

EXPLANATORY NOTE

BY-LAW NO. 2010-27

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

Jade-Kennedy Development Corporation
East side of Kennedy Road between Castan Avenue and South Unionville Avenue
South Unionville Community

LANDS AFFECTED

This by-law applies to the lands outlined on Schedule A to this By-law.

EXISTING ZONING

The lands are zoned Community Amenity One*374 (Hold) [(CA1*374 (H1)(H2))] under By-law 177-196, as amended.

Holding provision (H1) prohibits any construction on the lands until the owner has conveyed lands to the Town of Markham for road, stormwater management, and park purposes, and has entered into legal agreements with the Town.

PURPOSE OF THE BY-LAW

The owner has complied with the conditions for removal of holding provision (H1), through construction agreements and undertakings pertaining to underground works, to the satisfaction of the Town. The purpose of this by-law is to remove holding provision (H1) from the zoning.

EFFECT OF THE BY-LAW

The effect of the removal of holding provision (H1) is to permit the construction to commence on the underground garage component of the first phase of a proposed mixed-use development. The first phase consists of a food store, a range of other commercial uses, and 28 townhouse dwellings.

Holding provision (H2) will need to be removed to permit construction of the second phase, an apartment building.



BY-LAW 2010-27

*A by-law to amend By-law 177-96, as amended
(To remove a Holding zoning provisions)*

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

1. By-law 177-196, as amended, is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' hereto from:

Community Amenity One*374 (Hold) [CA1*374(H1)(H2)]

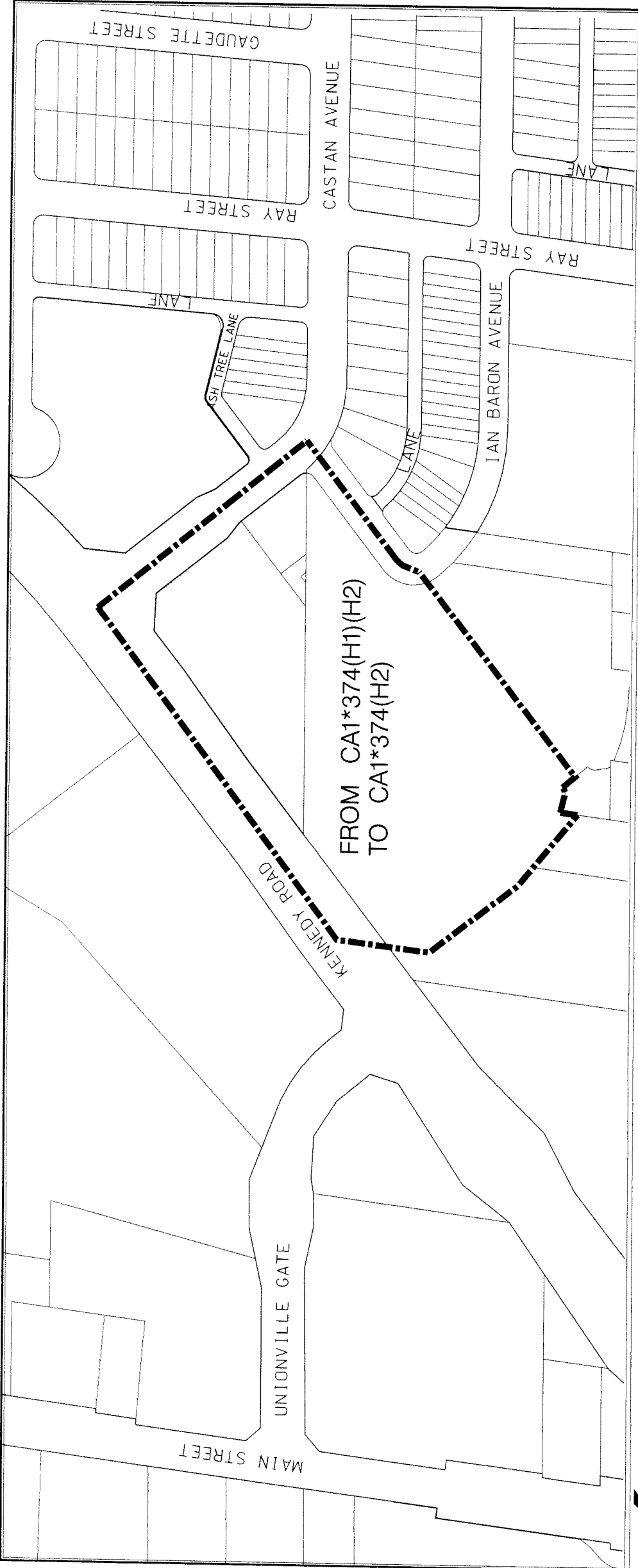
to

Community Amenity One*374 (Hold) [CA1*374(H2)]
2. All other provisions of By-law 177-196, 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
9TH DAY OF MARCH, 2010.

ANDREW BROUWER
DEPUTY TOWN CLERK

FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

THIS IS SCHEDULE 'A' TO BY-LAW 2010-27
PASSED THIS 9TH DAY MARCH, 2010

Paul Slattery
MAYOR
Paul Slattery
DEPUTY CLERK

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

 BOUNDARY OF AREA COVERED BY THIS BY-LAW

☐ CA1 ☐ COMMUNITY AMENITY AREA ONE ☐ * (No) EXCEPTION NUMBER
☐ (H1) ☐ 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: 2500