

## EXPLANATORY NOTE

### TO BY-LAW 2010-101

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

#### **CROWN OF MARKHAM INC.**

#### **19TM-09003**

#### **Part of lots 23-24, Concession 3**

#### LANDS AFFECTED

The proposed By-law amendment applies to lands situated on the east side of the Woodbine Avenue By-pass that forms a portion of a larger plan of subdivision (19TM-09003), which is located north and south of Betty Roman Boulevard.

#### EXISTING ZONING

The lands subject to this By-law are presently zoned Residential Two –Lane Access \*198\*292\*313 (Hold One) [R2-LA\*198\*292\*313 (H1)] and Residential Two –Lane Access \*196\*313\*328 (Hold One) [R2-LA\*196\*313\*328 (H1)], by By-law 177-96, as amended.

#### PURPOSE

The purpose of this By-law is to remove the Holding Provision appended to the zoning of the subject lands to permit the development of three (3) townhouse blocks containing 27 units and one (1) single detached residential lot.

The Holding Provision (H1) that was placed on the subject lands required the following prior to the removal of the Hold (H1):

- i) The Town has completed a detailed design study confirming the alignment of the proposed Woodbine Avenue Bypass;
- ii) The Landowners' Group has prepared a survey plan of the proposed by-pass right of way that reflects the recommendations of the detailed design study, to the satisfaction of the Town;
- iii) The draft plan of subdivision has been revised to reflect any changes to the Woodbine Avenue Bypass and adjacent lots resulting from this study, to the Town's satisfaction; and,
- iv) All required land conveyances to accommodate the by-pass alignment within the boundaries of draft plan of subdivision have been dedicated to the Region of York.

These conditions have now been satisfied.

#### EFFECT OF BY-LAW

The effect of this By-law is to remove the Holding Provision to permit the construction of three (3) townhouse blocks containing 27 units and one (1) single detached residential lot.

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## BY-LAW 2010-101

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

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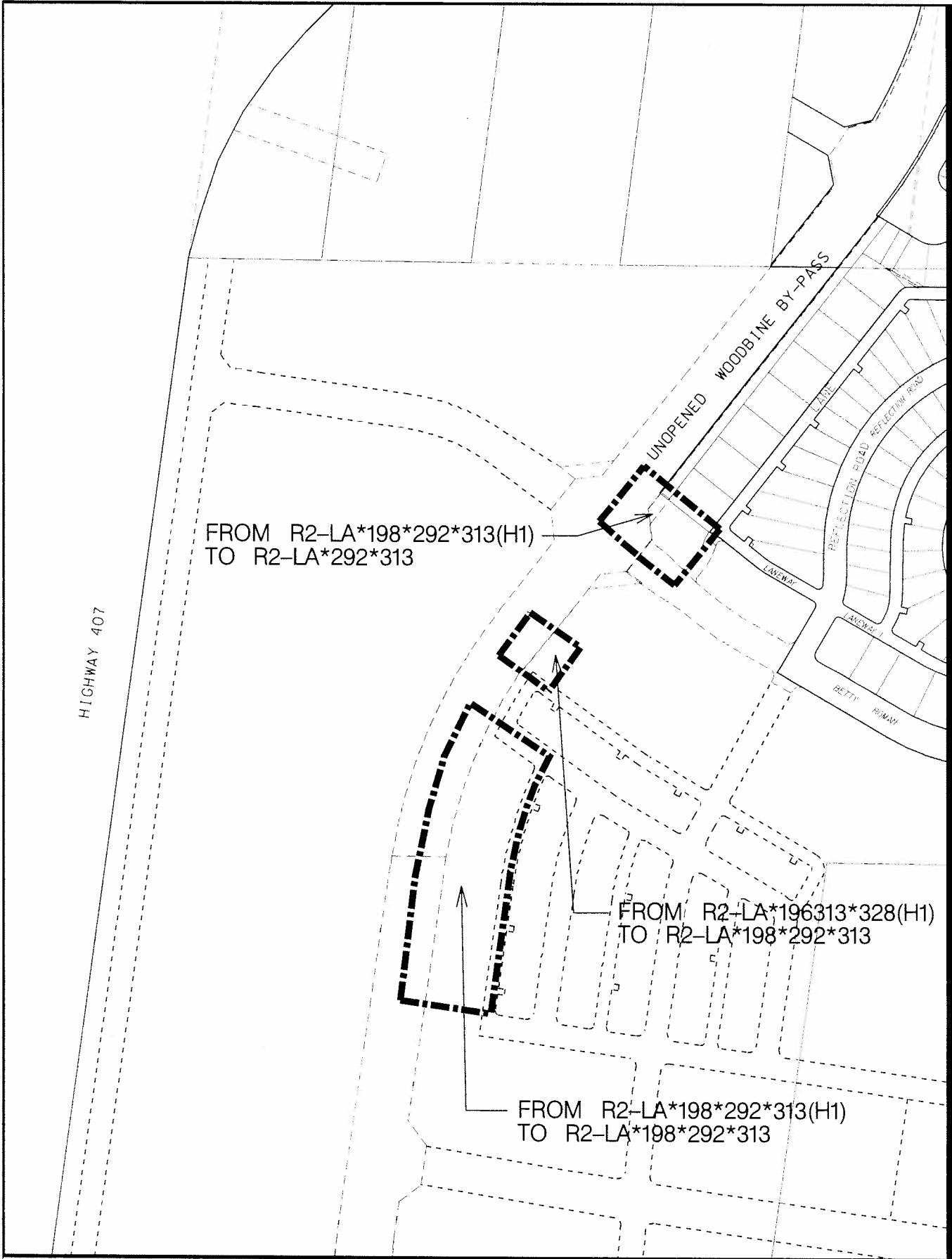
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. By-law 177-96, as amended, be and the same is hereby further amended as follows:
  - 1.1 By rezoning the lands outlined on Schedule 'A' hereto from:  
  
Residential Two-Lane Access \*198\*292\*313 (Hold One) [R2-  
LA\*198\*292\*313(H1)]; and,  
  
Residential Two-Lane Access \*196\*313\*328 (Hold One) [R2-  
LA\*196\*313\*328(H1)]  
  
to:  
  
Residential Two-Lane Access \*198\*292\*313 [R2-  
LA\*198\*292\*313]; and,  
  
Residential Two-Lane Access \*196\*313\*328 [R2-  
LA\*196\*313\*328]
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  
25<sup>TH</sup> DAY OF MAY, 2010.

  
KIMBERLEY KITTINGHAM  
TOWN CLERK

  
FRANK SCARPITTI  
MAYOR




DEVELOPMENT SERVICES COMMISSION

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

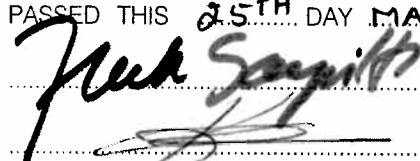

 BOUNDARY OF AREA COVERED BY THIS BY-LAW

 RESIDENTIAL TWO WITH LANE ACCESS

 HOLDING PROVISION ONE

 EXCEPTION SECTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW 2010-101  
PASSED THIS 25<sup>TH</sup> DAY MAY, 2010

 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: NTS