

EXPLANATORY NOTE

BY-LAW 2011-117

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

Monarch Walmark Development Limited

19TM-06007

Part of lots 23, Concession 4

LANDS AFFECTED

The proposed By-law amendment applies to lands situated on the south side of Rinas Avenue east of Woodbine Avenue within the East Cathedral Community.

EXISTING ZONING

The lands subject to this By-law are presently zoned:

Residential Two-Special (Hold Two)

[R2-S (H2)]

PURPOSE

The purpose of this By-law is to remove the Holding Two provision appended to the zoning of the subject lands to permit the immediate construction of three (3) model homes.

Through Council resolution on January 25, 2011, sufficient 2013 allocation was assigned to the directly to the Owner of these lands. However, the 2013 allocation cannot be utilized until the Region of York has advised in writing that final plan registration can proceed. The Owner has applied to have the Holding Two provision lifted on the lands outlined on Schedule 'A' to this by-law in order to construct three (3) model homes in advance of satisfying the Hold Two removal condition.

A Model Home Agreement has been executed. Occupancy of these model homes cannot occur until 'real' allocation becomes available and the lands in which these models are located have become lots on a registered plan. At such time, these model homes can be converted to three (3) habitable dwelling units subject to the issuance of required building permits.

EFFECT OF BY-LAW

In the interim, the effect of this By-law is to lift the Holding Two provision to allow for the siting of three (3) model homes on the subject lands in advance of receiving the clearance letter from the Region York.



BY-LAW 2011-117

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

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

- “1. By-law 177-96, as amended, be and the same is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule ‘A’ hereto from:


Residential Two-Special (Hold Two) [R2-S (H2)];

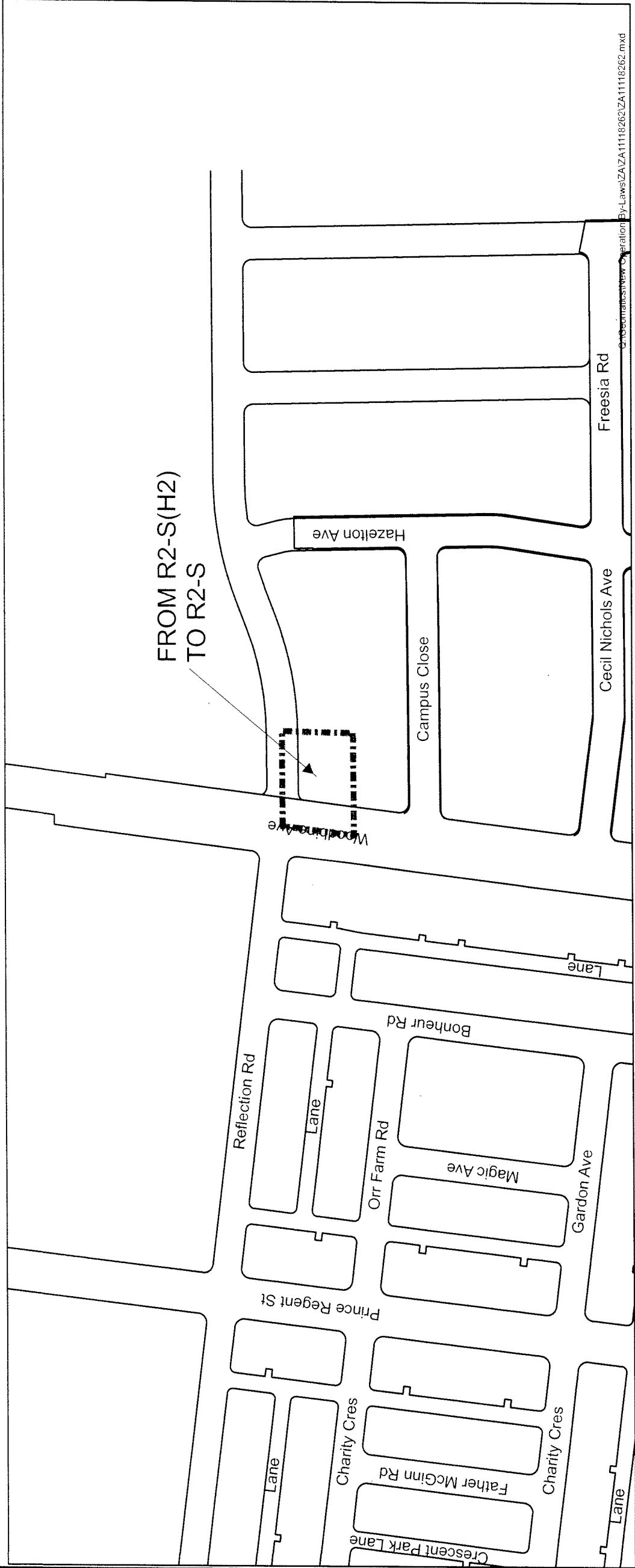
to:

Residential Two-Special [R2-S];
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
31ST DAY OF MAY, 2011.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR



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

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE



BY-LAW AMENDMENT No. 2011-117 PASSED MAY 31, 2011

DEVELOPMENT SERVICES COMMISSION

John Samplitt

(MAYOR)

(CLERK)

Drawn By: DD

Checked By: GD

DATE: 05/26/11

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the Town of Markham Clerk's Office