

EXPLANATORY NOTE

TO BY-LAW 2010-32

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

Times Group Corporation
Part Block 49 Plan 65M-3226

LANDS AFFECTED

The proposed by-law amendment applies to a 1.7 hectare (4.2 acre) property on the south side of South Park Road, east of Times Avenue, in the Leitchcroft Planning District.

EXISTING ZONING

The lands subject to this by-law are presently zoned Community Amenity One*38 (Hold One) [CA1*38(H1)] by By-law 177*96, as amended. The applicable conditions for the removal of the Holding Provision have been met to the satisfaction of the Town. These conditions include:

- i) Approval of a traffic study, to the satisfaction of the Director of Engineering;
- ii) Approval of a servicing study, to the satisfaction of the Director of Engineering;
- iii) Execution of one or more Development Agreement(s), if required, between the Town and the Owner, relating to the construction, financing and implementation of off-site servicing and transportation infrastructure improvements;
- iv) Execution of a “no pre-sale” agreement, between the Town and the Owner, applying to residential development of Block 50, Plan 65M-3226.

PURPOSE

The purpose of this proposed By-law amendment is to remove the Holding Provision on the subject lands.

EFFECT OF BY-LAW

The effect of this by-law is to remove the Holding Provision to permit the development of three 13 storey apartment buildings and 27 townhouse units in accordance with the applicable zone standards.



BY-LAW 2010-32

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

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

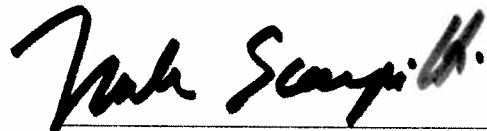
1. By-law 177-96, as amended, is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' hereto from:

Community Amenity One *38 (Hold One) [CA1*38 (H1)] to

Community Amenity One * 38 [CA1*38]
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
24TH DAY OF MARCH, 2010.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW

177-96

THIS IS SCHEDULE 'A' TO BY-LAW 2010-32
PASSED THIS 24TH DAY MARCH, 2010.

Paul Sampit MAYOR
CLERK



BOUNDARY OF AREA COVERED BY THIS BY-LAW



CA1 COMMUNITY AMENITY AREA ONE

*No ☐ EXCEPTION NUMBER

☐ (H) HOLDING PROVISION

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