

## EXPLANATORY NOTE

### **BY-LAW NO. 2011-246**

A by-law to amend By-law 165-80, as amended.

52 Bodrington Court (J M Hospitality Inc. and HDBB Investments Inc.)

#### LANDS AFFECTED

This by-law applies to a 1.28 ha (3.16 ac) property located north of Highway 407, east of Woodbine Avenue, municipally known as 52 Bodrington Court.

#### EXISTING ZONING

The lands are zoned Hold Special Commercial One [(H)SC1] under By-law 165-80, as amended.

#### PURPOSE OF THE BY-LAW

The purpose of this by-law is to remove the Holding (H) provision from the zoning to permit the lands to be developed in accordance with the applicable zone standards and the project plans approved by the Town. The conditions for removal of the Holding provision include submission of a traffic study, execution of a site plan agreement and approval from the Ministry of Municipal Affairs and Housing for the use on the portion of the lands within the Minister's Zoning Order (Parkway Belt). These conditions have been met to the satisfaction of the Planning Department.

#### EFFECT OF THE BY-LAW

The effect of the proposed by-law is to permit the second phase of construction comprising a seven storey hotel with 99 suites.

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## BY-LAW 2011-246

*A by-law to amend By-law 165-80, as amended  
(To remove the Holding provision)*

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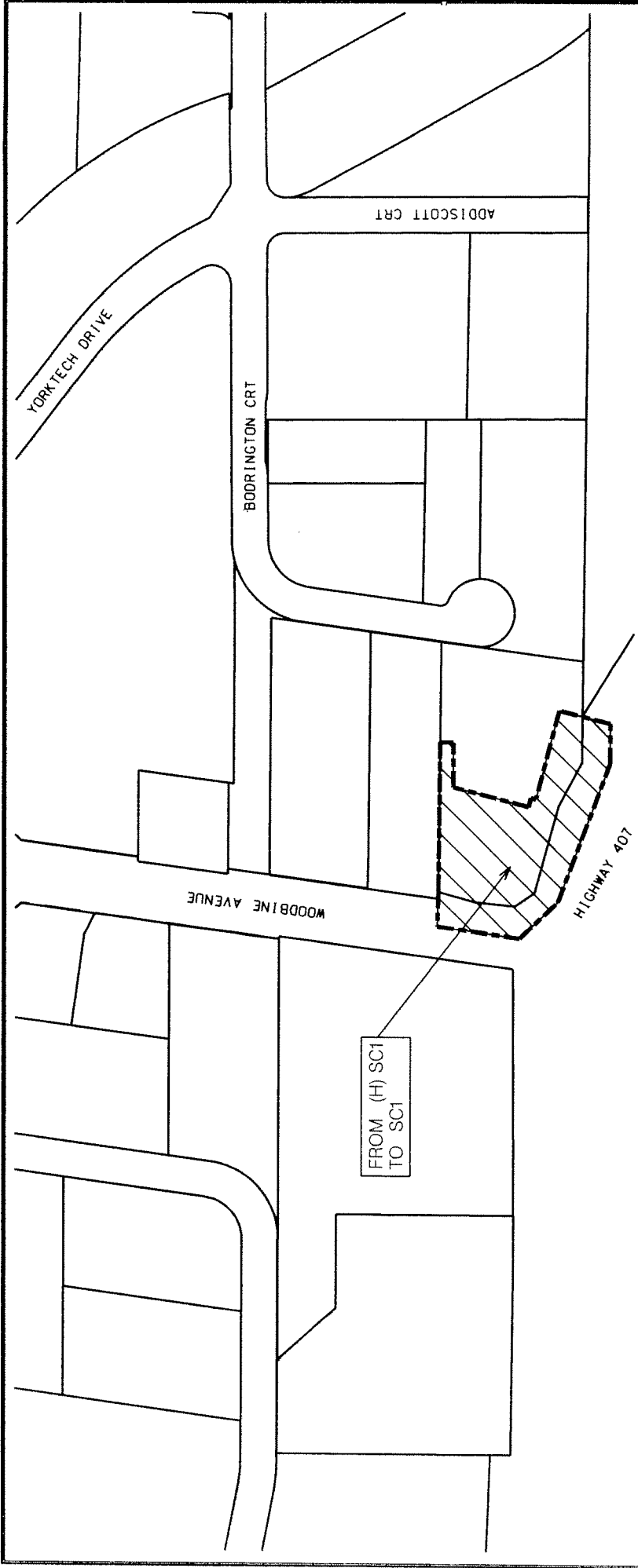
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. By-law 165-80, as amended, be and the same is hereby further amended as follows:
  - 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto from:  
  
Hold Special Commercial One [(H)SC1] to  
Special Commercial One (SC1)
2. All other provisions of By-law 165-80, 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  
13<sup>TH</sup> DAY OF DECEMBER, 2011.

KIMBERLEY KITTERINGHAM  
TOWN CLERK

  
FRANK SCARPITTI  
MAYOR



DEVELOPMENT SERVICES COMMISSION

THIS IS SCHEDULE 'A' TO BY-LAW 246-2011  
PASSED THIS 13<sup>TH</sup> DAY DEC., 2011

*John Scarpitti*  
MAYOR

*[Signature]*  
CLERK

A BY-LAW TO AMEND BY-LAW 165-80

☒ ZZZ BOUNDARY OF AREA COVERED BY THIS BY-LAW

☐ SC1 SPECIAL COMMERCIAL ONE

☐ (H) HOLDING PROVISION

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: 3000