

EXPLANATORY NOTE

BY-LAW 2011-118

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

Wykland Estates

North side of Riverlands Avenue, West of Cornell Centre Blvd.

Cornell Community

19TM-10002

Lands Affected

The proposed by-law amendment applies to a .21 ha (0.52 ac) parcel of land, located on the north side of Riverlands Avenue, west of Cornell Centre Blvd..

EXISTING ZONING

The lands subject to this amendment are currently zoned Residential Two*190 (Hold) [R2*190(H)] and Residential Two*190*432 (Hold) [R2*190*432(H)] by By-law 177-96, as amended. The intent of the Hold provision is to ensure that development does not occur prior to sufficient servicing allocation being granted.

Purpose

The purpose of this By-law is to remove the Holding provision appended to the zoning of the subject lands to permit the immediate construction of eight (8) model homes.

Through Council resolution on January 25, 2011, sufficient 2013 allocation was assigned 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 provision lifted on the lands outlined on Schedule 'A' to this by-law in order to construct eight (8) model homes in advance of satisfying the Hold 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 eight (8) habitable dwelling units subject to the issuance of required building permits.

Effect

In the interim, the effect of this By-law is to lift the Holding provision to allow for the siting of (8) model homes on the subject lands in advance of receiving the clearance letter from the Region York.



BY-LAW 2011-118

A by-law to amend the 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 zoning the lands from:

Residential Two*190 (Hold)	R2*190 (H)
Residential Two*190*432 (Hold)	R2*190*432 (H)

To

Residential Two*190	R2*190
Residential Two*190*432	R2*190*432

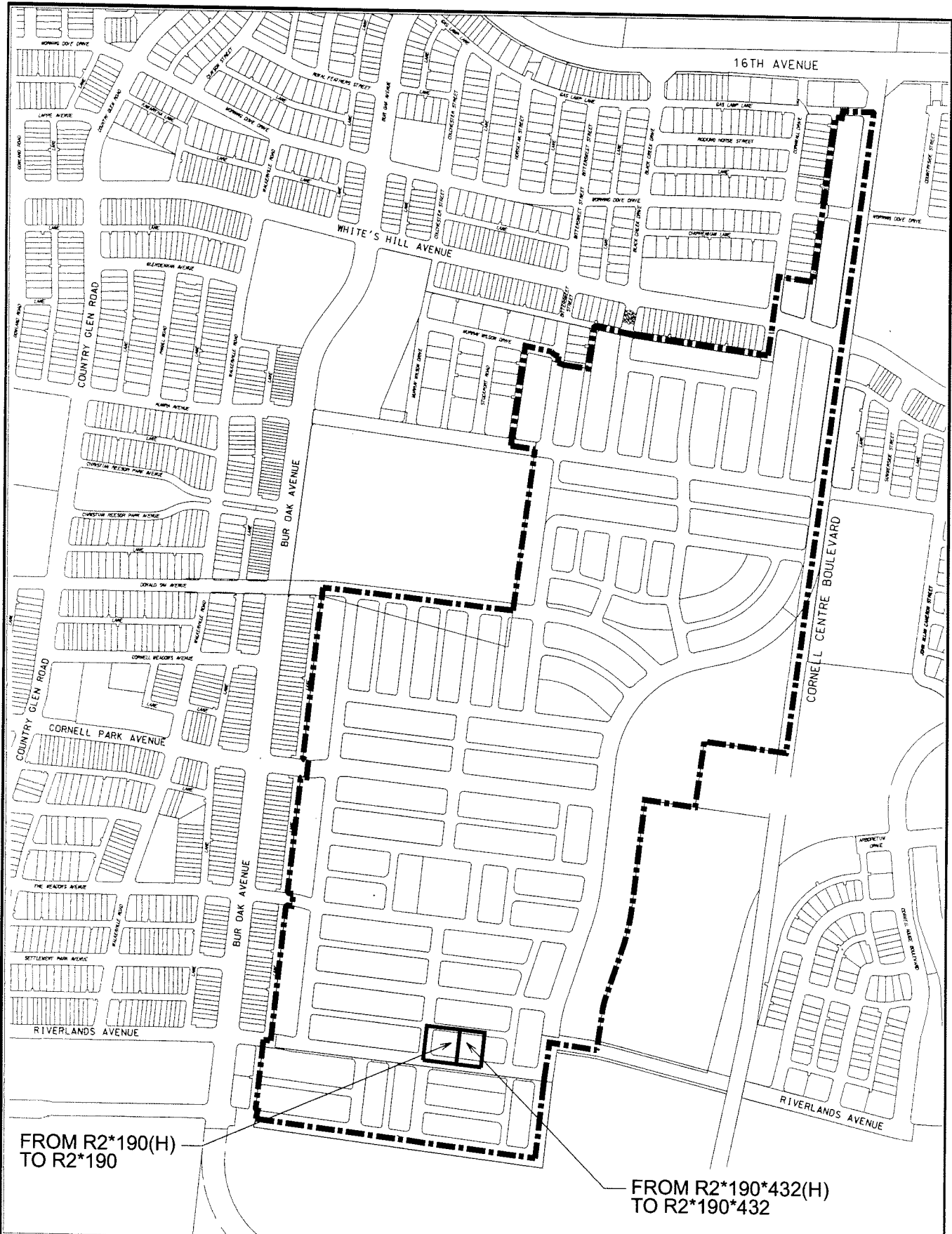
as shown on Schedule 'A' attached hereto.

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



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
- (H) HOLDING PROVISION
- *No. EXCEPTION SECTION NUMBER



THIS IS SCHEDULE 'A' TO BY-LAW 2011-118
PASSED THIS 31ST DAY MAY, 2011

Paul Sanghvi
MAYOR

[Signature]
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: NTS