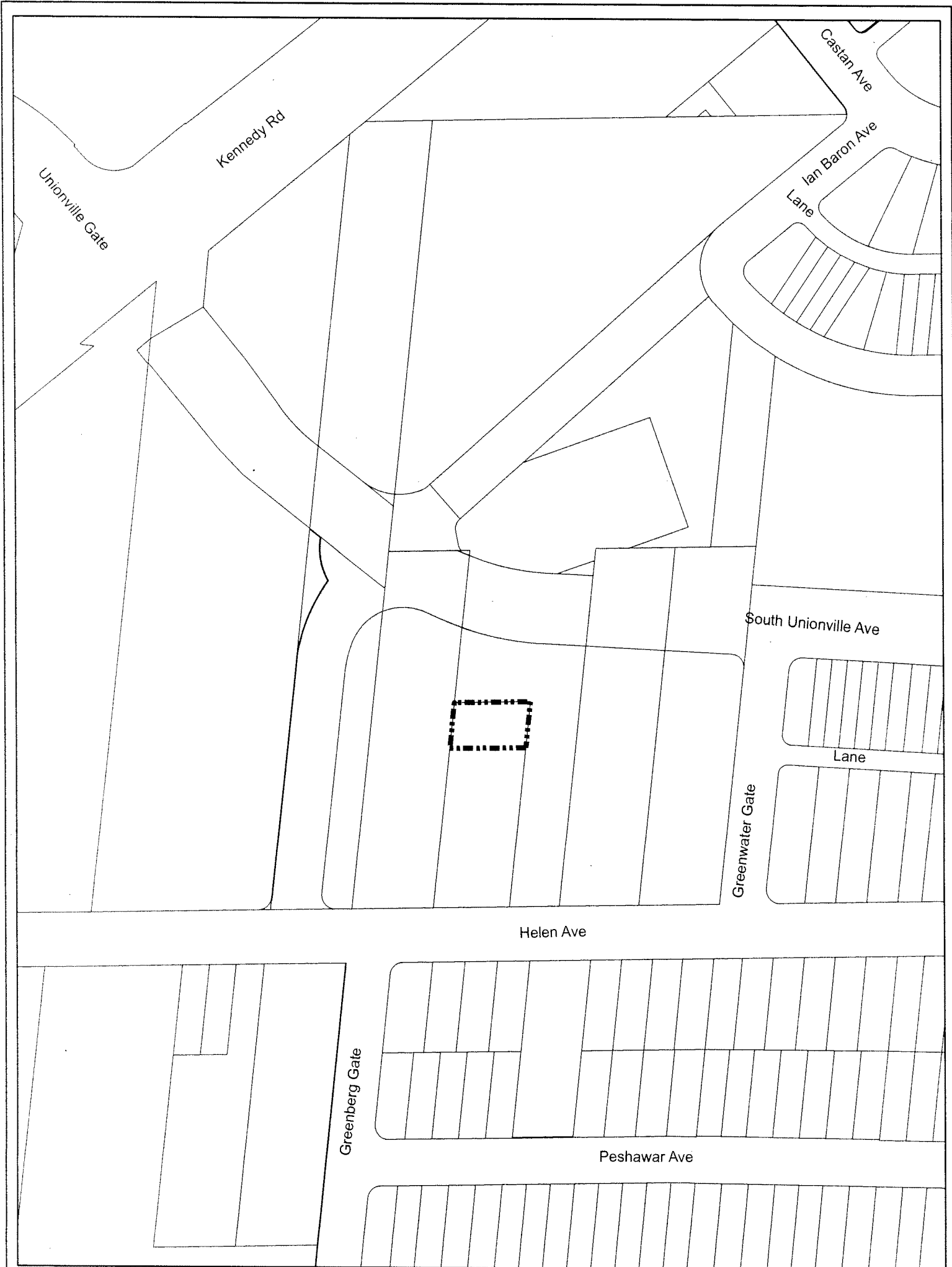
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

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 those lands comprising part of Lot 10, Concession 6 as outlined on Schedule 'A' hereto;
 - 1.2 By zoning those lands as outlined and identified as "PART 1", "PART 2" and "PART 3" on Schedule 'B', attached hereto, to;
Residential Two – Lane Access *52 (Hold) R2-LA*52(H)
2. HOLDING PROVISIONS
 - 2.1 Section 2.5.2 of By-law 177-96, as amended, shall not apply to the lands shown on Schedule 'C' attached hereto.
 - 2.2 For the purpose of this By-law, a Holding Zone is hereby established and is identified on Schedule 'C' hereto by the letter (H) in parenthesis following the zoning symbol.
 - 2.3 No person shall hereafter ERECT or ALTER any BUILDING or STRUCTURE on lands subject to a Hold (H) provision, for the purposes permitted under this by-law.
 - 2.4 The Hold (H) provision shall only be removed by amendment to this By-law pursuant to Section 36 of the Planning Act, R.S.O. 1990.
 - 2.5 Prior to removing the Hold (H) provision, the following conditions must be met to the satisfaction of the Town of Markham:
 - i) the Owner shall prepare final municipal servicing and storm water management plans for the lands and construct the necessary infrastructure or provide for such construction in a subdivision agreement and/or development agreement to be executed to the satisfaction of the Town, and
 - ii) the Owner shall enter into and register on title a site plan control agreement with the Town for the subject lands.
3. 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
28TH AND 29TH DAY OF FEBRUARY, 2012.

KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 177-96

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

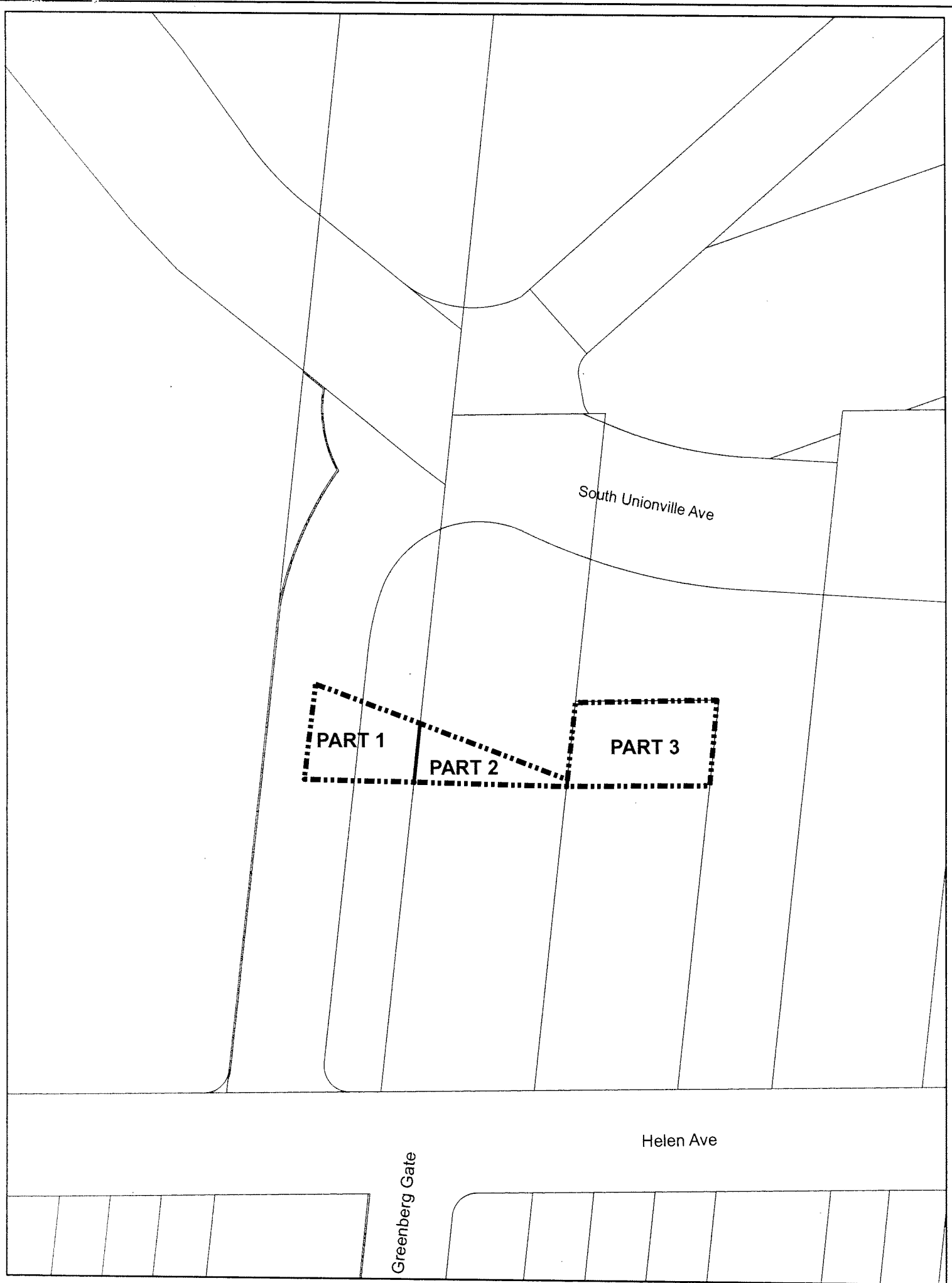


Q:\Geomatics\New Operation\By-Laws\ZA\ZA11123127\ZA11123127.mxd

BY-LAW AMENDMENT No. 2012-55 PASSED FEBRUARY 28, 2012
Paul Scarpitti (MAYOR) [Signature] 229, (CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION Drawn By: CPW Checked By: MF DATE: 02/10/2010

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



BY-LAW SCHEDULE 'B' TO AMEND BY-LAW 122-72



BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
BOUNDARY OF ZONE DESIGNATION(S)

PART 1 - FROM R2*31 (H) TO R2-LA*52 (H)

PART 2 - FROM R2-LA (H) TO R2-LA*52 (H)

PART 3 - FROM RR1 TO R2-LA*52 (H)

Q:\Geomatics\New Operation\By-Laws\ZA\ZA11123127\ZA11123127.mxd

BY-LAW AMENDMENT No. 2012-55 PASSED FEBRUARY 28 2012
John Sangi (MAYOR) 299, (CLERK)

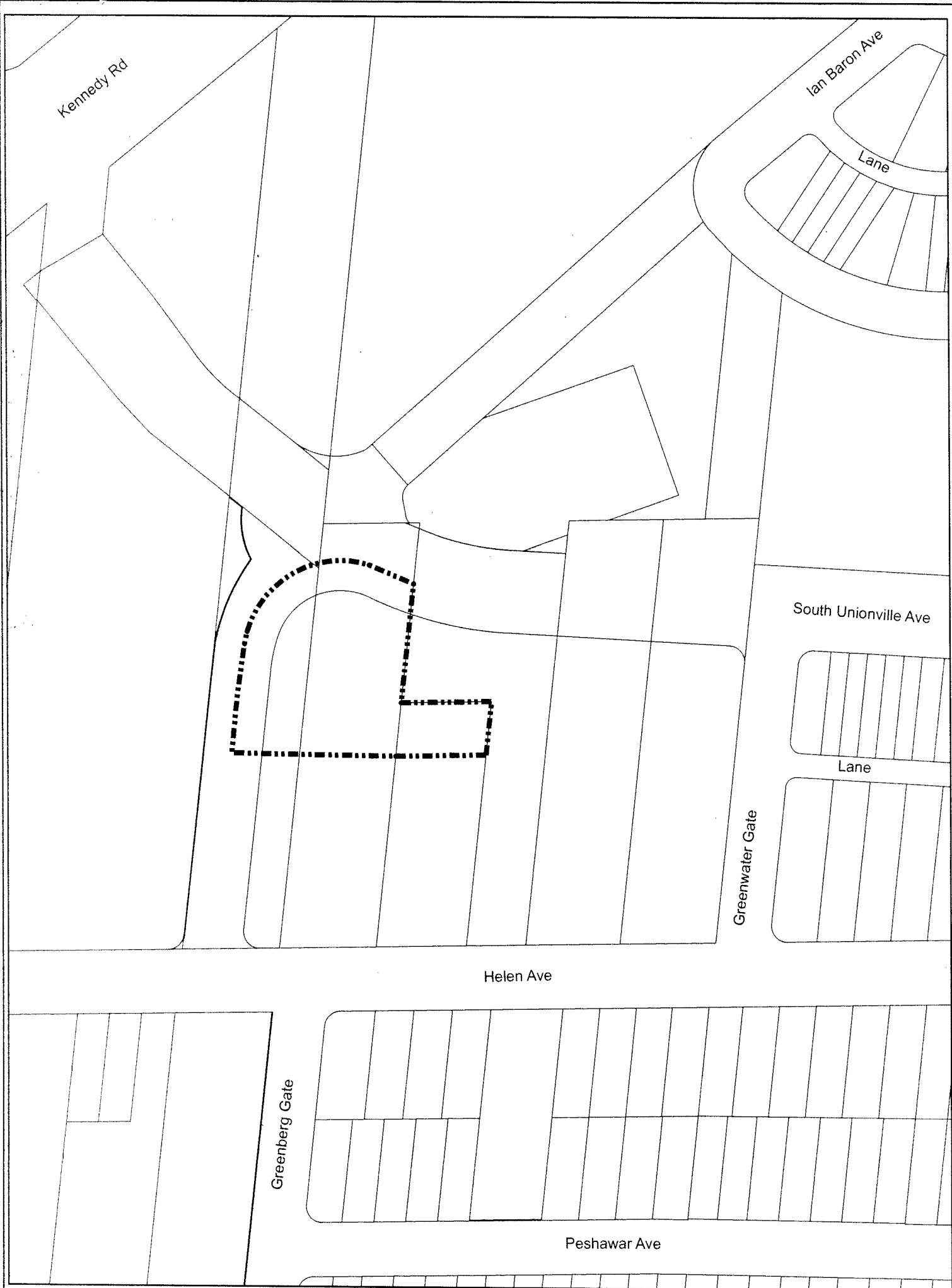
MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: MF

DATE: 02/14/2012

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



BY-LAW SCHEDULE 'C' TO AMEND BY-LAW 177-96



BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

Q:\Geomatics\New Operation\By-Laws\ZA\ZA11123127\ZA11123127.mxd

BY-LAW AMENDMENT No. 2012-55 PASSED FEBRUARY 28, 2012
Frank Sanghi (MAYOR) [Signature] 2291 (CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: MF

DATE: 02/10/2012

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