

# EXPLANATORY NOTE

**BY-LAW 2010-208**  
**A By-law to amend By-law 177-96, as amended**

**Wykland Estates**  
**West of Cornell Centre Blvd., south of 16<sup>th</sup> Avenue**  
**Cornell Community**  
**19TM-10002**

**Lands Affected**  
The proposed by-law amendment applies to a 44.72 ha (110.5 ac) parcel of land, located west of Cornell Centre Blvd., south of 16<sup>th</sup> Avenue.

**EXISTING ZONING**  
The lands subject to this amendment are currently zoned Agriculture One (A1) by By-law 304-87, as amended and Open Space Two (OS2) by By-law 177-96, as amended.

**Purpose and Effect**  
The purpose and effect of this By-law is to incorporate the lands into appropriate residential zone categories within By-law 177-96. The proposed zone categories are:

Residential Two*190	R2*190
Residential Two*190 (Hold)	R2*190 (H)
Residential Two*190*432	R2*190*432
Residential Two*190*432 (Hold)	R2*190*432 (H)
Open Space One	OS1
Open Space Two	OS2

which will permit the development of 398 residential units.

Conditions required to be met for lifting the Holding (H) provision relate to the availability of servicing allocation.





## BY-LAW 2010-208

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 expanding the designated area of By-law 177-96, as amended, to include the lands in Lot 20, Concession 8, as shown on Schedule 'A' attached hereto.

1.2 By zoning the lands:

Residential Two*190	R2*190
Residential Two*190 (Hold)	R2*190 (H)
Residential Two*190*432	R2*190*432
Residential Two*190*432 (Hold)	R2*190*432 (H)
Open Space One	OS1
Open Space Two	OS2

as shown on Schedule 'A' attached hereto.

1.3 By adding the following subsections to Section 7 – EXCEPTIONS:

**“7.432 Cornell Community**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol \*432 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

**7.432.1 Only Uses Permitted**

The following uses are the only uses permitted:

- a) *Townhouse dwelling units*

**7.432.2 Zone Standards**

The following specific *zone* standards apply:

- a) Minimum *rear yard* – 0.6 metres.
- b) Minimum setback for a detached *private garage* from the *main building* on the lot – 5.0 metres.

**7.432.3 Special Site Provisions**

The following additional provisions shall apply:

- a) A *private garage* is permitted to be attached to the *main building*, if the *lot* is accessed by a *lane*, subject to the following:
- i) a minimum *lot frontage* of at least 7.0 metres; and,

ii) a minimum *lot depth* of 27.0 metres.

iii) an *outdoor amenity space* shall be provided and shall be subject to the following regulations:

1. the *outdoor amenity space* shall have a minimum area of 25 square metres and,  
a minimum dimension of 3.5 metres on one side."

#### 1.4 HOLDING PROVISION

For the purpose of this By-law, a Holding (H) *zone* is hereby established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbol.

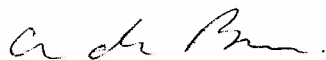
No person shall hereafter *erect* or *alter* any *building* or *structure* on lands subject to an (H) provision for the purpose permitted under this By-law until an amendment to this By-law to remove the letter (H) has come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the (H) Holding provision, the following conditions must be met to the satisfaction of the Town of Markham:

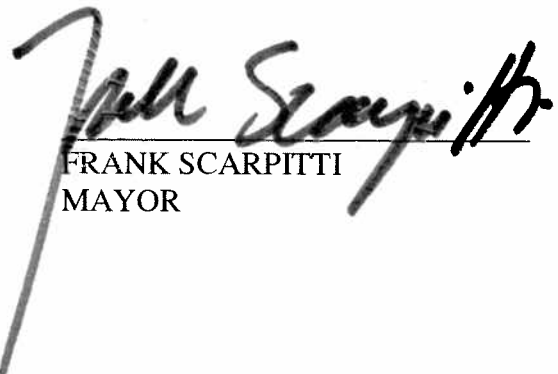
- a) the Town of Markham approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
- b) York Region has advised in writing that it is no earlier than six (6) months prior to the expected completion of the Southeast Collector Trunk Sewer; or,
- c) the Regional Commissioner of Environmental Services confirms servicing capacity for this development by a suitable alternative method and the Town of Markham allocates the capacity to this development.

2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

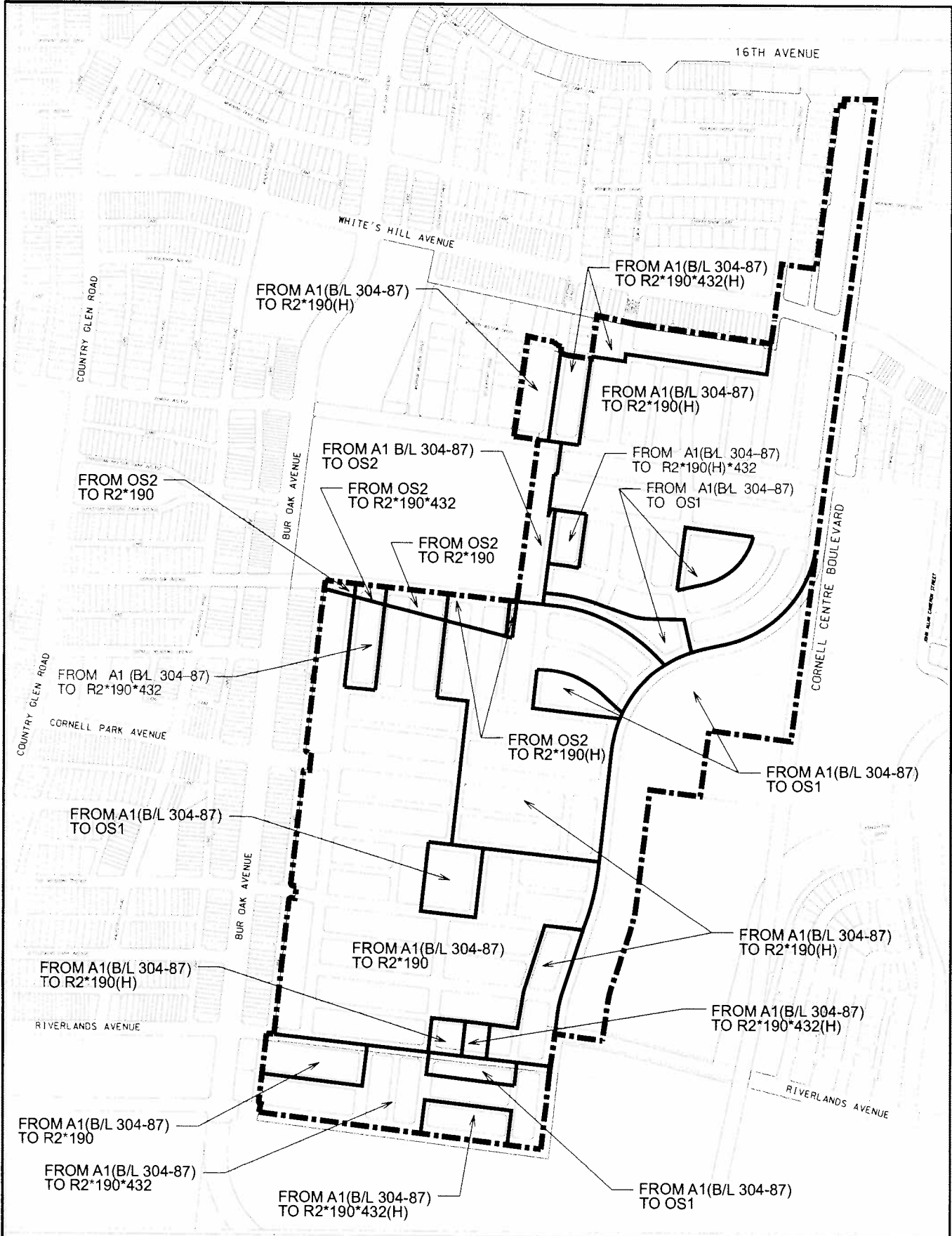
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
24<sup>TH</sup> DAY OF NOVEMBER, 2010.



ANDREW BROUWER  
DEPUTY 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

A1	AGRICULTURE ONE	OS2	OPEN SPACE TWO
R2	RESIDENTIAL TWO	(H)	HOLDING PROVISION
OS1	OPEN SPACE ONE	*No.	EXCEPTION SECTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW 2010-208  
PASSED THIS 24TH DAY NOV, 2010  
*John Scarpitta* MAYOR  
*Deputy Clerk* DEPUTY 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

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