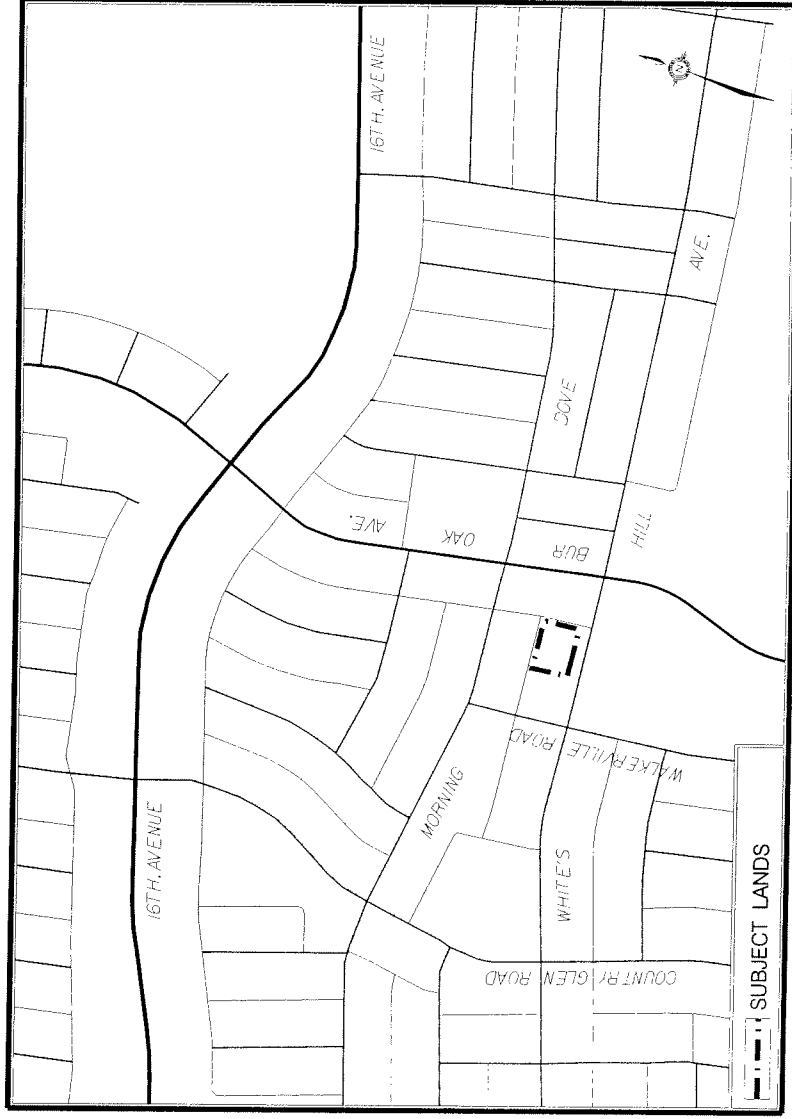




BY-LAW 177-96

R2*190

OS1

CA3*191
*255
"AMEND 2004-305"

R2*190

CA1*113

R2*5

CA1*13(H)

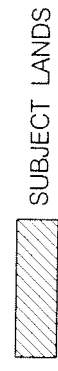
AREA CONTEXT/ZONING

APPLICANT: TRI-BLOCK GROUP LTD.
142 WHITE'S HILL AVENUE
PART 7 65R-21662

FILE No: SU04015260(MW)



DEVELOPMENT SERVICES COMMISSION



SUBJECT LANDS

DATE: 11/27/06

DRAWN BY: DD
CHECKED BY: MW
SCALE 1:

FIGURE No.2



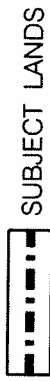
AIR PHOTO 2005

APPLICANT: TRI-BLOCK GROUP LTD.
142 WHITE'S HILL AVENUE
PART 7 65R-21662

FILE No: SU04015260(MW)



DEVELOPMENT SERVICES COMMISSION



SUBJECT LANDS

DATE: 11/27/06

FIGURE No.3

DRAWN BY: DD CHECKED BY: MW SCALE 1:

WALKERVILLE ROAD

EXISTING LANE

LANE

PART 4

WHITE'S HILL AVENUE

TOTAL LOT AREA: 1,500,450 SQ. FT. (116,162.8 SF)
 TOTAL UNITS: 6
 DENSITY: 16 UNITS/ACRE OR 48 UNITS/HECT.
 BUILDING SETBACKS & REG. T. PROPOSED MIN. AS PER REG.
 TOTAL LOT FRONTAGE: 44.58M (146'-7")
 FRONT YARD: 3.00M TO BLD'G
 SIDE YARD: 0.8M/1.2M
 REAR YARD: 5.00M (19'-10")
 SET BACK FROM REAR LANE: 2.50M (11'-11")

LOT AREA	COVERAGE	LANDSCAPE & GRASS	AREA
1	384.58 M ²	143.86 M ²	47.75%
2	237.35 M ²	143.86 M ²	60.65%
3	237.35 M ²	143.86 M ²	60.65%
4	237.35 M ²	143.86 M ²	60.65%
5	237.35 M ²	143.86 M ²	60.65%
6	247.89 M ²	143.86 M ²	58.02%

BLOCK 115 1B
 (BLOCK 192)
 WHITE'S HILL AVENUE

PROPOSED DEVELOPMENT

APPLICANT: TRI-BLOCK GROUP LTD.
 142 WHITE'S HILL AVENUE
 PART 7 65R-21662
 FILE No: SU04015260(MW)



DEVELOPMENT SERVICES COMMISSION

SUBJECT LANDS

DATE: 11/30/06

FIGURE No.4

DRAWN BY: DD CHECKED BY: MW SCALE 1: NA

APPENDIX 'A'

EXPLANATORY NOTE

BY-LAW 2006 -

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

Tri-Block Group Ltd
Block 126, 65M-3295 and Part 7, 65R-21662
Cornell Planning District

LANDS AFFECTED

The by-law applies to a 0.11 ha (1.18 ac.) property located on the north side of White's Hill Avenue, west of Bur Oak Avenue in the Cornell Community.

EXISTING ZONING

The lands subject to this By-law are presently zoned Agricultural One (A1) by By-law 304-87, as amended.

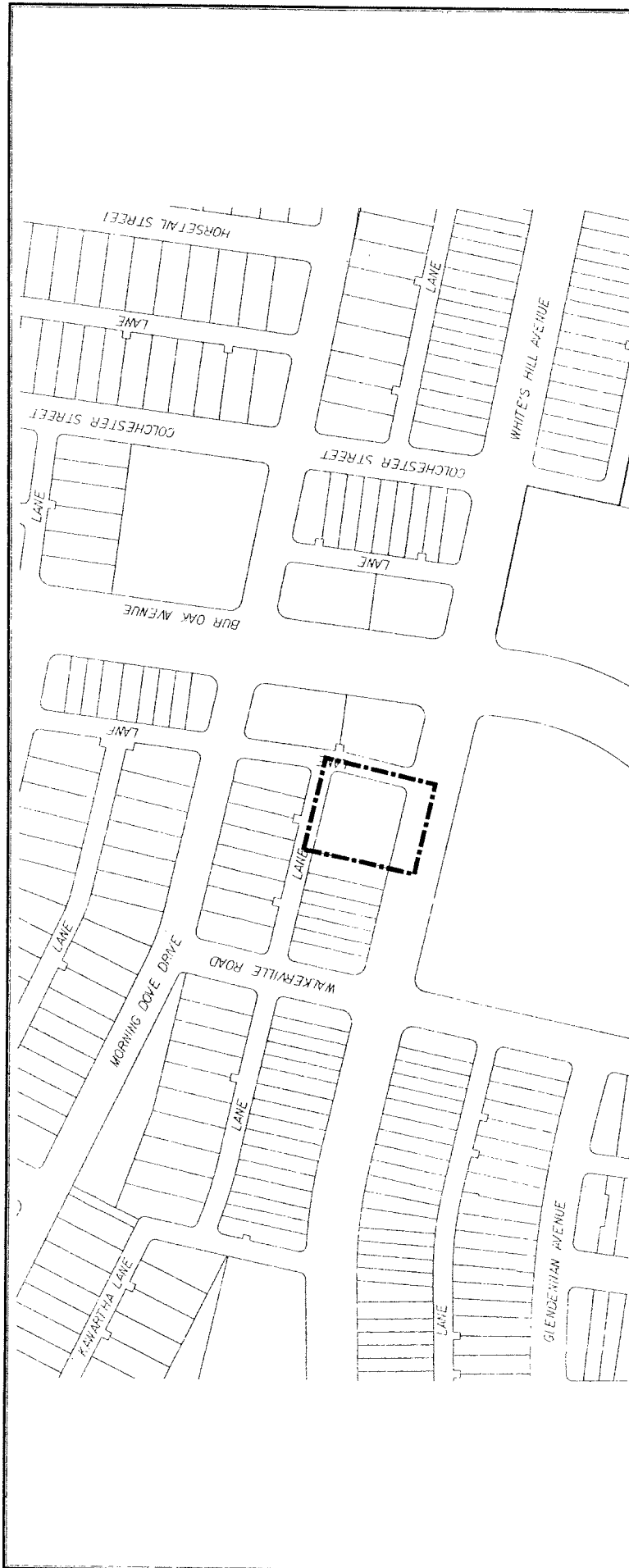
PURPOSE AND EFFECT

The purpose and effect of this by-law is to delete the lands from By-law 304-87, as amended, so that they may be incorporated into By-law 177-96, as amended, to permit the development of 6 semi-detached units.

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

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' attached hereto from the designated area of By-law 304-87, as amended.
2. This by-law shall not come into force until By-law 2006-XX, amending By-law 177-96, as amended, comes into force and the subject lands of this by-law become 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

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

--- 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: 2000

EXPLANATORY NOTE

BY-LAW 2006 -

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

Tri-Block Group Ltd
Block 126, 65M-3295 and Part 7, 65R-21662
Cornell Planning District

LANDS AFFECTED

The by-law applies to a 0.11 ha (1.18 ac.) property located on the north side of White's Hill Avenue, west of Bur Oak Avenue in the Cornell Community.

EXISTING ZONING

The lands subject to this By-law are presently zoned Agricultural One (A1) by By-law 304-87, as amended.

PURPOSE AND EFFECT

The purpose and effect of this by-law is to incorporate the lands within the designated area of By-law 177-96, as amended, to permit the development of 6 semi-detached units.

BY-LAW 2006-XXX

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

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, as amended, to include those lands comprising Block 126, 65M-3295 and Part 7, 65R-21662 as more particularly outlined on Schedule 'A' attached hereto;
 - 1.2 By zoning the lands:

Residential Three*5	R3*5
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2. All other provisions of By-law 177-96, 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

177-96

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

BOUNDARY OF AREA COVERED BY THIS BY-LAW

☐ A1 AGRICULTURAL 1 ☒ R3 RESIDENTIAL THREE
 *No. EXCEPTION NUMBER

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