



EXPLANATORY NOTE

BY-LAW 2012-23

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

Wykland Estates

- **North side of Raven Cross Avenue on the east side of Disk Drive**
- **North side of Demott Avenue on the west side of Disk Drive**
- **North side of Church Street on the east side of Frank Davis Street**

Cornell Community

19TM-10002

LANDS AFFECTED

The proposed by-law amendment applies to three sections of the plan of subdivision:

- 8 single detached lots totalling 0.30 ha (0.75 ac) located on the north side of Raven Cross Avenue, on the east side of Disk Drive;
- 10 single detached lots totalling 0.31ha (0.78 ac) located on the north side of Demott Avenue, on the west side of Disk Drive;
- 2 townhouse blocks totalling 0.27 ha (0.67 ac) located on the north side of Church Street, on the east side of Frank Davis Street.

EXISTING ZONING

The lands subject to this amendment are currently zoned Residential Two*190 (Hold) [R2*190(H)], Residential Two*190*465 (Hold) [R2*190*465(H)] and Residential Two*190*432 (Hold) [R2*190*432(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 applicable condition for the removal of the Holding provision has been met to the satisfaction of the Town.

Servicing allocation for this development is not dependent on the completion of infrastructure because existing allocation was transferred from other projects.

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 2 townhouse blocks and 18 single detached units in accordance with the applicable zone standards.



BY-LAW 2012-23

A by-law to amend the New Urban Area By-law 177-96, as amended
(To incorporate lands into the designated area of this By-law)

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 zoning

Part 1 from Residential Two*190 (Hold) [R2*190 (H)] to Residential
Two*190 (R2*190)

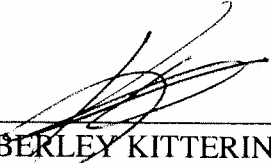
Part 2 from Residential Two*190*465 (Hold) [R2*190*465 (H)] to
Residential Two*190*465 (R2*190*465)


Part 3 from Residential Two*190*432 (Hold) [R2*190*432 (H)] to
Residential Two*190*432 (R2*190*432)

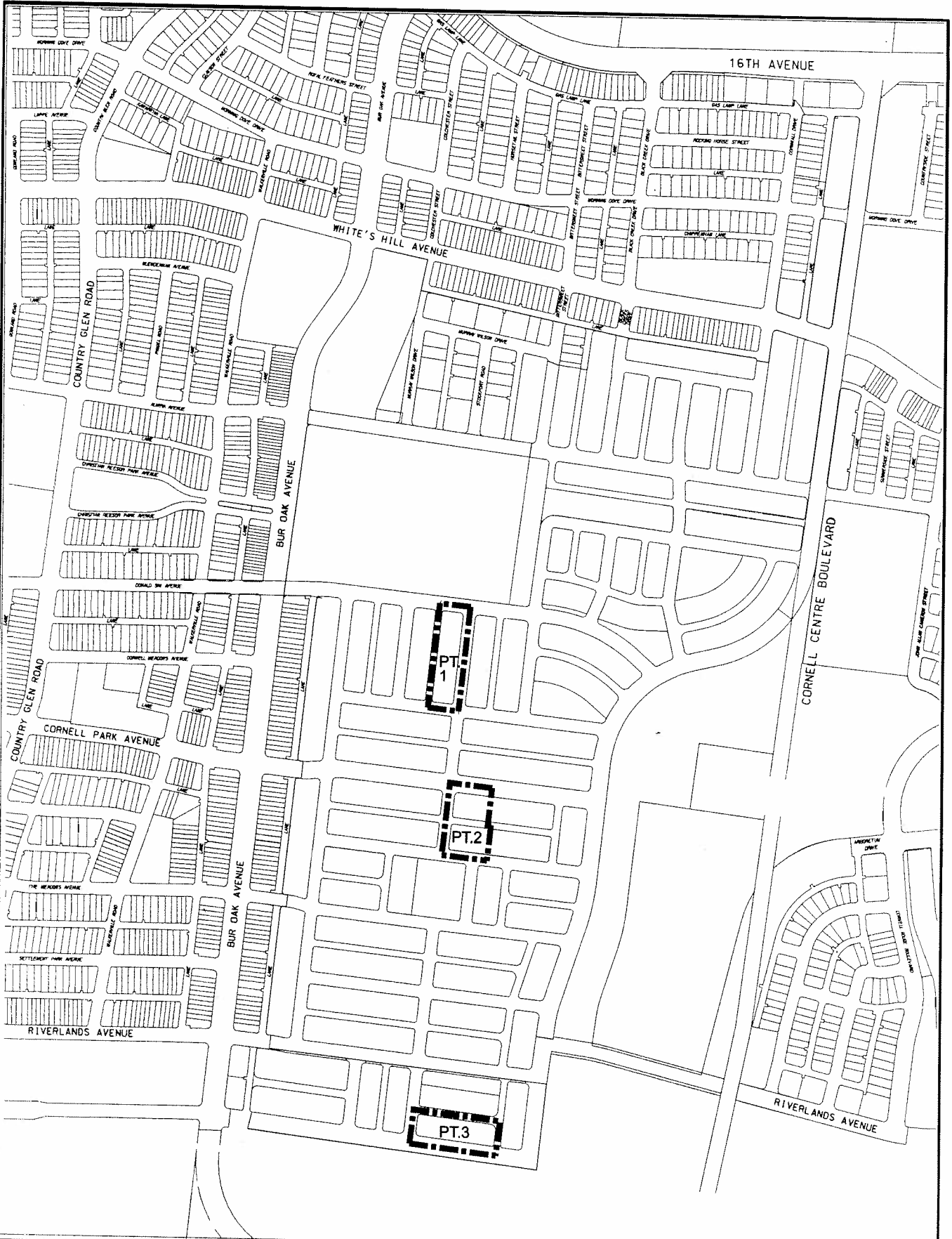
as shown on Schedule 'A' attached hereto.

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
14TH DAY OF FEBRUARY, 2012.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

- PART 1 - REZONE FROM RESIDENTIAL TWO*190 (HOLD) (R2*190(H) - TO RESIDENTIAL TWO*190 (R2*190)
- PART 2 - REZONE FROM RESIDENTIAL TWO*190*465 (HOLD) (R2*190*465(H) - TO RESIDENTIAL TWO*190*465 (R2*190*465)
- PART 3 - REZONE FROM RESIDENTIAL TWO*190*432 (HOLD) (R2*190*432(H) - TO RESIDENTIAL TWO*190*432 (R2*190*432)

THIS IS SCHEDULE 'A' TO BY-LAW 2012-23
PASSED THIS 14TH DAY FEB., 2012

Paul Sanyal
MAYOR

[Signature]
CLERK

NOTE: 1) DIMENSIONS ARE IN METRES
2) REFERENCE SHOULD BE MADE TO
THE ORIGINAL BY-LAW LODGED IN
THE OFFICE OF THE CLERK

SCALE 1: NTS