

PROPOSED PLAN OF SUBDIVISION

APPLICANT: 1039954 ONTARIO LIMITED

FILE No: SU02118676003;ZA09122509(DC)



DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: DC

SCALE 1:

SUBJECT LANDS

DATE: 02/17/10

FIGURE No.2

SU02118676-003.dgn 01/03/2010 11:25:13 AM



EXPLANATORY NOTE

BY-LAW 2010-XXX

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

1039954 Ontario Limited

Concession 7, Part of Lot 20, 65R-27245 Part 1

Wismer Commons Community

LANDS AFFECTED

The proposed by-law amendment applies to 3.64 ha (9.0 acres), located south of Major Mackenzie Drive, west of Ralph Chalmers Avenue, within the Wismer Commons community.

EXISTING ZONING

The lands are presently zoned Rural Residential Four (RR4) by By-law 304-87, as amended.

PURPOSE AND EFFECT

The purpose and effect of this by-law is to delete the lands from By-law 304-87, as amended, so they may be incorporated into By-law 177-96, as amended, to permit a residential subdivision consisting of single-detached and semi-detached units.



BY-LAW 2010-XXX

A by-law to amend Zoning By-law 304-87

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

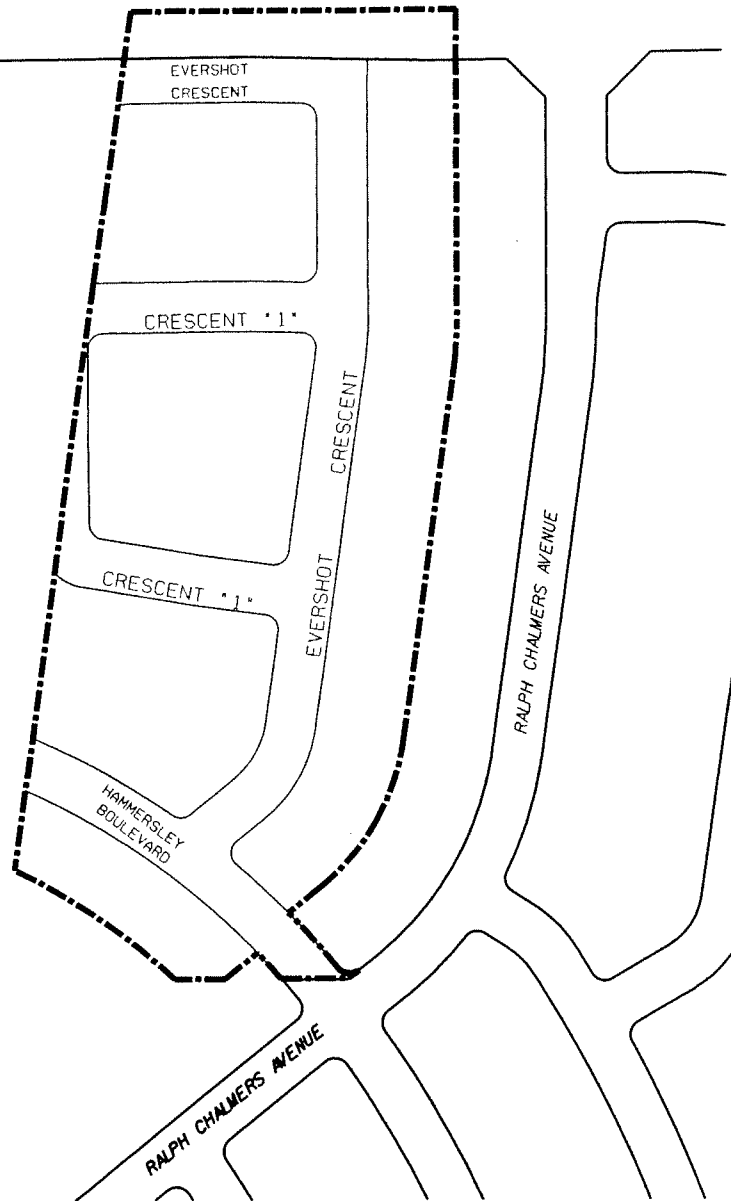
1. By-law 304-87, as amended, be and the same is hereby further amended by deleting the lands outlined on Schedule 'A' hereto from the designated area of By-law 304-87. as amended.
2. This by-law shall not come into effect until By-law 2010-XXX, amending By-law 177-96, as amended, comes into effect and 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 ___ 2010.

KIMBERLY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR

MAJOR MACKENZIE DRIVE



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 304-87



BOUNDARY OF AREA COVERED BY THIS BY-LAW

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

..... MAYOR

..... 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:

5/02/11 8:59:50 AM



EXPLANATORY NOTE

BY-LAW 2010-XXX

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

1039954 Ontario Limited

Concession 7, Part of Lot 20, 65R-27245 Part 1

Wismer Commons Community

LANDS AFFECTED

The proposed by-law amendment applies to 3.64 ha (9.0 acres), located south of Major Mackenzie Drive, west of Ralph Chalmers Avenue, within the Wismer Commons community.

EXISTING ZONING

The lands are presently zoned Rural Residential Four (RR4) by By-law 304-87, as amended.

PURPOSE AND EFFECT

The purpose of the by-law amendment is to incorporate the lands into the designated area of By-law 177-96 and zone them to permit a residential subdivision consisting of single-detached and semi-detached units. A Holding provisions (H and H1) have been included to prevent development until available servicing allocation is confirmed by the Region of York and the Town of Markham.

The effect of the by-law amendment will be to permit the lands to be developed for residential purposes once the Holding provisions are removed.



BY-LAW 2010-XXX

A by-law to amend 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 expanding the designated area of By-law 177-96 to include the lands in Concession 7, Part of Lot 20, 65R-27245 Part 1, as shown on Schedule 'A' attached hereto.

1.2 By zoning the lands:

Residential Two *182 (Holding) [R2*182(H)] Zone
Residential Two *185*186*405 (Holding) [R2*185*186*405(H)]
Residential Two *185*186*405 (Holding One) [R2*185*186*405(H1)]

as shown on Schedule 'A' attached hereto.

1.3 HOLDING PROVISIONS

For the purpose of this By-law, Holding (H) and Holding (H1) *zones* are hereby established and are identified on Schedule 'A' attached hereto by the letters (H) and (H1) in parenthesis following the zoning symbol.

No person shall hereafter *erect* or *alter* any *building* or *structure* on lands subject to '(H)' or '(H1)' provisions for the purpose permitted under this By-law until amendments to this By-law to remove the letters '(H)' & '(H1)' have come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the '(H)' Holding provision, the following conditions must be met to the satisfaction of the Town of Markham:

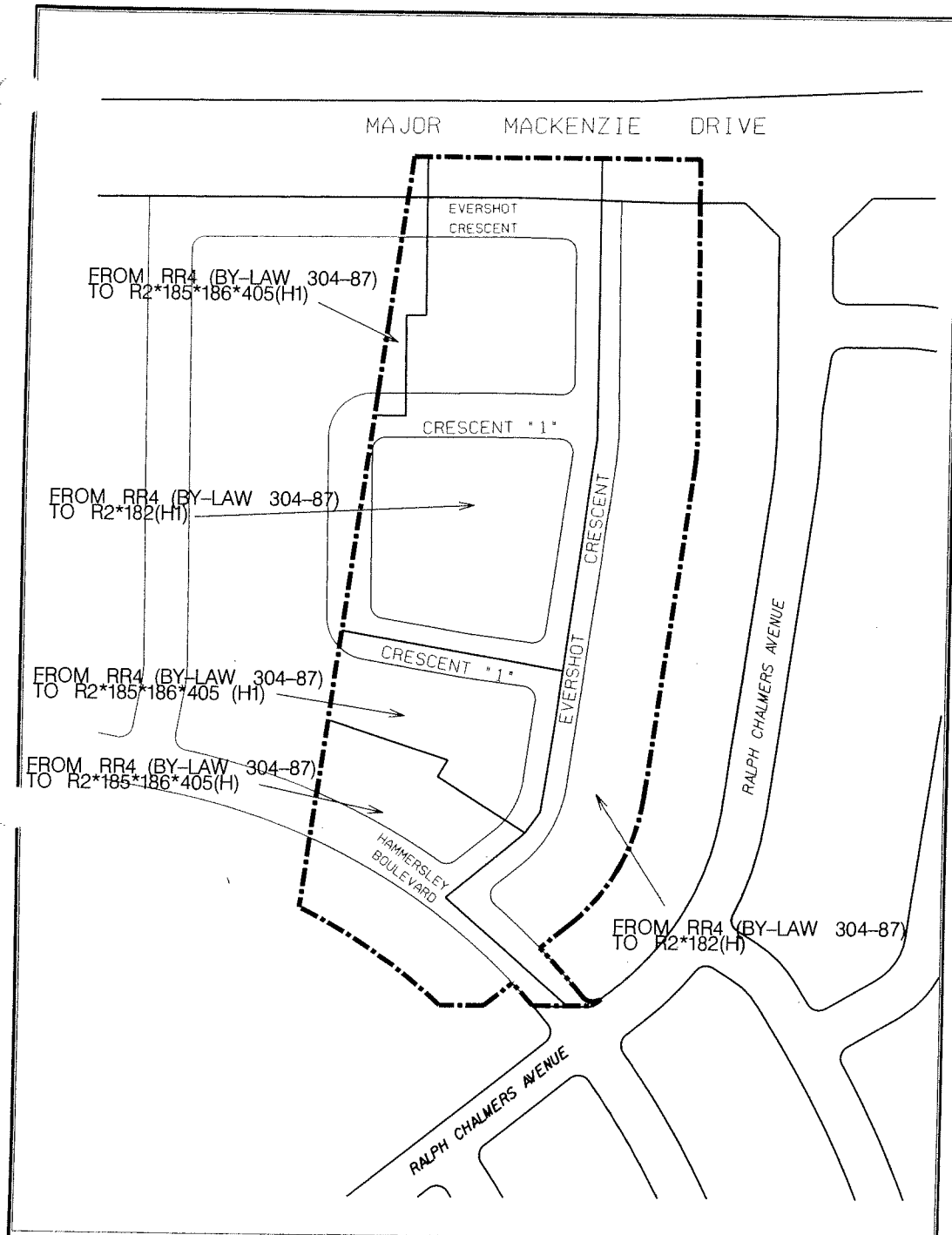
- a) York Region has advised in writing that the expected completion of the Duffin Creek Water Pollution Control Plan expansion project and the YDSS Flow Control Structures project will be within twelve (6) months; and,
- b) The Council of the Town of Markham has allocated adequate available water supply and sewage servicing capacity to the subject development; or,
- c) The Council of the Town of Markham approves servicing allocation to the lands that are not dependent upon the construction of Regional infrastructure; or
- d) The Regional Commissioner of Environmental services confirms servicing capacity for this development by a suitable alternative method and the Town of Markham allocates the capacity to this development.

Prior to removing the '(H1)' Holding provision, the following conditions must be met to the satisfaction of the Town of Markham:

- a) York Region has advised in writing that the expected completion of the Southeast Collector Sewer will be within twelve (6) months;
- b) The Council of the Town of Markham has allocated adequate available water supply and sewage servicing capacity to the lands; and,
- c) The Trustee for the Wismer Commons Developers Group Cost Sharing Agreement has assigned the remaining 35.5 units of conditional servicing (water and sewer) allocation to the Owner; or,
- d) The Council of the Town of Markham approves servicing allocation the lands to that are not dependent upon the construction of Regional infrastructure; or
- e) The Regional Commissioner of Environmental services confirms servicing capacity 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 ____ 2010.



DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW
ZONE BOUNDARY

☐ R2 RESIDENTIAL TWO
☐ RR4 RURAL RESIDENTIAL FOUR

☐ (H) HOLDING PROVISION
☐ *(No) EXCEPTION NUMBER

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

.....MAYOR

.....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: 2000

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