



Report to: Development Services Committee

Report Date: April 23, 2013

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**SUBJECT:** RECOMMENDATION REPORT  
Angus Glen Boulevard (Angus Glen Developments Limited)  
Draft Plan of Subdivision and Zoning By-law Amendment to  
permit 35 lane based single detached units  
File No. SU 12 129598 & ZA 12 129598

**PREPARED BY:** Rosanna Punit, Ext 2051  
Planner, West District

**REVIEWED BY:** Ron Blake, M.C.I.P., R.P.P., Ext 2600  
Manager, West District

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**RECOMMENDATION:**

- 1) That the report dated April 23, 2013 titled "RECOMMENDATION REPORT, Angus Glen Boulevard (Angus Glen Developments Limited), Draft Plan of Subdivision and Zoning By-law Amendment to permit 35 lane based single detached units, File No. SU 12 129598 & ZA 12 129598", be received;
- 2) That the record of the Public Meeting held on September 24, 2012 regarding the Draft plan of Subdivision and implementing Zoning By-law Amendment be received;
- 3) That the Director of Planning and Urban Design, or his designate, be delegated authority to issue draft approval, subject to the conditions set out in Appendix 'A' to this report, as may be amended by the Director of Planning and Urban Design, or his designate;
- 4) That the application submitted by Angus Glen Developments Limited to amend the Zoning By-law 177-96, as amended, be approved and that the draft by-law attached as appendices 'B' & 'C' be finalized and enacted without further notice;
- 5) That 2012 servicing allocation for 35 single detached lane based units (129.5 population) be granted to plan of subdivision 19TM-12004 from the total allocation for the Angus Glen Secondary Plan, assigned in accordance with the June 26, 2012 staff report on servicing allocation;
- 6) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner;
- 7) That the applicant provide to the City the 30% payment of the required subdivision processing fee in accordance with the City's Fee By-law (By-law 211-83, as amended by By-law 2011-235);

- 8) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of the report is to recommend approval of the proposed Draft Plan of Subdivision and implementing Zoning By-law Amendment.

**BACKGROUND:**

**Property and Area Context**

The subject lands are located on the south side of Angus Glen Boulevard, west of Prospector's Drive in the Angus Glen East Village Community (Figure 1). The subject land is approximately 2.2 hectares, and is currently vacant. Colty Corners Park abuts the subject lands to the west. York Downs Golf and Country Club abuts the subject property to the south. Low density residential development exists to the north and east of the property.

**Proposal**

The draft plan proposes to subdivide the 2.2 hectare subject lands for the development of 35 single detached lane based units. The draft plan includes two laneways, two streets and a strip of parkland. The parkland portion of the subject land will be conveyed to the City through the subdivision process and will be combined with the existing Colty Corners Park. The chart below describes the draft plan of subdivision:

	Units	Hectares	Acres
Gross Site Area		2.2	5.436
Street 'A'		0.152	0.376
Street 'B'		0.223	0.553
0.3 Reserve		0.004	0.01
Park		0.229	0.739
Lane (Block 38)		0.077	0.191
Lane (Block 39)		0.064	0.158
Residential (Singles)	35	1.358	3.356
Net Residential Area		1.358	3.356
Net Density		25.77 Units per hectare	10.42 Units per acre

**Official Plan and Zoning**

The subject lands are designated "Urban Residential" in the Town's Official Plan. The proposal is consistent with the "Urban Residential" designation which provides for a variety of housing and related institutional and local commercial uses that are compatible with and serve the local residential uses.

The subject lands are designated "Public Elementary School" in the Angus Glen Secondary Plan (OPA 19). This designation provides for a Public Elementary School. In

the event that all or part of the elementary school is not required, through the secondary plan policies the subject lands can be developed in accordance with the Low Density Housing Designation. In addition, the lots associated with such development are required to be compatible in size and frontage with typical lots on lands surrounding the school site and in conformity with all policies of the Angus Glen Secondary Plan. The subject lands have been declared surplus to the York Region District School Board's needs, and Angus Glen has obtained the lands for residential development.

The subject lands are zoned "Open Space Two" (OS2\*32(H)) by By-law 177-96, as amended. The draft Zoning By-law amendment incorporates the residential zone category with site specific zoning consistent with other properties in the Angus Glen neighbourhood (Appendices 'B' & 'C').

#### **Public Meeting Held September 24, 2012**

A statutory Public Meeting was held on September 24, 2012. A number of area residents attended the Public Meeting and raised concerns with respect to the laneway (Block 38) that fronts onto the existing dwelling units on Angus Glen Boulevard (Lots 24 and 25). The residents were concerned with safety, sightlines, aesthetics and orientation of the end houses. Also the residents requested that the laneway (Block 38) be one way, to alleviate headlights entering their homes.

#### **OPTIONS/ DISCUSSION:**

##### **Public Meeting**

Angus Glen Developments Limited will continue discussions with the homeowners fronting onto Block 38. In addition, Staff have reviewed the one way laneway request and have included in the conditions of draft plan approval that a sign be posted indicating a one way laneway with the exception of City vehicles. Angus Glen Developments Limited is agreeable to this condition.

##### **Fire Comments**

The Fire Department initially required the developer to install a 6.0m wide fire truck access in front of the homes that front onto Colty Corners Park (Lots 25-35). Through discussions it was agreed that the 6.0m wide vehicular access would not be required if sprinklers are installed within these dwelling units. Angus Glen Developments has agreed to install the sprinklers.

##### **Parkland**

As mentioned earlier, a portion of the existing school site will be conveyed to the City through the subdivision process (Block 36). These lands will be conveyed to the City and incorporated into the existing Colty Corners Park.

##### **Service Allocation**

Servicing allocation for 2011/2012 has been assigned to the development. A Holding provision is not required to be placed on the property.

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**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposed applications will align with the Town's strategic priority of "Growth Management and Municipal Services" by implementing the proposed development in coordination with available servicing allocation.

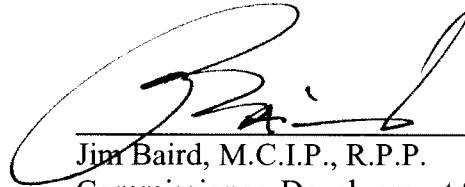
**BUSINESS UNITS CONSULTED AND AFFECTED:**

The requirements of the City Departments and external agencies have been incorporated into the draft plan and recommended Conditions of Draft Approval, which are appended to this report.

**RECOMMENDED BY:**



Rino Mostacci, M.C.I.P., R.P.P.  
Director of Planning and Urban Design



Jim Baird, M.C.I.P., R.P.P.  
Commissioner, Development Services

**ATTACHMENTS:**

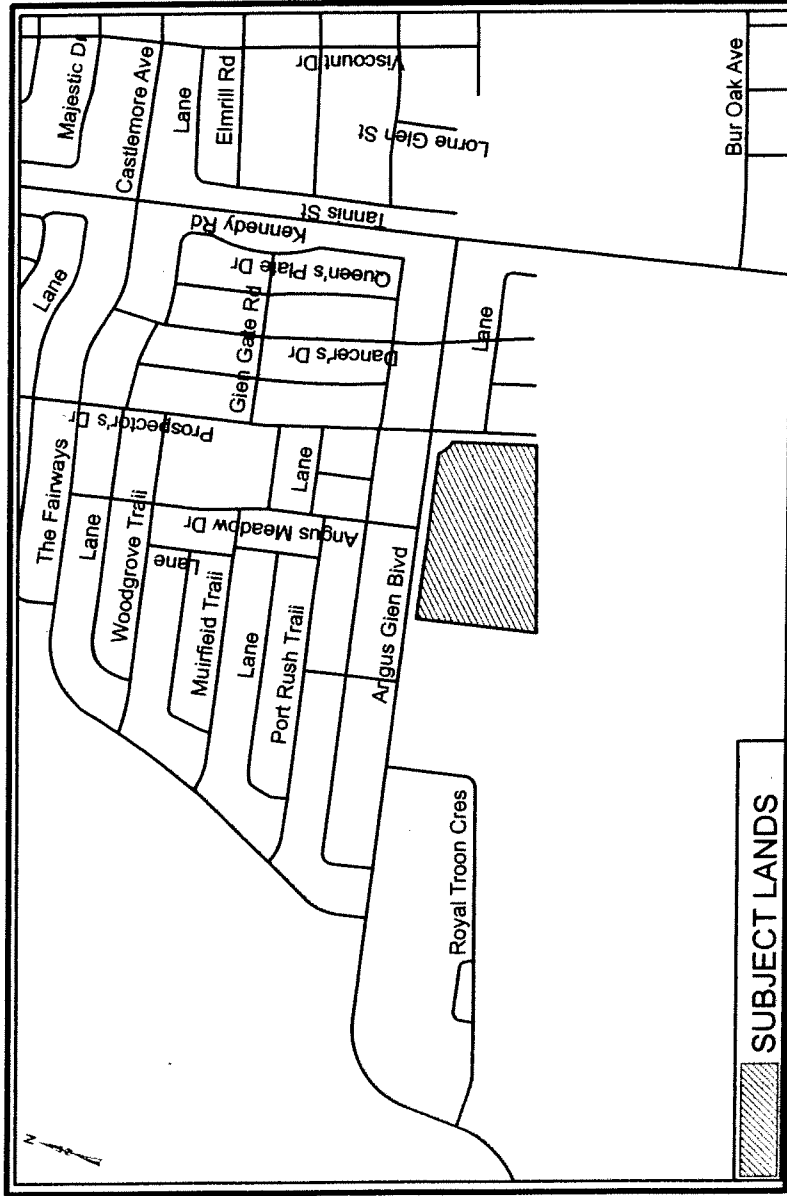
- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Aerial Photo
- Figure 4: Proposed Draft Plan of Subdivision

Appendix 'A' – Conditions of Draft Approval

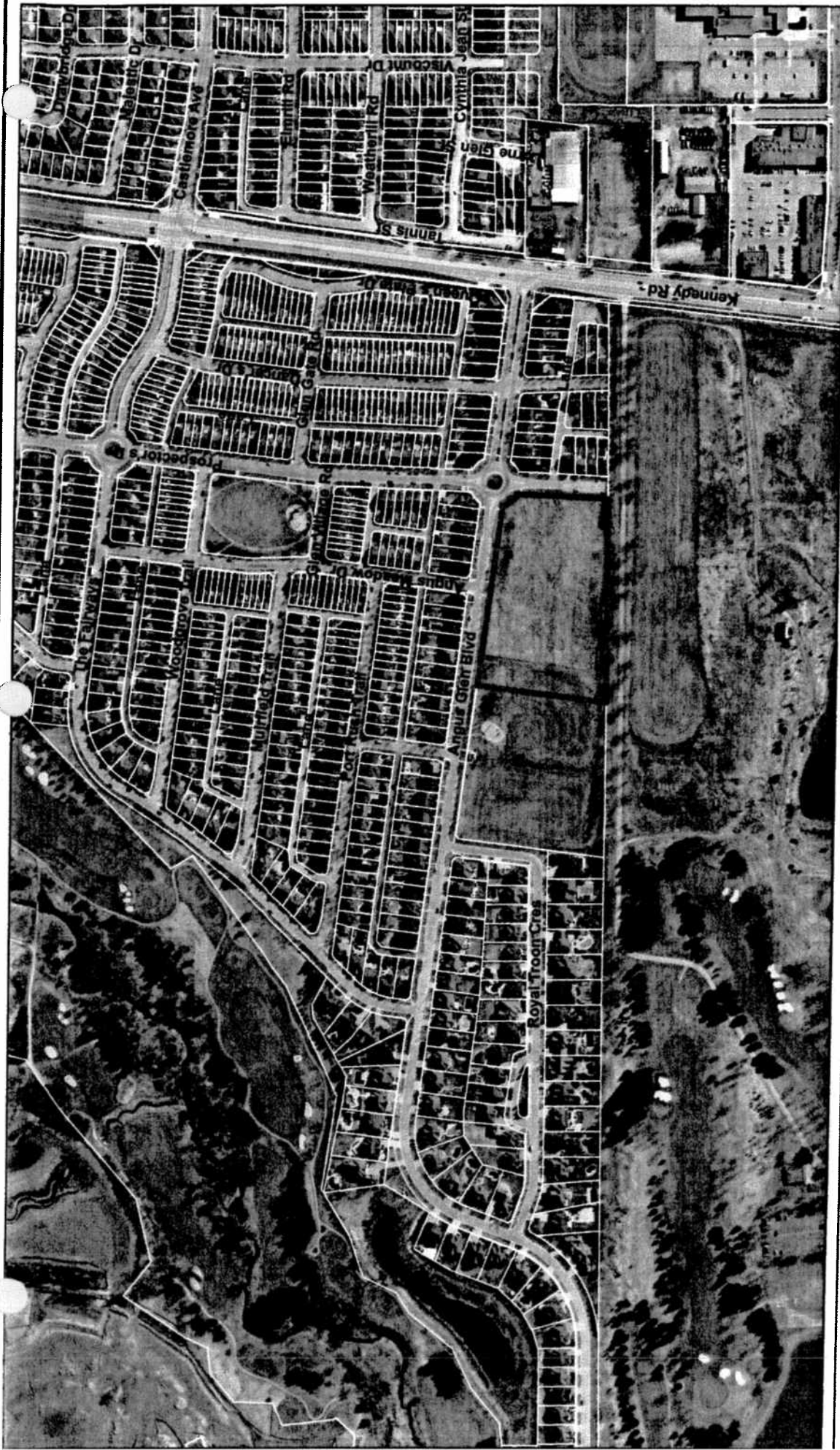
Appendix 'B' and 'C' – Draft Zoning By-law Amendment

**APPLICANT:**

Angus Glen Village Ltd.  
ATTN: Michael Montgomery  
10080 Kennedy Road  
Markham, Ontario L6C 1N9  
Phone: 905 887 0090  
Fax: 905 887 5197  
Email: [mmontgomery@angusglen.com](mailto:mmontgomery@angusglen.com)








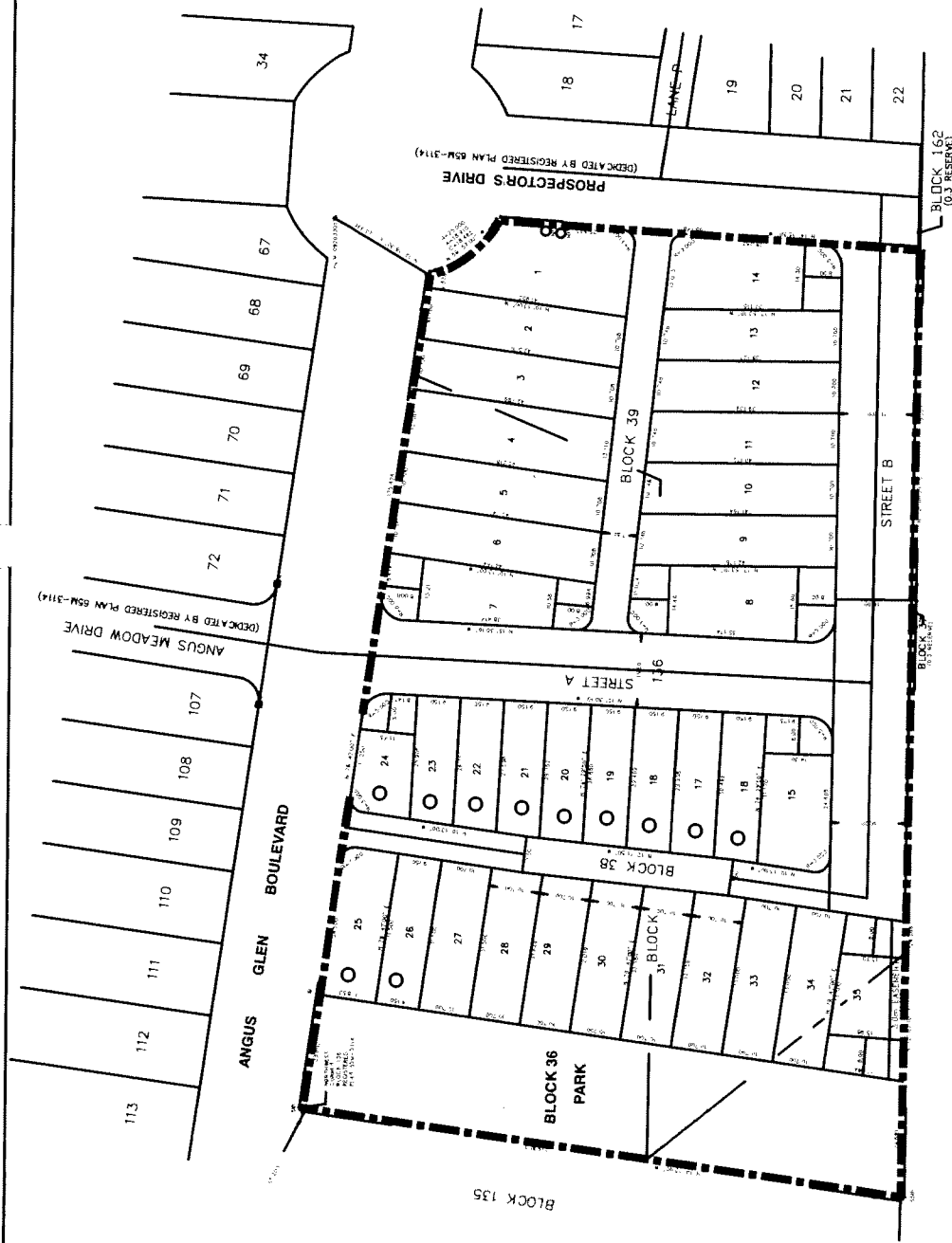
# AIR PHOTO MAP

APPLICANT: ANGUS GLEN DEVELOPMENT LTD.

FILE No. ZA.12129598 & SU.12129598 (RP)

 SUBJECT LANDS

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LOT 18, CONCESSION 5 PIN 05058-0008 (LT)

# PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: ANGUS GLEN DEVELOPMENT LTD.

FILE No. ZA.12129598 & SU.12129598(RP)


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DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RP

 SUBJECT LANDS

DATE: 04/30/2012

FIGURE No. 4



**RECOMMENDED CONDITIONS OF DRAFT APPROVAL OF PLAN OF SUBDIVISION 19TM-12004 (ANGUS GLEN BOULEVARD – ANGUS GLEN DEVELOPMENTS LIMITED) ARE AS FOLLOWS:**

**1**      General

- 1.1      Approval shall relate to a draft plan of subdivision prepared by J. D. Barnes, identified as Reference Number 11-21-338-00, dated December 7, 2012.
- 1.2      The Owner acknowledges and agrees that the draft plan of subdivision and associated conditions of draft approval may require revisions, to the satisfaction of the City, to implement or integrate any recommendations from studies required as a condition of draft approval, including, but not limited to, Traffic Impact Study, Internal Servicing Study, Noise Impact Study, confirmation of alignment of roads with the locations shown in the draft approved plans, as well as any comments and conditions received from municipal departments and external agencies after draft approval is granted.
- 1.3      This draft approval shall apply for a maximum period of three (3) years from date of issuance by the City, and shall accordingly lapse on XXXX, unless extended by the City upon application by the Owner.
- 1.4      The Owner shall enter into a subdivision agreement with the City agreeing to satisfy all conditions of the City and Agencies, financial and otherwise, prior to final approval.
- 1.5      The Owner acknowledges and understands that prior to final approval of this draft plan of subdivision, amendments to Zoning By-laws 177-96 to implement the plan shall have come into effect in accordance with the provisions of the Planning Act.

**2.**      Roads

- 2.1      The road allowances within the draft plan shall be named to the satisfaction of the City and the Region of York.
- 2.2      The road allowances within the draft plan shall be dedicated as public highways, free of all costs and encumbrances.
- 2.3      The Owner shall covenant and agree in the subdivision agreement that the public highways shall be designed and constructed in accordance with established municipal standards to the satisfaction of the City (Commissioner of Development Services).
- 2.4      The Owner shall convey 0.3m reserves along the entire south side of Street B, to the City, free of all costs and encumbrances, upon registration of the plan of subdivision.

- 2.5 The Owner shall covenant and agree in the subdivision agreement that they shall be required to construct and pay for the construction of a 3.0 metre wide walkway on Block 36 fronting Lots 25 to 35 from Angus Glen Boulevard for the use of maintenance vehicles to the satisfaction of the City (Commissioner of Development Services).

3. Noise Impact Study

- 3.1 Prior to final approval of the draft plan, the Owner shall submit a Noise Impact Study, prepared by a qualified noise consultant, with recommended mitigation measures for noise generated by any other identified noise sources, to the satisfaction of the City. The Owner further agrees to make any revisions to the draft plan that may be required to achieve the recommendations of the Noise Impact Study.
- 3.2 The Owner shall covenant and agree in the subdivision agreement to implement noise control measures and warning clauses as recommended by the approved Noise Impact Study, to the satisfaction of the City (Commissioner of Development Services).

4. Stormwater Management

- 4.1 Prior to final approval of the draft plan, the Owner shall submit a stormwater management study, prepared by a qualified engineer, detailing the provision of water quality and quantity management facilities, water balance analysis, hydraulic gradelines, overland flow routes, and erosion and siltation controls for the draft plan for approval by the City and the Toronto and Region Conservation Authority. The Owner acknowledges and agrees that they will be required to construct the proposed stormwater management facilities and overland routes, provide any easements or lands for stormwater and overland flow purposes, and to revise the draft plan accordingly, as may ultimately be required.
- 4.2 The Owner shall covenant and agree in the subdivision agreement to obtain approval of Site Alteration Plans in accordance with the City's Standards prior to proceeding with any on-site works and more particularly topsoil stripping.

5. Municipal Services

- 5.1 Prior to final approval of the draft plan, the Owner shall prepare, to the satisfaction of the City (Commissioner of Development Services), a Functional Servicing Report to determine the infrastructure required for all municipal services internal to the subdivision. Any requirements resulting from this Report shall be incorporated into the draft plan and provided for in the subdivision agreement.
- 5.2 The Owner shall covenant and agree in the subdivision agreement that they shall be required to construct, or pay for the construction of, roads, bicycle lanes, curbs, gutters, sidewalks (in accordance with the applicable Council policy), underground and above ground services, street lights, street signs, utilities, stormwater

management facilities, etc., to the satisfaction of the City (Commissioner of Development Services).

- 5.3 Prior to final approval of the draft plan, detailed engineering drawings shall be provided by the Owner which will include, but not be limited to grading control plans, plan and profile drawings of all underground and aboveground services, general plans, drainage plans, composite utility plans, stormwater management detail plans, etc. to the satisfaction of the City (Commissioner of Development Services).
- 5.4 The Owner shall acknowledge and agree in the subdivision agreement that building permits will not be issued for lands in any stage of development within the draft plan of subdivision until the Director of Building Services has been advised by the Fire Chief that there is an adequate water supply for firefighting operations and acceptable access for firefighting equipment is available.

## 6. Easements

- 6.1 The Owner shall grant required easements to the appropriate authority for public utilities, drainage purposes or turning circles, upon registration of the plan of subdivision. Any off-site easements and works necessary to connect watermains, storm and sanitary sewers to outfall trunks and stormwater management facilities shall be satisfactory to, and dedicated to, the City.

## 7. Utilities

- 7.1 The Owner shall covenant and agree in the subdivision agreement that hydro electric, telephone, gas and television cable services, and any other form of telecommunication services shall be constructed at no cost to the City as underground facilities within the public road allowances or within other appropriate easements, as approved on the Composite Utility Plan, to the satisfaction of the City (Commissioner of Development Services) and authorized agencies.
- 7.2 The Owner shall covenant and agree in the subdivision agreement to enter into any agreement or agreements required by any applicable utility companies, including PowerStream, Enbridge, telecommunications companies, etc.
- 7.3 The Owner shall covenant and agree in the subdivision agreement to facilitate the construction of Canada Post facilities at locations and in manners agreeable to the City of Markham in consultation with Canada Post, and that where such facilities are to be located within public rights-of-way they shall be approved on the Composite Utility Plan and be in accordance with the Community Design Plan.
- 7.4 The Owner shall covenant and agree in the subdivision agreement to include on all offers of purchase and sale a statement that advises prospective purchasers that mail delivery will be from a designated Community Mailbox. The Owners will further be

responsible for notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sale.

- 7.5 The Owner shall covenant and agree in the subdivision agreement to provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residents as soon as homes are occupied.
- 7.6 Standard Community Mailbox installations are to be done by Canada Post at locations approved by the municipality and shown on the Composite Utility Plan. Should the developer propose an enhanced Community Mailbox installation, any costs over and above the standard installation must be borne by the developer, and be subject to approval by the City in consultation with Canada Post.
- 7.7 The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
- a) An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
  - b) Any required walkway across the boulevard, as per municipal standards.
  - c) Any required curb depressions for wheelchair access.
- 7.8 The Owner covenants and agrees that it will permit any telephone or telecommunication service provider to locate its plant in a common trench within the proposed subdivision prior to registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

## 8. Phase 1 Environmental Site Assessment (ESA)

- 8.1 Prior to release for registration of the draft plan, the Owner shall:
- i) Submit environmental site assessment reports prepared by a Qualified Person in accordance with the Record of Site Condition Regulation (O.Reg. 153/04) describing the current conditions of the land to be conveyed to the City and any proposed remedial action plan, for peer review and concurrence;
  - ii) At the completion of any necessary site remediation process, submit certification from the Qualified Person that the necessary clean up has been

carried out and that the land to be conveyed to the City meets the Site Condition Standards of the intended land use;

- iii) File a Record of Site Condition on the Provincial Environmental Site Registry for the land to be conveyed to the City; and
- iv) Pay all costs associated with the City retaining a third-party reviewer for the peer review service.

8.2 The Owner shall covenant and agree in the subdivision agreement that if during construction of any infrastructure or building within the subdivision contaminated soils are discovered, the Owner shall submit a further remedial action plan to the City for peer review and concurrence prior to carrying out the clean up, to the satisfaction of the Director of Engineering.

9. Well Monitoring Program and Mitigation Plan

Prior to any site alteration activities, the Owner shall check if there are any active wells within 500 metres of the Zone of Influence (ZOI). If any active wells are found within the ZOI, the Owner shall prepare and implement a Well Monitoring Program and Mitigation Plan, in accordance with the City's requirements to the satisfaction of the Director of Engineering.

Urban Design Conditions

10. Tree Inventory and Tree Preservation Plans

10.1 The Owner shall submit for approval a tree inventory and tree preservation plan to the satisfaction of the Director of Planning and Urban Design in accordance with the City of Markham Streetscape Manual dated 2009, as amended from time to time.

10.2 The Owner shall submit a site grading plan showing the trees to be preserved based on the approved Tree Preservation Plan prior to the issuance of a Top Soil Stripping Permit to the satisfaction of the Director of Planning and Urban Design.

10.3 The Owner shall obtain written approval from the Director of Planning and Urban Design prior to the removal of any trees or destruction or injury to any part of a tree within the area of the draft plan.

10.4 The Owner shall covenant and agree in the subdivision agreement to provide a letter of credit to secure preservation of trees.

10.5 The Owner shall submit for approval, as part of the tree inventory and tree preservation plan, in accordance with the City of Markham Streetscape Manual a tree

compensation schedule detailing replacement and enhancement planting or the replacement value based on the following:

- a) Trees between 20cm and 40cm diameter at breast height (DBH) shall be replaced at a ratio of 2:1 with 60mm caliper trees appropriate for site conditions in accordance with the Manual.
- b) All trees over 40cm DBH shall have an individual valuation submitted to the City by an ISA certified Arborist in accordance with the most current version of Council of Tree and Landscape Appraisers (CTLA) Guide for Plant Appraisal. Replacement for trees over 40cm will be in value equivalent to the appraised value in the Tree Appraisal report and to the satisfaction of Director of Planning and Urban Design.
- c) Where a site does not allow for the 2:1 replacement, the City will negotiate a credit (in the value of \$600 per tree) for tree planting on alternate sites including the possibility for backyard and/or frontyard planting.
- d) The requirement for the replacement or equivalent economic value following unauthorized tree removal or damage shall be determined by the City.

## 12. Community Design

- 12.1 The Owner shall covenant and agree in the subdivision agreement to implement and incorporate all requirements of the approved Villages of Angus Glen Design Guidelines & Angus Glen Community Architectural Control Guidelines into all landscape plans, architectural control guidelines, engineering plans and any other required design documents.
- 12.2 The Owner shall covenant and agreed to submit an addendum to the Villages of Angus Glen Design Guidelines, dated April 1996 to include the revised block as set out in this draft plan. The addendum shall be submitted prior to final approval of the subdivision application.
- 12.3 Plans submitted for model home permits for any building within the plan of subdivision shall bear an approval stamp identifying the architectural company retained for architectural control and the signature of the control architect. The approval stamp shall certify that the floor plans, building elevations and site plans are designed in accordance with the approved architectural control guidelines.
- 12.4 The Owner shall ensure that the design architect for any buildings within the plan of subdivision shall not assume the role of control architect for the plan of subdivision.

## 13. Parks and Open Space

- 13.1 The Owner shall convey Block 36 to the City for parks purposes free of all costs and encumbrances, upon registration of the plan of subdivision. The Blocks shall be conveyed in a physical condition to the satisfaction of the City. The City reserves the

right to require, as an alternative, payment of cash-in-lieu for any part of the said conveyance of lands for parks purposes and that the draft plan be revised accordingly.

- 13.2 Prior to the registration, the Owner agrees to convey to the City, free of all costs and encumbrances, the parks and buffer blocks if any within this draft plan. These Blocks shall be conveyed in a physical condition to the satisfactory of the City.
- 13.3 The Owner shall covenant and agree to rough grade, topsoil, seed, and maintain (free of stock piles and debris) park block and vacant lands if any within the subdivision to the satisfactory of the City. The park block shall be maintained until such time as the park have been constructed and assumed by the City for maintenance. Other vacant blocks if any shall be maintained until such time as the ownership of the blocks has been transferred. No stockpiling of materials, including topsoil and fill, shall occur on any lands to be conveyed to the City.
- 13.4 The Owner acknowledges that should these works not be completed and maintained to the satisfaction of the Commissioner of Development Services, the City will do the work as required and draw on the letters of credit for all costs so incurred plus 10% for contract administration.
- 13.5 The Owner shall post approved copies of any Open Space Plans, Conceptual Park Development Master Plans and Conceptual Facility Fit Plans for the park and school campus in all sales offices for dwelling units within the draft plan of subdivision.

#### 14.0 Landscape Works

- 14.1 Prior to execution of the subdivision agreement, the Owner shall submit landscape plans based on the approved Angus Glen Community Design Plan into all landscape works, to the satisfaction of the Director of Planning and Urban Design
  - a) street tree planting in accordance with the City of Markham Streetscape Manual dated June 2009.
  - b) 1.8m high wood screen corner lot fencing
  - c) 1.8m high privacy fencing on exterior rear side yards of residential units abutting road and laneways
  - d) any parks and open space plans to be used for promotion purposes
  - e) any other landscaping and pedestrian connection to the satisfactory of Director of Planning and Urban Design

- 14.2 The Owner shall construct all landscaping in accordance with the approved plans at no cost to the City.
- 14.3 The Owner shall covenant and agree that provision shall be made in the subdivision agreement for a letter of credit, in an amount to be determined by the City, to ensure compliance with applicable tree preservation, fencing, streetscape, buffers, walkways and other landscaping requirement.
- 14.4 The Owner shall not permit their builders to charge home purchasers for the items listed in Condition 14.1.
- 14.5 The Owner shall include in all agreements of purchase and sale the following clause:

“PURCHASERS ARE ADVISED THAT AS A CONDITION OF APPROVAL OF THE SUBDIVISION WITHIN WHICH THIS LOT IS LOCATED, THE CITY OF MARKHAM HAS REQUIRED THE DEVELOPER TO UNDERTAKE AND BEAR THE COST OF THE FOLLOWING ITEMS:

- STREET TREES (TREES PLANTED IN THE CITY BOULEVARD **Or IN ADJACENT PUBLIC LANDS OR PRIVATE LOTS to meet 4.1a)**
- CORNER LOT FENCING
- REAR LOT LINE FENCING AT LANES (IF SPECIFICALLY REQUIRED BY THE CITY)
- TREE PLANTING IN REAR YARDS ADJOINING THE LANES (IF SPECIFICALLY REQUIRED BY THE CITY)
- NOISE ATTENUATION FENCING AS IDENTIFIED IN THE NOISE IMPACT STUDY IF ANY
- FENCING OF SCHOOL, PARK, WALKWAY AND STORMWATER MANAGEMENT POND BLOCKS
- BUFFER PLANTING FOR OPEN SPACE, WALKWAY AND STORMWATER MANAGEMENT POND BLOCKS AND SINGLE LOADED STREET ALLOWANCES
- SUBDIVISION ENTRY FEATURES AND DECORATIVE FENCING AS IDENTIFIED ON LANDSCAPE PLANS APPROVED BY THE CITY.

THE DEVELOPER HAS BORNE THE COST OF THESE ITEMS AND THE HOME PURCHASER IS NOT REQUIRED TO REIMBURSE THIS EXPENSE.”

15. Other City Requirements

- 15.1 The Owner acknowledges and agrees that firebreak lots are 4, 11 19 and 30 within the draft plan and shall be designated in the subdivision agreement, to the satisfaction of the Fire Chief. The Owner shall provide a letter of credit in an amount to be determined by the Fire Chief at the subdivision agreement stage to ensure compliance with this condition.



- 15.2 The Owner acknowledges and agrees to install sprinklers within Lots 25 – 35 and shall be designated in the subdivision agreement to the satisfaction of the Fire Chief.
- 15.3 The Owner acknowledges and agrees to install a one way sign in the southerly direction for Block 38 (Laneway) and further that the Owner shall covenant and agree in the subdivision agreement to include warning clauses that Block 38 is a one way laneway in agreements of purchase and sale for all units that abut Block 38.
- 15.4 The Owner acknowledges and agrees that final approval of the draft plan of subdivision may be issued in phases provided that:
- a) phasing is proposed in an orderly progression generally consistent with the phases identified in the approved Development Phasing Plan; and,
  - b) all concerned government agencies agree to registration by phases and provide the clearances as required for each phase.
- 15.6 The Owner shall covenant and agree in the subdivision agreement to include warning clauses in agreements of purchase and sale for all units with single car garages advising purchasers of the following:
- the City's parking by-law requires a minimum of two parking spaces, one in the driveway and one in the garage
  - the City's zoning by-law restricts the width of the driveway to a maximum of 3.5 metres, this width does not allow two cars to park side by side
  - overnight street parking will not be permitted unless an overnight street parking permit system is implemented by the City.

16 Region of York

- 16.1 The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the area municipality and York Region.
- 16.2 York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the City of Markham for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
- 21.2 The Owner shall agree in the subdivision agreement that the Owner shall save harmless the City of Markham and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
- 21.3 The Owner shall agree in the Subdivision Agreement that any direct connection to a Regional water or wastewater system requires Regional approval prior to

construction. Engineering drawings showing details of the connection shall be submitted for approval.

- 21.4 Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Transportation and Community Planning Department, outlining all requirements of the Transportation and Community Planning Department.
- 22.4 The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.
- 22.5 The Regional Transportation and Community Planning Department shall advise that Conditions 21.1 to 22.5 inclusive, have been satisfied.



**EXPLANATORY NOTE**

**BY-LAW 2013-XXX**

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

**Angus Glen Village Limited**

**Angus Glen Blvd**

**PLAN 65M3114 BLK 136**

**Lands Affected**

The By-law applies to lands located on the west side of Kennedy Road, south of Angus Glen Boulevard and north of 16<sup>th</sup> Avenue and south of Major Mackenzie Drive, known as Block 136 on Plan 65M-3114, in the Angus Glen Secondary Plan.

**Existing Zoning**

The lands are currently zoned Open Space Two [OS2\*23(H)] by By-law 177-96, as amended.

**Purpose and Effect**

The purpose of this By-law is to permit for residential development and open space for park purposes. The effect of the By-law will provide for 35 single detached lane based units with a portion of lands to be conveyed to the City for parkland purposes.



## BY-LAW 2013-XX

A By-law to amend Urban Expansion Area  
Zoning By-law 177-96, as amended

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THE COUNCIL OF THE CORPORATION OF THE CITY 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 rezoning the lands within the designated area of this By-law as shown on Schedule 'A' attached hereto From Open Space Two \*23 [OS2\*23(H)] to Residential Two Special \*5\*118\*189 (RS-2\*5\*118\*189\*XXX) and from Open Space Two \*23 [OS2\*23(H)] to Open Space One Zone (OS1)
- 1.2 That By-law 177-96, as amended, is hereby further amended by adding the following:

**“7.XXX Zone Standards**

- a) That for the purposes of this By-law any lots abutting the westerly Open Space One Zone shall be deemed to be the front lot line.”
- 3.0 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  
\*\* DAY OF \*\*\*, 20\*\*.

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KIMBERLEY KITTERINGHAM  
CITY CLERK

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FRANK SCARPITTI  
MAYOR