

EXPLANATORY NOTE

BY-LAW NO. 2011-86

A by-law to amend By-law 2004-196, as amended.

8110 & 8130 Birchmount Avenue (Ruland Properties Inc.)

LANDS AFFECTED

This by-law applies to a 0.75 ha (1.86 ac) property located within Markham Centre located on the west side of Birchmount Road, south of Verdale Crossing, municipally known as 8110 and 8130 Birchmount Avenue.

EXISTING ZONING

The lands are zoned Markham Centre Downtown Two (Hold) [MC-D2 (H1, H2 and H5)] under By-law 2004-196, as amended.

PURPOSE OF THE BY-LAW

The purpose of this by-law is to remove the Holding (H1, H2 and H5) provisions from the zoning to permit the lands to be developed in accordance with the applicable zone standards and the project plans approved by the Town. The conditions for removal of the Holding provisions include assignment of servicing allocation from the Markham Centre Developers Group and execution of subdivision and site plan agreements. These conditions have been substantially met to the satisfaction of the Planning Department.

EFFECT OF THE BY-LAW

The effect of the proposed by-law is to permit the construction of two residential buildings with grade-related retail/commercial floor space.



BY-LAW 2011-86

*A by-law to amend By-law 2004-196, as amended
(To remove the Holding (H1, H2 and H5) Zoning provisions)*


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

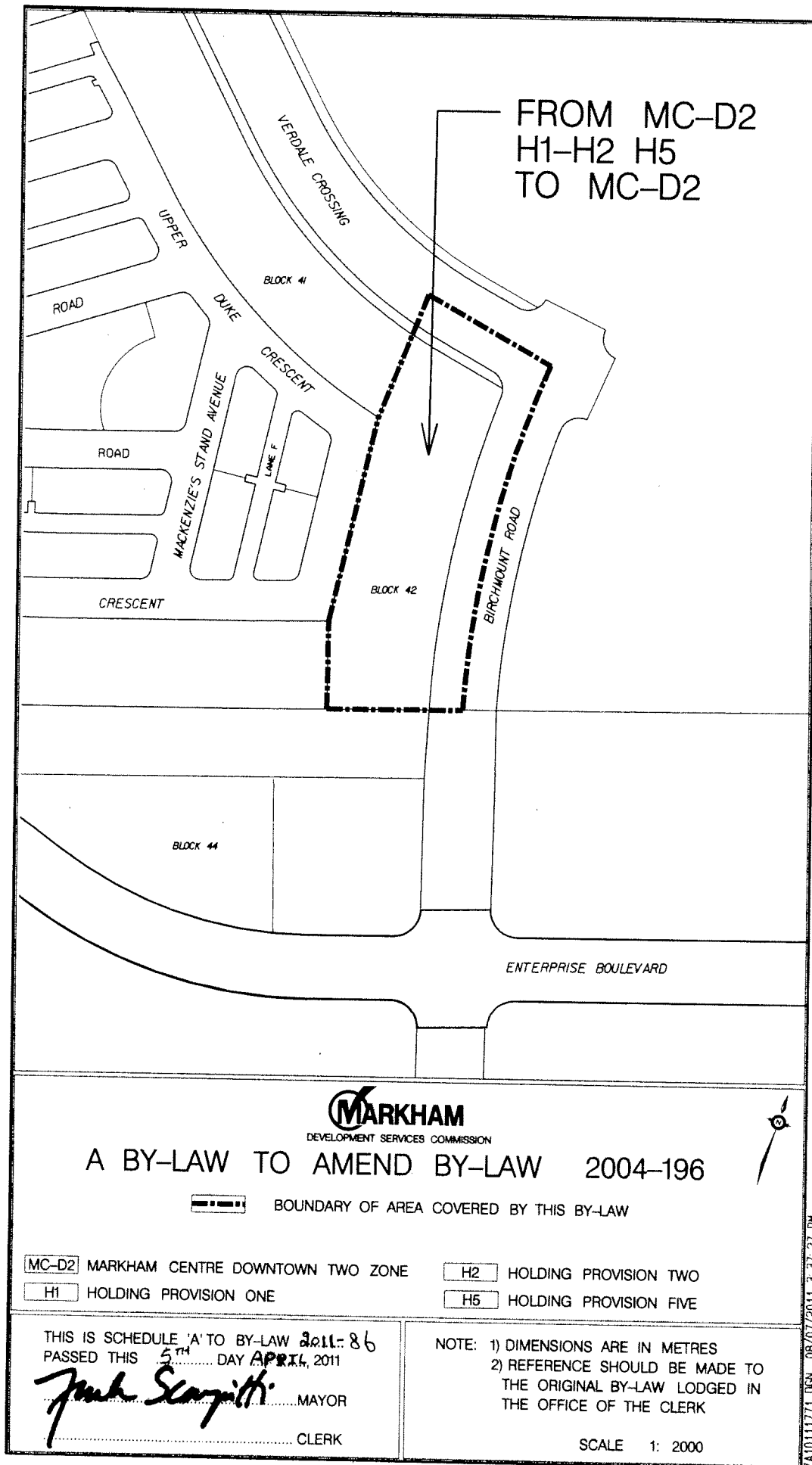
1. By-law 2004-196, as amended, be and the same is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' hereto from:

Markham Centre Downtown Two Zone (Hold) [MC-D2 (H1, H2 and H5)]
to
Markham Centre Downtown Two Zone (MC-D2)
2. All other provisions of By-law 2004-196, 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
5TH DAY OF APRIL, 2011.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR



FROM MC-D2
H1-H2 H5
TO MC-D2



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 2004-196



BOUNDARY OF AREA COVERED BY THIS BY-LAW

MC-D2 MARKHAM CENTRE DOWNTOWN TWO ZONE

H1 HOLDING PROVISION ONE

H2 HOLDING PROVISION TWO

H5 HOLDING PROVISION FIVE

THIS IS SCHEDULE 'A' TO BY-LAW 2011-86
PASSED THIS 5TH DAY APRIL, 2011

Frank Scarpitti MAYOR
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

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