

## **EXPLANATORY NOTE**

### **BY-LAW NO. 2011-85**

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

Best Flato Developments  
9582 Highway 48  
Concession 7, Part Lot 18  
Wismer Commons Community

### **LANDS AFFECTED**

The proposed amendment applies to the 0.13 hectare (0.33 acre) south-westerly portion of those lands located on the west side of Highway 48, north of Edward Jeffreys Avenue, south of Bur Oak Avenue, municipally known as 9582 Highway 48.

### **EXISTING ZONING**

The subject lands are zoned Residential Two-Special \*413 (Hold) [R2-S\*413 (H)] by Zoning By-law 177-96, as amended.

### **PURPOSE**

The purpose of this by-law amendment is to remove the Holding provision on this portion of the lands.

The conditions for removal of the Holding provision include: that the servicing allocation is available for the proposed lots and Hammersly Boulevard is constructed to provide frontage for the proposed lots. The Owner has met the conditions of Hold removal to the satisfaction of the Town.

### **EFFECT OF THE BY-LAW AMENDMENT**

The effect of the by-law amendment is to remove the Holding provision from the subject lands, to permit the construction of four (4) semi-detached dwellings and one (1) single detached dwelling.

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## BY-LAW 2011-85

*A by-law to amend Zoning By-law 177-96, as amended  
(To remove a Holding Zone provision)*


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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 rezoning the lands outlined on Schedule 'A' hereto from:  
  
Residential Two – Special \*413 (Hold) [R2-S\*413 (H)]  
  
To  
  
Residential Two – Special \*413 .
2. All other provisions of Zoning 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  
5<sup>TH</sup> DAY OF APRIL, 2011.

  
KIMBERLEY KITTERINGHAM  
TOWN CLERK

  
FRANK SCARPITTI  
MAYOR

BUR OAK AVENUE

FROM R2-S\*413(H)  
TO R2-S\*413



KENTLAND STREET

HAMMERSLY BOULEVARD

HIGHWAY 48



DEVELOPMENT SERVICES COMMISSION

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

--- BOUNDARY OF AREA COVERED BY THIS BY-LAW

R2-S RESIDENTIAL TWO-SPECIAL

(H) HOLDING PROVISION

\*No. EXCEPTION SECTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW 2011-85  
PASSED THIS 5<sup>TH</sup> DAY APRIL, 2011

*Paul Seaspitt*  
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: 2000