

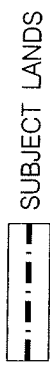
DRAFT PLAN OF SUBDIVISION

APPLICANT: GREAT ELDIN INVESTMENTS LTD
19TM-95081(PH. 2)

FILE No: SU0211460002(TK)



DEVELOPMENT SERVICES COMMISSION



DATE: 02/26/10

DRAWN BY: DD CHECKED BY: TK SCALE 1:

FIGURE No.2

EXPLANATORY NOTE

APPENDIX A

BY-LAW 2010-X

A by-law to amend By-law 304-87, as amended.

Great Eldin Investments Ltd.
Part of Lot 17, Concession 7
19TM-95081, Phase 2
Wismer Commons Community

Lands Affected

The proposed by-law amendment applies to 3.997 ha (9.876 acres) of land located north of Edward Jeffreys Avenue, west of Highway 48, within the Wismer Commons community.

Existing Zoning

The lands are presently zoned Agricultural One (A1) under By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this by-law amendment is to delete the lands from the designated area of By-law 304-87, as amended so that they may be incorporated into By-law 177-96, as amended to permit a residential draft plan of subdivision (Phase 2). By-law 304-87, as amended is the Town's Rural Area By-law and By-law 177-96, as amended is the Town's New Urban Area By-law.



BY-LAW 2010-X

A By-law to amend Zoning By-law 304-87, as amended.

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

1. By-law 304-87, as amended, be and the same is hereby further amended by deleting the lands outlined on Schedule 'A' hereto from the designated area of By-law 304-87, as amended.
2. This By-law shall not come into effect until By-law 2010-XX, amending By-law 177-96, as amended, comes into effect and the lands, as shown on Schedule 'A' attached hereto, are incorporated into the designated area of By-law 177-96, as amended.
3. All other provisions of By-law 304-87, 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 MARCH, 2010.

KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

THIS IS SCHEDULE A TO BY-LAW
PASSED THIS DAY

MAYOR

CLERK

A BY-LAW TO AMEND BY-LAW

304-87

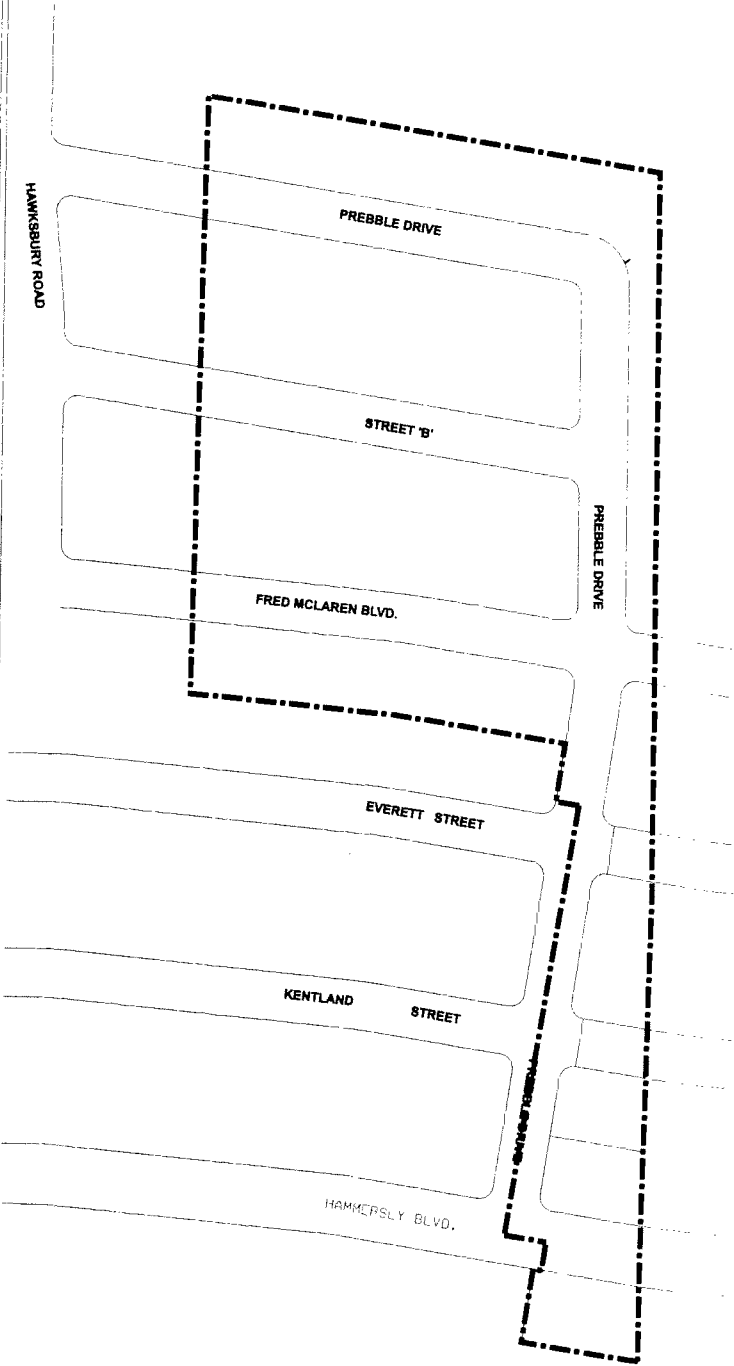


BOUNDARY OF AREA COVERED BY THIS BY-LAW

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:



EXPLANATORY NOTE

BY-LAW 2010-XX

Great Eldin Investments Ltd.
Part of Lot 17, Concession 7
19TM-95081, Phase 2
Wismer Commons Community

Lands Affected

The proposed By-law amendment applies to 3.997 ha (9.876 acres) of land located north of Edward Jeffreys Avenue, west of Highway 48, within the Wismer Commons community.

Existing Zoning

The lands are presently zoned Agricultural One (A1) under By-law 304-87, as amended.

Purpose and Effect

The purpose of this By-law amendment is to incorporate the lands into appropriate residential and open space zone categories within By-law 177-96, as amended. The proposed zone categories are:

Residential Two *185*186*405 (Hold)	R2*185*186*405 (H)
Residential Two * 99 (Hold)	R2*99 (H)
Open Space Two	OS2

which will permit the development of 116 single detached and semi-detached lots.

A Holding provision (H) has been applied to the lands and will not be lifted until servicing allocation has been confirmed by the Region of York.



BY-LAW 2010-XX

A by-law to amend Urban Expansion Area Zoning By-law 177-96, as amended
(To incorporate Great Eldin Investments Ltd, Phase 2, 19TM-95081)

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

1. By-law 177-96, as amended is hereby further amended as follows:

1.1 By expanding the designated area of the By-law to include those lands comprising Lot 17, Concession 7, outlined on Schedule 'A' attached hereto.

1.2 By zoning the lands

Residential Two *185*186*405 (Hold)	R2*185*186*405 (H)
Residential Two * 99 (Hold)	R2*99 (H)
Open Space Two	OS2

1.3 For the purpose of this By-law, a Holding zone provision is hereby established and identified on Schedule 'A'.

No person shall hereafter erect or alter any building or structure on lands subject to an (H) provision for the purpose permitted under this By-law until an amendment to this By-law to remove the letter (H) has come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the (H) Holding provision, the following condition must be met, to the satisfaction of the Town of Markham;

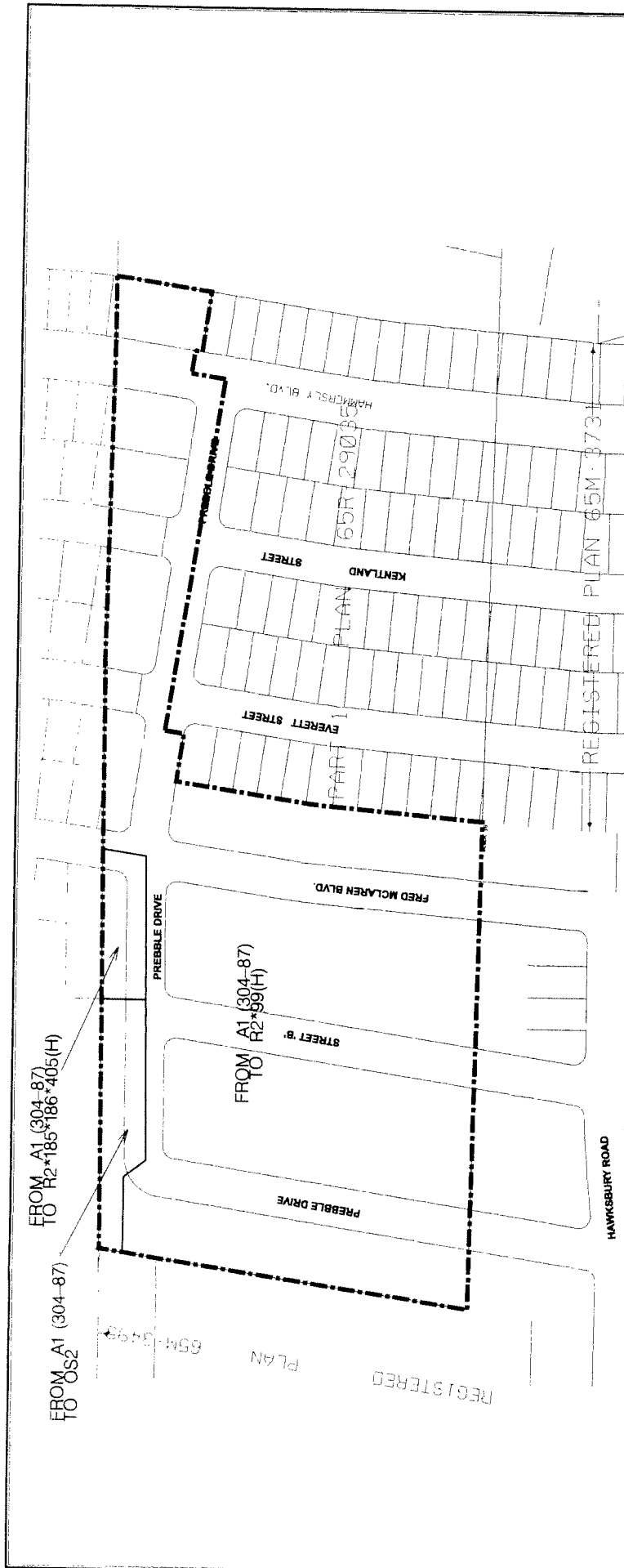
- (a) York Region advises in writing that it is no earlier than six (6) months prior to the expected completion of the Duffin Creek Water Pollution Control Plant expansion project and the YDSS Flow Control Structures project; or
- (b) The Town of Markham approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure; or
- (c) The Regional Commission of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the Town of Markham allocates the capacity to this development.

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 ____ DAY OF MARCH, 2010.

KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

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

THIS IS SCHEDULE 'A' TO BY-LAW
PASSED THIS DAY

MAYOR
CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW



☐ R2 ☐ RESIDENTIAL TWO ☐ OS2 ☐ OPEN SPACE TWO
☐ A1 ☐ AGRICULTURE ONE ☐ * (No) ☐ EXCEPTION NUMBER
☐ (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: 2000