

# PROPOSED PLAN OF SUBDIVISION (PHASE 3)

APPLICANT: 1473092 ONTARIO LIMITED (METRUS DEVELOPMENTS)

FILE No: ZA. 08123717 & SU. 01118320 (DC)

DATE: 15/11/09



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: DC

SCALE 1:

FIGURE No.2

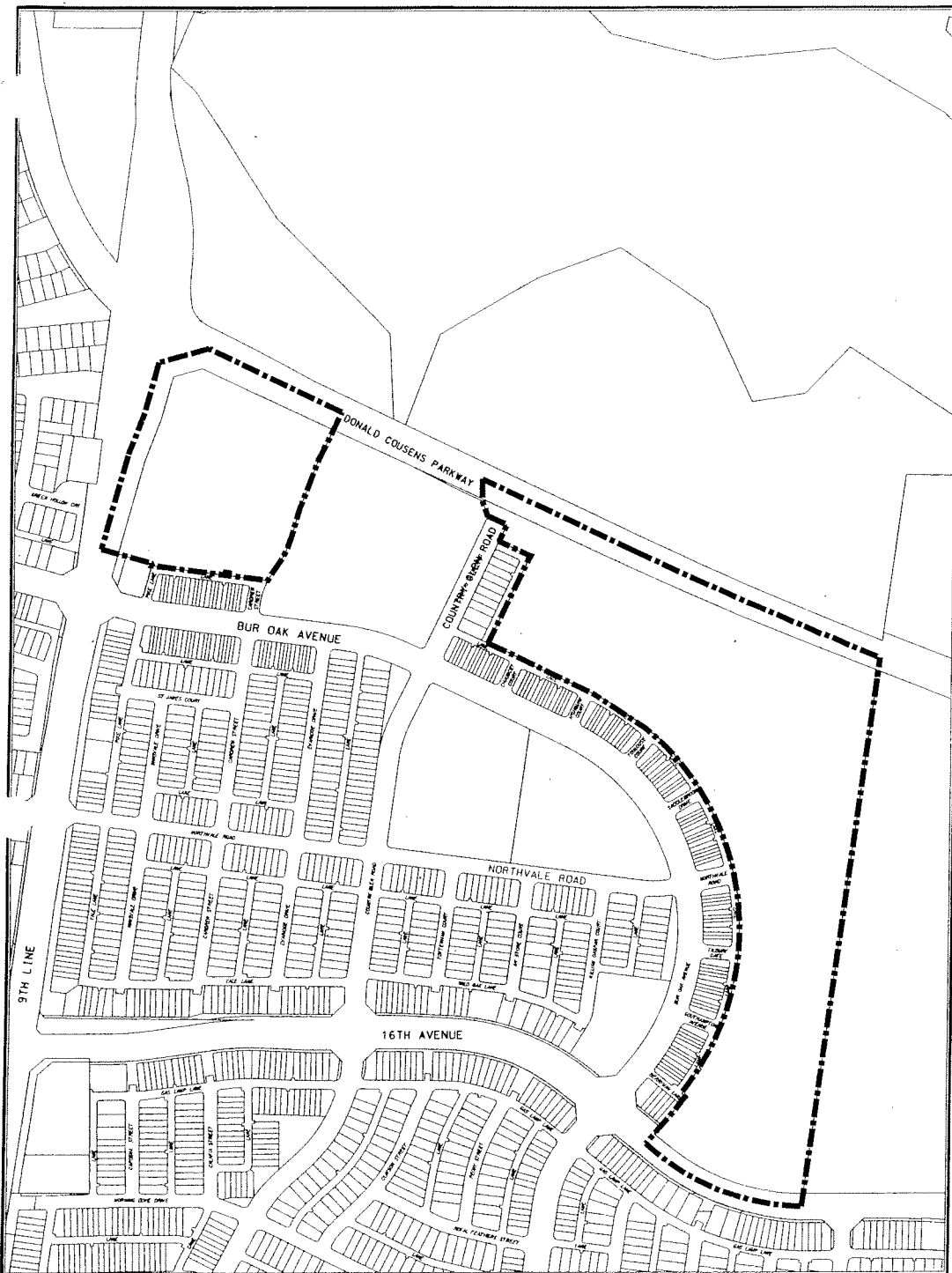
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A by-law to amend Rural Area Zoning By-law 304-87, as amended  
*(To delete lands from the designated area of this By-law)*

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

1. THAT By-law 304-87, as amended, is hereby further amended by deleting the lands in Lots 16, 17 and 18, Concession 9, as shown on Schedule 'A' attached hereto, from the designated area of By-law 304-87, as amended.
2. This by-law shall not come into effect until By-law ~~XXXXX~~ 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



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 ..... 2009

..... 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:

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A by-law to amend Urban Expansion Area Zoning 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. By-law 177-96, as amended, is hereby further amended as follows:

1.1 By expanding the designated area of By-law 177-96, as amended, to include those lands comprising Part of Lots 16, 17, and 18, Concession 9, as outlined on Schedule 'A' attached hereto;

1.2 By zoning the lands:

Residential Two \*190\*210\*344 (H) [R2\*190\*210\*344 (H)],  
Residential Two \*190\*210\*344 (H1) [R2\*190\*210\*344(H1)],  
Residential Two \*190\*210\*AAA (H) [R2\*190\*210\*AAA (H)],  
Residential Two \*190\*210\*AAA (H1) [R2\*190\*210\*AAA(H1)],  
Residential Two \*190\*210\*BBB (H) [R2\*190\*210\*BBB(H)],  
Greenway [G];

1.3 By rezoning the lands comprising Part of Lots 17 and 18, Concession 9, as outlined on Schedule 'A' attached hereto from:

Open Space One [OS1] to  
Residential Two \*190\*210\*AAA (H) [R2\*190\*210\*AAA(H)];

1.4 By adding the following Subsection 7.AAA to Section 7 – EXCEPTIONS:

“

**7.AAA RESIDENTIAL LOTS SOUTH OF DON COUSENS  
PARKWAY, CORNELL**

Notwithstanding any provisions of this by-law, the provisions in this section shall apply to those lands denoted by the symbol \*AAA on the schedules to this By-law. All other provisions of this by-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this Section.

**7.AAA.1 Zone Standards**

The following specific zone standards shall apply:

- a) Notwithstanding Section 7.190.2.(a).(ii) or any other provision to the contrary, the minimum rear yard for the main building shall be 12.3 m.;
- b) All detached private garages and any storey above the first storey of a detached private garage shall be set back a minimum of 5.3 metres from the main building on the lot.

#### **7.AAA.2 Special Site Provisions**

The following additional provisions shall apply:

- a) The northerly lot line is deemed to be the Front Lot Line;
- b) The rear lot line is deemed to be abutting a lane;
- c) The minimum width of a parking space shall be 2.5 metres where the parking space is located on a parking pad between a private garage and a side lot line created by a Hydro Transformer Notch.

#### **7.BBB LANDS NORTH OF SADDLEBROOK DRIVE, CORNELL**

Notwithstanding any provisions of this by-law, the provisions in this section shall apply to those lands denoted by the symbol \*BBB on the schedules to this By-law. All other provisions of this by-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this Section.

##### **7.BBB.1 Special Site Provisions**

- a) Section 6.3.1.2 – *Maximum Setback From Rear Lot Line* shall not apply;
- b) The minimum width of a parking space shall be 2.5 metres where the parking space is located on a parking pad between a private garage and a side lot line created by a Hydro Transformer Notch.”

## 1.5 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 Plant expansion project and the YDSS Flow Control Structures project will be within six (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.

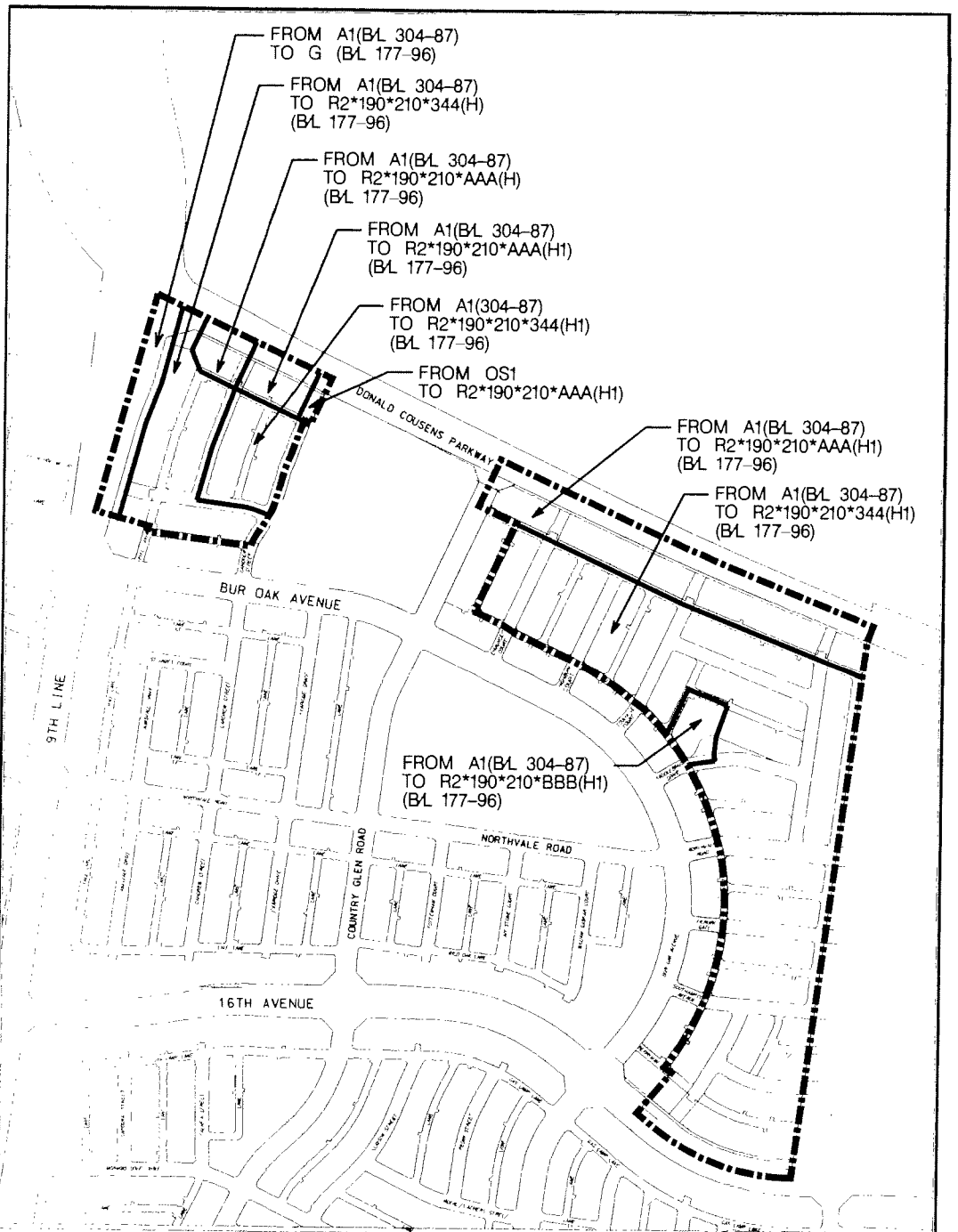
Prior to removing the '(H1)' Holding provision, the following conditions must be met to the satisfaction of the Town of Markham:

- a) York Region has advised in writing that the expected completion of the Southeast Collector Sewer will be within six (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 Cornell Group Cost Sharing Agreement has assigned -- units of conditional servicing (water and sewer) allocation to the Owner; or,
- d) The Council of the Town of Markham approves servicing allocation to the lands 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.

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DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW  
ZONE BOUNDARY

A1 AGRICULTURE ONE  
R2 RESIDENTIAL TWO  
OS1 OPEN SPACE ONE

G OPEN SPACE  
(H) (H1) HOLD PROVISION &  
HOLD PROVISION ONE  
\*No. EXCEPTION SECTION NUMBER

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SCALE 1: NA