

EXPLANATORY NOTE

BY-LAW 2010-42

Great Eldin Investments Ltd.
Part of Lot 17, Concession 7
19TM-95081, Phase 2
Wismer Commons Community

Lands Affected

The proposed By-law amendment applies to 3.997 ha (9.876 acres) of land located north of Edward Jeffreys Avenue, west of Highway 48, within the Wismer Commons community.

Existing Zoning

The lands are presently zoned Agricultural One (A1) under By-law 304-87, as amended.

Purpose and Effect

The purpose of this By-law amendment is to incorporate the lands into appropriate residential and open space zone categories within By-law 177-96, as amended. The proposed zone categories are:

Residential Two *185*186*405 (Hold)	R2*185*186*405 (H)
Residential Two * 99 (Hold)	R2*99 (H)
Open Space Two	OS2

which will permit the development of 116 single detached and semi-detached lots.

A Holding provision (H) has been applied to the lands and will not be lifted until servicing allocation has been confirmed by the Region of York.



BY-LAW 2010-42

A by-law to amend Urban Expansion Area Zoning By-law 177-96, as amended
(To incorporate Great Eldin Investments Ltd, Phase 2, 19TM-95081)

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 expanding the designated area of the By-law to include those lands comprising Lot 17, Concession 7, outlined on Schedule 'A' attached hereto.

1.2 By zoning the lands

Residential Two *185*186*405 (Hold)	R2*185*186*405 (H)
Residential Two * 99 (Hold)	R2*99 (H)
Open Space Two	OS2

1.3 For the purpose of this By-law, a Holding zone provision is hereby established and identified on Schedule 'A'.

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 condition must be met, to the satisfaction of the Town of Markham;

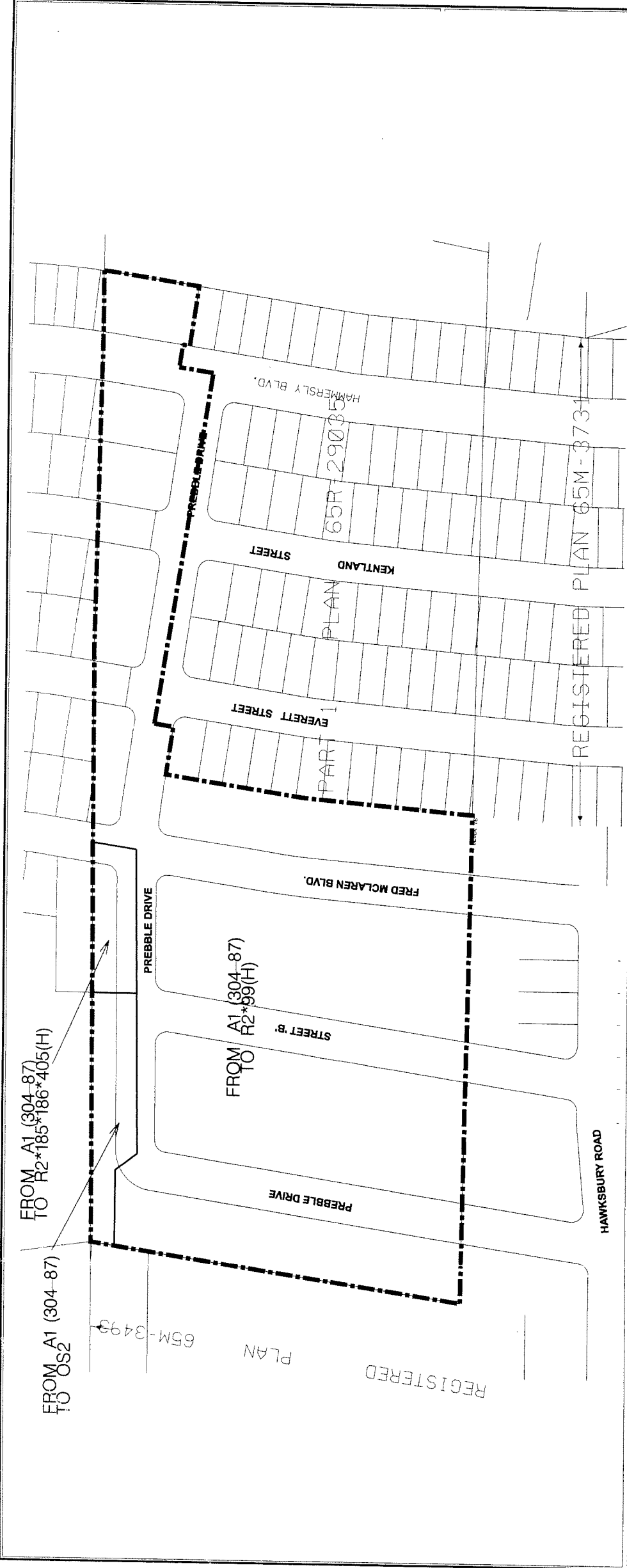
- (a) York Region advises in writing that it is no earlier than six (6) months prior to the expected completion of the Duffin Creek Water Pollution Control Plant expansion project and the YDSS Flow Control Structures project; or
- (b) The Town of Markham approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure; or
- (c) The Regional Commission of Environmental Services confirms servicing allocation 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
24TH DAY OF MARCH, 2010.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR



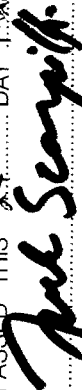




MARKHAM
CITY OF MARKHAM

DEVELOPMENT SERVICES COMMISSION

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

THIS IS SCHEDULE 'A' TO BY-LAW 2010-42
PASSED THIS 24TH DAY MARCH, 2010.

 MAYOR
 CLERK


 BOUNDARY OF AREA COVERED BY THIS BY-LAW

☐ R2

☐ RESIDENTIAL TWO

☐ A1

☐ AGRICULTURE ONE

 ZONE BOUNDARY

☐ OS2

☐ OPEN SPACE TWO

☐ *(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