

FIGURE 1

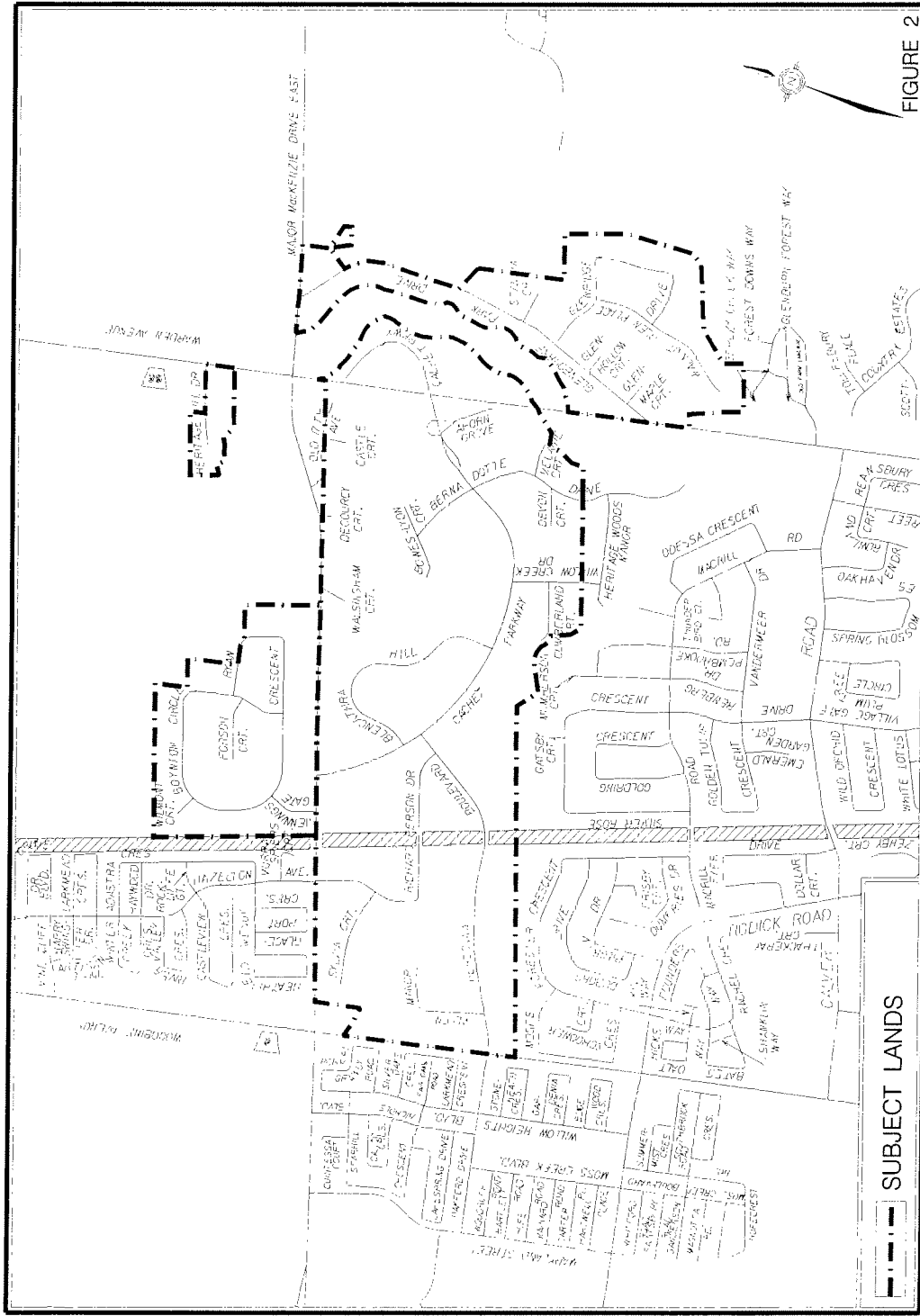
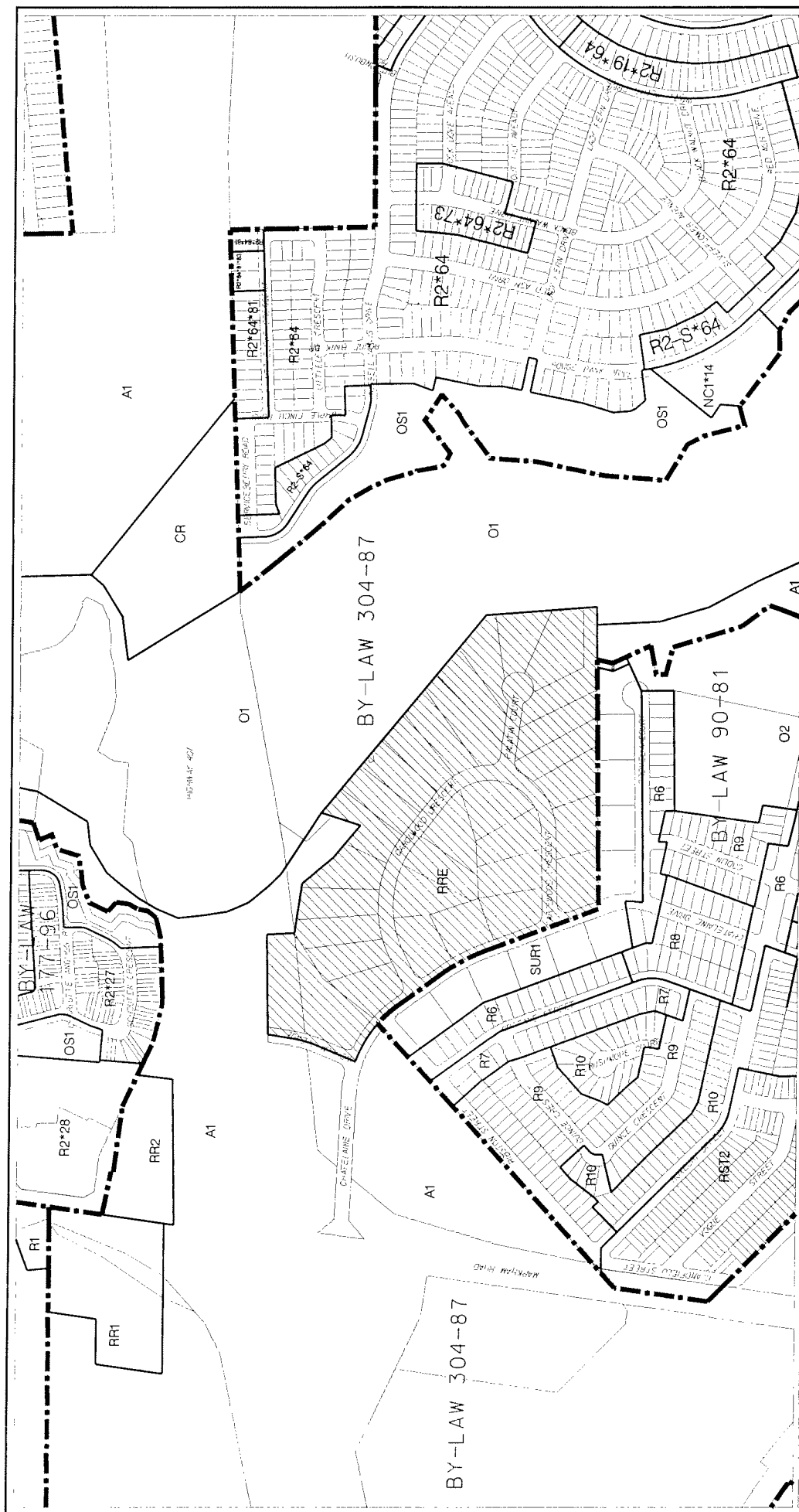


FIGURE 2



## AREA CONTEXT/ZONING

APPLICANT: TOWN OF MARKHAM  
CAROLWOOD CRES., LINDHOLM CRES. AREA

FILE No: OP06133377(DM)



DEVELOPMENT SERVICES COMMISSION

DRAWN BY: DD CHECKED BY: GD SCALE 1:

DATE: 040507

FIGURE No.3





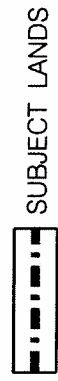
# AIR PHOTO 2005

APPLICANT: TOWN OF MARKHAM  
CAROLWOOD CRES., LINDHOLM CRES. AREA

FILE No: OP06133377(DM)



DEVELOPMENT SERVICES COMMISSION



SUBJECT LANDS

DATE: 040507

DRAWN BY: DD    CHECKED BY: GD    SCALE 1:

FIGURE No.5





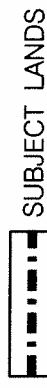
# AIR PHOTO 2005

APPLICANT: TOWN OF MARKHAM  
CACHET PKWY, JENNINGS GT. AND GLENBOURNE PARK DR.

FILE No: OP06133377(DM)



DEVELOPMENT SERVICES COMMISSION



SUBJECT LANDS

DATE: 040507

FIGURE No. 6

DRAWN BY: DD CHECKED BY: GD SCALE 1:

# **APPENDIX A**

## **OFFICIAL PLAN**

### **of the**

## **TOWN OF MARKHAM PLANNING AREA**

### **AMENDMENT NO. XXX**

To amend the Official Plan (Revised 1987), as amended, to clarify Rural Residential Policies.

Town of Markham

February 2008

**OFFICIAL PLAN**  
**of the**  
**MARKHAM PLANNING AREA**  
**AMENDMENT NO. XXX**

To amend the Official Plan (Revised 1987), as amended, to clarify Rural Residential policies.

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. \_\_\_\_\_ - \_\_\_\_ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the \_\_\_\_\_ *st (or) nd (or) rd (or) th* day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Town Clerk**



**THE CORPORATION OF THE TOWN OF MARKHAM**

**BY-LAW NO. \_\_\_\_\_**

Being a by-law to adopt Amendment No. XXX to the Town of Markham Official Plan (Revised 1987), as amended.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the Town of Markham Official Plan (Revised 1987), as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS \_\_\_\_\_ *st* **(or)** *nd*  
**(or)** *rd* **(or)** *th* DAY OF \_\_\_\_\_, (*year*)

\_\_\_\_\_  
**TOWN CLERK**

\_\_\_\_\_  
**MAYOR**

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4. BASIS .....6

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2. IMPLEMENTATION AND INTERPRETATION.....9

## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. XXX)

## **PART I - I NTRODUCTION**

### **1.0 GENERAL**

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, constitutes Official Plan Amendment No. XXX. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

The Amendment applies all lands within the Town of Markham designated Rural Residential. It includes lands located north of Major MacKenzie Drive between the Ontario Hydro Electric Power Corridor and Warden Avenue and south of Major MacKenzie from Woodbine Avenue to east of Warden Avenue. The lands include homes in the Jennings Gate subdivision (on the north side of Major MacKenzie), the homes in Cachet (on the south side of Major MacKenzie), and homes on Glenbourne Park Drive. (Plans 5316, 6897, 65M-2385). The lands subject to this amendment also include properties on the west side of Kennedy Road north of Major MacKenzie Drive, and north of 16<sup>th</sup> Avenue east of Warden Road.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to incorporate development principles into the Town's Official Plan. These amendments to the Official Plan will clarify Council's intent that new construction in the Rural Residential areas must be compatible with the existing neighbourhood character.

The Official Plan amendment will refine the wording in the Rural Residential designation to make it clear, that in order to preserve the open space character of the community, all lots in the Rural Residential designation should have a minimum lot area of 0.4 hectares (0.99 acres).

### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

To clarify Council's intent that new construction in the rural residential areas must be compatible with the existing neighbourhood character, the Rural Residential policies in the Official Plan, that apply to the Cachet Parkway area are being refined. The Official Plan amendment will refine the wording in the Rural Residential designation to make it clear, that in order to preserve the open space character of the community, all lots with a Rural Residential designation should have a minimum lot area of 0.4 hectares (0.99 acres). The implementing Zoning By-law already requires a minimum

lot area of 0.4 hectares (0.99 acres). However, further refinement to the implementing zoning By-law, By-law 304-87, as amended is also proposed. It is proposed that the side yard setback requirements in the Rural Residential Estate (RRE) zone will be amended to require, in addition to the minimum 3 metre (9.84 foot) side yard setback, that the combined side yard setbacks on a lot will be at least 8 metres (26.25 feet). An Official Plan amendment is not required to implement this change to the zoning By-law.

The Provincial Greenbelt Plan states that “land use planning and resource management within the portions of the Rouge River watershed within the Protected Countryside shall comply with the provisions of both the Greenbelt Plan and the Rouge North Management Plan”. In the event of conflict between the provisions of the Town of Markham Official Plan (Revised 1987), as amended and the Greenbelt Plan, the Greenbelt Plan shall prevail. The Greenbelt Plan identifies that in the event of a conflict between the Greenbelt Plan and the Rouge North Management Plan, the more restrictive policies apply. The Official Plan amendment includes wording to make it clear that the policies in the Greenbelt Plan supercede the policies in the Town’s Official Plan.

## **PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. XXX)

## **PART II - THE OFFICIAL PLAN AMENDMENT**

### **1.0 THE OFFICIAL PLAN AMENDMENT**

**1.1** Section 1.1.2 of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by the addition of the number XXX to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.

**1.2** Sub-section 3.12.2 (g) is deleted and replaced with two new sub-sections, as follows:

“g) Rural residential development shall be on the basis of large lots of varying sizes to suit the topography, provided no lots is less than 0.4 ha (1 acre) in area.

h) Each lot shall be serviced by a private well and septic tank or other acceptable means.”

and renumbering all other provisions accordingly.

**1.3** Sub-section 3.12.2 is amended by adding the following new subsection, as follows:

“k) In the event of conflict between the provisions of Section 3.12 and the Greenbelt Plan (2005) or the Rouge North Management Plan (2001) within the Greenbelt Area, the more restrictive policies shall prevail.”

**1.4** Sub-section 3.12.4 (a) is deleted and replaced with two new sub-sections, as follows:

“a) i) The design of all rural residential subdivisions shall provide for a range of lot sizes [with no lot having an area of less than 0.4 hectares (0.99 acres)] related to the site’s topography, vegetation, soil and drainage characteristics, the governing criteria being to retain a rural character in development and discourage urban density forms.

ii) Sufficient lot area shall be set aside for the installation and operation of two (2) septic tile beds.”



## 2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

The Zoning By-law that applies to these lands is in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised, 1987) is exempt from the approval by the Region of York. Following adoption, notice of Council's decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 7.13(c) of Part II of the Official Plan (Revised, 1987) shall not apply.

***(Date)***

Q:\Development\Planning\APPL\OPAPPS\06 133377 Rural Res\OPA (draft 2).doc

## **APPENDIX B**

### **EXPLANATORY NOTE**

#### **BY-LAW NO. 2007-**

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

#### **LANDS AFFECTED**

This By-law applies to all the lands zoned Rural Residential Estate (RRE) by By-law 304-87, as amended.

#### **EXISTING ZONING**

The lands are presently zoned Rural Residential Estate (RRE) in By-law 304-87, as amended.

#### **PURPOSE AND EFFECT**

The purpose of this By-law amendment is to require greater combined minimum side yard setbacks. The effect of the By-law amendment is to require, in addition to the existing minimum 3 metre (9.84 foot) side yard setback, a combined side yard setback of at least 9 metres (29.53 feet) on lots in a Rural Residential Estate (RRE) zone.



## BY-LAW 2007-

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

---

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, as follows:
  - 1.1 By adding to Section 7.5 (b), row (iv) RRE, in the Minimum SIDE YARD column following the number 3.0 m, the following:

“and the sum of the width of both SIDE YARDS shall not be less than 9 metres.”
2. 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 JUNE, 2007.

\_\_\_\_\_  
SHEILA BIRRELL, TOWN CLERK

\_\_\_\_\_  
FRANK SCARPITTI  
MAYOR

**APPENDIX C****THE CORPORATION OF THE TOWN OF MARKHAM****EXCERPT CONTAINING ITEM #0002 OF THE DEVELOPMENT SERVICES PUBLIC COMMITTEE (June 19, 07)****2. TOWN INITIATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS FOR POLICIES AND DEVELOPMENT STANDARDS FOR RURAL RESIDENTIAL AREAS (10.3, 10.5)****Report Attachment**

The Chair advised the subject of the Public Meeting this date was to consider Town initiated Official Plan and Zoning By-law amendments for Policies and Development Standards for Rural Residential Areas (OP 06-133377, ZA.06-133382).

The Committee Clerk advised that 918 notices were mailed on May 30, 2007, and a Public Meeting notice was posted in the Economist and Sun on Thursday May 31, 2007. Twelve written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal and the location. Staff reported the Official Plan Amendment would be exempt from Regional approval.

The Committee discussed updating the classification from "Rural" Residential to a designation more appropriate to the nearing urban context.. Staff suggested a more appropriate term might be "Estate" Residential and that a change could be done through a technical process.

Ms. Cindy Breslin, 23 Blencathra Hill read a prepared text stating her concerns and suggestions for the Cachet area.

**Moved by: Councillor A. Chiu**

**Seconded by: Councillor D. Horchik**

That the written submissions from Cindy Breslin, C. Pavlakis, Willie Ma, Hanna and Bryan Santarossa, Tara Gosal, H. Thomas, Roubiya and Sameen Mohamed, A. Paulakis, Robert White, Bill and Marion Faran, Roubiya Mohamed, Grace Casagrande, and Peter Casagrande, all in objection to the proposed Town initiated Official Plan and Zoning By-law amendments for policies and development standards for rural residential areas (OP 06-133377, ZA 06-133382), be received.

**Moved by: Councillor D. Horchik**

**Seconded by: Councillor L. Kanapathi**

**CARRIED**

**That the Development Services Commission report dated April 17, 2007 entitled "Town Initiated Official Plan and Zoning By-law Amendments for Policies and Development Standards for Rural Residential Areas (OP.06-133377, ZA.06-133382)" be received;**

**And that the Record of the Public Meeting held on June 19, 2007, with respect to the proposed amendment to the Official Plan and Zoning By-law be received;**

**And further that the Town Initiated Official Plan and Zoning By-law be referred back to staff for a report and recommendation.**

**CARRIED**

Hello. My name is Cindy Breslin and I live on 23 Blencathra Hill in the Cachet area.

The Cachet, meaning hidden, is a tranquil, secluded pocket of homes. The area has a strictly rural character, with unilluminated streets no sidewalks, no sewers, with homes sitting on minimums of one acre, and whose general feel is that of openness, natural vegetation, intensity of land use, and wonderful rolling green parklands.

*Continue calling it rural residential. Estate residential emphasizes the home. Rural emphasizes the land*

In October of 2006, when an owner attempted to subdivide his 1&1/2 acre property into 2, Mr. N.C. Jackson of the OMB, ruled against him. It was noted that "redevelopment was taking place without site plan control and without significant zoning restrictions."

When I finished my testimony against such subdivision, Mr. Jackson informed me that if I felt so strongly about maintaining the Cachet's rural character, and also didn't want to see more monster homes being built... I could petition the Town to put house and land restrictions into the by-laws.

That is what I am now doing.

To quote from Mr. Jackson's findings....Under section 3.12.1(a) of the Official Plan, "The predominant use of land shall be on lots to essentially retain the rural character of the surrounding area." Under section 3.12.2e "Rural residential development shall occur on the basis of retaining the rural character of the landscape."

With all of the above in mind, I would now like to make the following proposals.

### ZONING BY-LAWS AMENDMENTS

I would like to propose that the new zoning laws contain a provision that would allow proposed new construction to be assessed in terms of meeting requirements against which... requests for variances can be assessed, new houses can be constructed, and additions to houses be made... with appropriate grandfathering rules to apply to all existing homes that violated the new rules.

I would like to see written into the new by-laws a provision that would allow new construction to be assessed in terms of the sense of privacy consistent with the neighbourhood. The look and feel of the

neighbourhood is defined by more than just the visual. For example, a sense of privacy is owed not to just the fact that one's neighbours are not visually sitting in one's lap, but that also, one cannot hear their conversations, one cannot tune into their music, and one cannot smell their cooking.

Thus, a significant factor in determining the zoning by-laws is the degree of privacy afforded each property within a zone, where that privacy refers to the two-way extent that a single property, with the activities that it houses, and the traffic it attracts, is isolated from both its immediate neighbours and those neighbours further afield within that zoned area. "Privacy" refers to all its contributing factors, not just the visual, but also such aspects as smells, and sounds.

In order to maintain this sense of "Privacy", I propose that ALL future houses, whether they result from teardowns, additions to presently existing houses, or construction of brand new houses...meet this definition of "Privacy."

To that end, I further propose a minimum sideyard of 35 feet on either side, so that the combined sideyard minimum would be 70 feet. This would include placement of pool, change houses, outdoor bar, garages and any other structures which could be sources of potential smells and sounds. A one or more acre could easily meet this requirement. By so doing, privacy can be maintained.

I'd like to comment on the statement that 100 of the 400 properties do not comply with the Town's proposed new and minimally larger sideyard minimum. Although a mere 25% of the houses may not comply, the VAST majority ... 75% of the houses DO comply. Therefore, I propose that those homes which presently do not comply, be declared legal. I propose that any existing homes which may not meet the 35 foot sideyard minimum be declared legal. I further propose that ALL future homes and or additions must comply to the new minimum of 35 feet per sideyard for a total of a combined 70 feet minimum sideyard. By so doing, "Privacy" can be maintained.

I propose that the house footprint including garages and covered porches be a maximum of 10% of one acre, regardless of the size of the property. For example for a one acre lot, a 10% footprint would translate into 4,356 square feet per floor. (1 acre = 4840 sq. yds. or 43,560 sq. ft. 10% of that figure = a 4,356 sq. foot footprint). When a second floor of like footage is built, the result would be a home of



*ahuge house!*  
8,712 sq. feet. And of course, the basement...which could be the same size, would add an additional 4,356 sq. feet...although it does not comprise the footprint. By so doing, monster homes can be prevented, and privacy maintained.

Of all the houses affected in the area, none of them are more than 2 storeys high. I propose that the maximum number of storeys be 2. By so doing, privacy can be maintained. *Roof height maximum*

The minimum front yard and rear yard setbacks are equally important, and should be prescribed along with the side yard setbacks and the building footprint.

To quote again from Mr. Jackson's ruling..."The Board accepts the evidence of the residents that there would be serious impact on their rural life patterns including sight lines and proximity of dwellings."

For similar reasons, I request that the by-laws be written with my proposals in mind.

New construction must be compatible with the existing neighbourhood. That character has always been low density, open space, rolling parklands, a harmonious relationship between homes and landscape, with a tremendous emphasis on "Privacy," as previously defined.

Why should the Cachet become just another area where <sup>huge</sup> homes rob the land on which they sit? We want to prevent our area from being overtaken by monster homes. We want to maintain the privacy of our properties. Too many people don't stand up to protect that which is old, established and beautiful. Please stand with us. Help us to maintain the Cachet area as it was intended to be...a serene, very green, hidden pocket of dwellings.

Thank you for your consideration.

### SUMMARY OF PROPOSALS

- Privacy...to mean not just the visual, but sounds, smells, noise

- Sideyard Minimum...35 feet per side, in which pool, change house, bar, garages can't be placed (to maintain privacy)

- House Footprint...10% of one acre, regardless of size of property (to prevent monster homes and thereby maintain privacy)

- 2 Storey Maximum

- Legalizing of existing houses which do not comply with new amendments

- Front Yard and Rear Yard Setbacks

## APPENDIX E

JUNE 2007

TO: The Mayor and City Council  
Town of Markham  
101 Town Centre Boulevard,  
Markham, Ontario, Canada, L3R 9W3  
Mayor's Office: 905-475-4872  
Mayor's Fax: 905-479-7775

RE: Town initiated Official Plan Amendment and Zoning By-law Amendment  
File numbers: OP 06-133377 and ZA 06-133382  
Carolwood Crescent properties

We, the residents of Carolwood Crescent have been recently advised that the Town of Markham is preparing to implement restrictive policies and zoning by-law amendments that will adversely affect future development or alterations on our property. These changes will restrict our property rights and they are unnecessary.

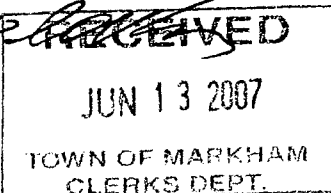
When the Carolwood subdivision was created 40 to 50 years ago as estate lots, the area was rural and undeveloped. There were no sewers or municipal water available in the area. In order to support housing, the lots had to be large, one acre plus in size, in order to accommodate septic systems.

Over the past 15 years, we the residents of Carolwood Crescent, have seen many changes in our area. First came the intense residential subdivision to the south, with single-family, semi-detached and townhouse dwellings on small lots very close to each other. The residential development brought with it municipal water and sewers to our area. Then came the 407 to the north, with the heavy traffic volumes, which encourages and supports more intense development around Carolwood Crescent.

The Town is now proposing to further tighten the zoning regulations to not allow development on lots less than one acre, although we now have municipal water and sewers in the area and despite the fact that septic systems can be built on lots with areas less than one acre. Markham further proposes to increase the side yard setbacks between houses to 4 metres, on each side, from the existing 3 metres. This will render some of our houses legal-non-conforming. These changes will restrict our property rights and they are unnecessary. As such, the Town of Markham appears to be supporting, encouraging and perpetuating damaging urban sprawl.

**I/WE do not support these changes and request that Council do not implement these changes to the Carolwood Crescent area.**

Respectfully

*Clare [Signature]*  
Name: 

Address

*39 Carolwood CR.  
Markham  
L3S 4T2*

JUNE 2007

TO: The Mayor and City Council  
Town of Markham  
101 Town Centre Boulevard,  
Markham, Ontario, Canada, L3R 9W3  
Mayor's Office: 905-475-4872  
Mayor's Fax: 905-479-7775

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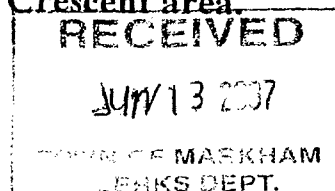
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**I/WE do not support these changes and request that Council do not implement these changes to the Carolwood Crescent area.**

Respectfully



Name:

*Sherry + Bryan  
Santalucia*

Address

*73 CAITELAINE DR*

JUNE 2007

TO: The Mayor and City Council  
Town of Markham  
101 Town Centre Boulevard,  
Markham, Ontario, Canada, L3R 9W3  
Mayor's Office: 905-475-4872  
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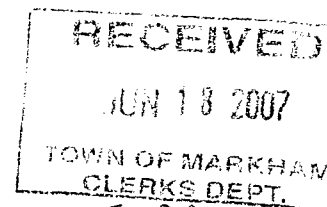
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**I/WE do not support these changes and request that Council do not implement these changes to the Carolwood Crescent area.**

Respectfully

Name: H THOMAS  
905 294 0301

Address 61 CHATELAIN DR  
MARKHAM



JUNE 2007

TO: The Mayor and City Council  
Town of Markham  
101 Town Centre Boulevard,  
Markham, Ontario, Canada, L3R 9W3  
Mayor's Office: 905-475-4872  
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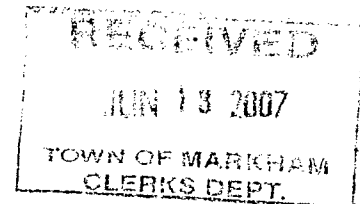
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Respectfully



Name:

*A. Pavlakis*

Address

*39 Carolwood Cres  
Markham ON  
L3S 4T2*

JUNE 2007

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101 Town Centre Boulevard,  
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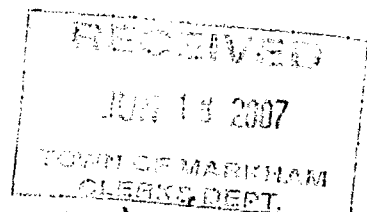
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**I/WE do not support these changes and request that Council do not implement these changes to the Carolwood Crescent area.**

Respectfully 



Name: Grace Casagrande Address 69 Chateleine Dr  
Carolwood Cres  
Markham, Ont  
17  
905-2911 2111



JUNE 2007

TO: The Mayor and City Council  
Town of Markham  
101 Town Centre Boulevard,  
Markham, Ontario, Canada, L3R 9W3  
Mayor's Office: 905-475-4872  
Mayor's Fax: 905-479-7775

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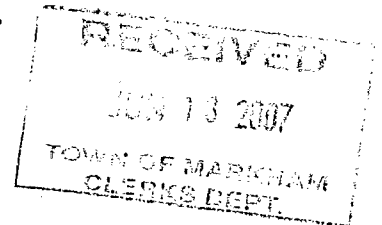
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Respectfully



Name: *Bill & Marion Yarnall*

Address

*18 Carolwood Cres.  
Markham*

JUNE 2007

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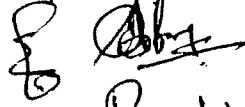
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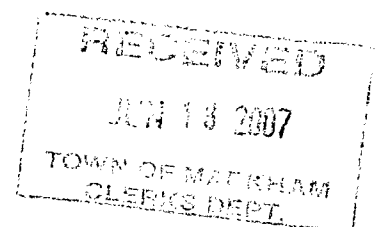
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Respectfully

  
Name: Roubiya Mohamed

Address



JUNE 2007

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Town of Markham  
101 Town Centre Boulevard,  
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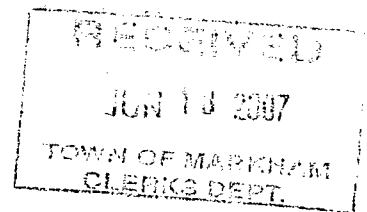
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Respectfully

*Peter Casagrande*



Name: *PETER CASAGRANDE*

Address *6 CAROLWOOD CRES  
MARKHAM 905-294-2456*

JUNE 2007

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Town of Markham  
101 Town Centre Boulevard,  
Markham, Ontario, Canada, L3R 9W3  
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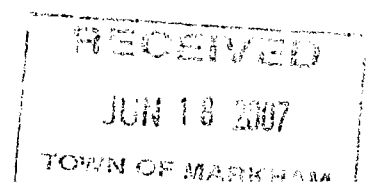
Respectfully

ROBERT WHITE.

Name:

Address

101 TOWN CENTRE BOULEVARD  
MARKHAM



JUNE 2007

TO: The Mayor and City Council  
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101 Town Centre Boulevard,  
Markham, Ontario, Canada, L3R 9W3  
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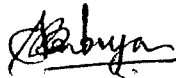
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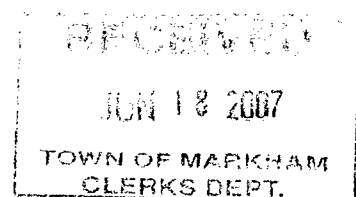
Name:



Roubiya Mohamed  
Sameen Mohamed

Address

34 Carolwood Cres.  
Markham, ON, L3S 4T2



JUNE 2007

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Town of Markham  
101 Town Centre Boulevard,  
Markham, Ontario, Canada, L3R 9W3  
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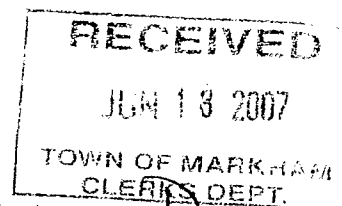
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Respectfully

Name: TARA GOSAL

Address 62 chateleine Dr.  
Markham, ON  
L3S 4T2.



JUNE 2007

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Town of Markham  
101 Town Centre Boulevard,  
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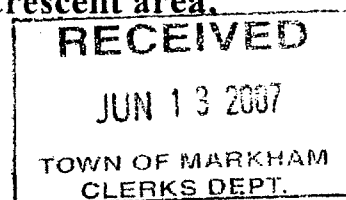
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Name:

Willie Ma

Address

6, Parkside Ct. ON.

## APPENDIX F

July 25, 2007

Town of Markham  
Anthony Roman Centre  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

**Attention: Sheila Birrell**  
**Town Clerk**

Dear Madam:

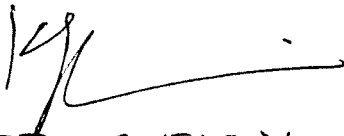
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**Rouge River Estates**

We, the residents of Rouge River Estates, are in favour of the Town's proposal to increase the setback between houses to 4 metres, in an effort to preserve the character of our community.

The proposal is necessary to preserve the unique character of Rouge River Estates and unless this is accomplished, it is inevitable that those residents who are opposed to the proposal would seek to subdivide their land to build more homes. Others similarly situated will inevitably follow with the inescapable result that with more homes being built, density will increase and the unique character of our neighbourhood would be destroyed in the process. This is not hard to foresee.

Most residents in our area do not have municipal water and sewers and we are not affected by the subdivision to the south being single detached homes. We are therefore in agreement that Council should implement the proposed changes in order to preserve the character Rouge River Estates.

Yours very truly,



Name: KENNETH G. EASEY

Tel: (905) 294-0488

Address: 21 CAROLWOOD CRES  
MARKHAM  
ONTARIO L3S 4T2

cc: David Miller  
Senior Project Coordinator

cc: Biju Karumanchery  
District Manager



July 25, 2007

Town of Markham  
Anthony Roman Centre  
101 Town Centre Boulevard  
Markham, Ontario  
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Name: ELIZABETH EASEY

Tel: (905) 294-0488

Address: 21 CAROLWOOD CRES.

MARKHAM, ONT.

L3S 4T2

cc: David Miller  
Senior Project Coordinator

cc: Biju Karumanchery  
District Manager

July 25, 2007

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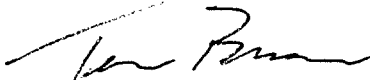
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Name:

25 CARLOWOOD CR, MARKHAM

Address:

Tel: (905)

cc: David Miller  
Senior Project Coordinator

cc: Biju Karumanchery  
District Manager

July 25, 2007

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Yours very truly,



Name:

Tel: (905) 472-2718

Address: 35 CAROLWOOD CRES  
MARKHAM ONTARIO  
L3S 4T2

cc: David Miller  
Senior Project Coordinator

cc: Biju Karumanchery  
District Manager

July 25, 2007

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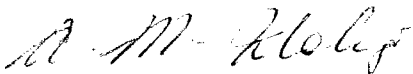
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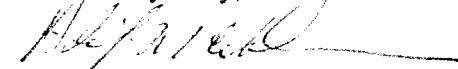
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Name: *Anne Wilson*

Address: *141 PAPHOS CRT  
MARKHAM*

Tel: (905)

cc: David Miller  
Senior Project Coordinator

cc: Biju Karumanchery  
District Manager

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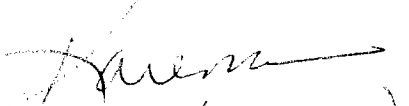
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Most residents in our area do not have municipal water and sewers and we are not affected by the subdivision to the south being single detached homes. We are therefore in agreement that Council should implement the proposed changes in order to preserve the character Rouge River Estates.

Yours very truly,

Name:

  
Karen Wilson

Tel: (905)

201-8834

Address:

14 Palatin Ct

cc: David Miller  
Senior Project Coordinator

cc: Biju Karumanchery  
District Manager

July 25, 2007

Town of Markham  
Anthony Roman Centre  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

**Attention: Sheila Birrell**  
**Town Clerk**

Dear Madam:

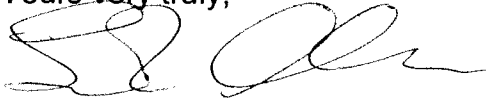
**Re: By-Law ZA06-133382**  
**Rouge River Estates**

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Yours very truly,



Name: *LEELA KHAN*

Tel: (905)

Address: *27 CAROLWOOD CRE  
MARKHAM, ONT  
L3S 4T2*

cc: David Miller  
Senior Project Coordinator

cc: Biju Karumanchery  
District Manager



July 24, 2007

Town of Markham  
Anthony Roman Centre  
101 Town Centre Boulevard,  
Markham, Ontario  
L3R 9W3

**Attention: Town Clerk – Sheila Birrell**

Dear Town Clerk

**Re: By-Law ZA06-133382**

We understand that Mr. Pavlakis of 39 Carolwood is contemplating subdividing his lot.


We also note that the Town of Markham wishes to increase the side yard set back (the purpose of which is to preserve the area's rural character). The Town's proposal may prevent subdividing of lots comprising of Carolwood Estates.

We are against any subdivision of lots because it will destroy the character of our neighborhood.

We want the character of Carolwood Estates to remain in its current state.

Yours truly,

Name:

 Zaidool KHAN

Address:

27 CAROLWOOD CRES - MARKHAM

Cc: Senior Project Coordinator - David Miller  
District Manager - Biju Karumanchery

July 25, 2007

Town of Markham  
Anthony Roman Centre  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

**Attention: Sheila Birrell**  
**Town Clerk**

Dear Madam:

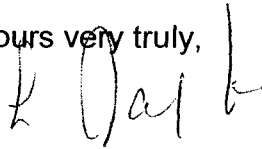
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Yours very truly,



Name: LILA JAGT

Tel: (905) 472-6055

Address: 37 CAROLWOOD CRES  
MARKHAM ONT  
L3S 4T2

cc: David Miller  
Senior Project Coordinator

cc: Biju Karumanchery  
District Manager

July 25, 2007

Town of Markham  
Anthony Roman Centre  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

**Attention: Sheila Birrell**  
**Town Clerk**

Dear Madam:

**Re: By-Law ZA06-133382**  
**Rouge River Estates**

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Yours very truly,

Name: *JAMES JAGTOW*

Address: *37 CAROLWOOD CRES.*

Tel: (905)

*MARKHAM ONT  
L3S 4T2*

cc: David Miller  
Senior Project Coordinator

cc: Biju Karumanchery  
District Manager