

## EXPLANATORY NOTE

### **BY-LAW NO. 2008-218**

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

Laurier Homes  
Southeast corner of Major Mackenzie Drive and Ralph Chalmers Avenue  
85 Ralph Chalmers Avenue

### LANDS AFFECTED

This By-law applies to lot 1 on draft plan of subdivision 19TM-02016 Phase 2B which is located at the southeast corner of Major Mackenzie Drive and Ralph Chalmers Avenue, municipally known as 85 Ralph Chalmers Avenue.

### EXISTING ZONING

The lands are zoned Residential Two \*355 (Hold) [R2\*355(H)] in By-law 177-96, as amended.

### PURPOSE AND EFFECT OF THE BY-LAW

The purpose and effect of this By-law Amendment is to remove the Holding (H) provision and to permit the subject lands to be developed for a single-detached dwelling in accordance with the applicable zone standards.

The Holding provision was subject to the Owner executing a site plan agreement. On July 9, 2008 the Director of Planning and Urban Design endorsed a site plan in principle to permit the construction of a single-detached dwelling. The site plan agreement can only be executed after the draft plan of subdivision has been registered on title, which is expected to be registered shortly. Staff are satisfied with removing the Holding provision in order to allow the owner to obtain a building permit to commence the construction of the proposed dwelling.

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## BY-LAW 2008-218

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

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

1. By-law No. 177-96, as amended, is hereby further amended as follows:
  - 1.1 By rezoning the lands outline on Schedule 'A' hereto from  
  
Residential Two \*355 (Hold) [R2 \*355(H)] to  
Residential Two \*355 (R2 \*355)
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  
14<sup>TH</sup> DAY OF OCTOBER, 2008.

KIMBERLEY KITTERINGHAM  
TOWN CLERK

FRANK SCARPITTI  
MAYOR

FROM R2\*355 (H)  
TO R2\*355

MAJOR MACKENZIE DRIVE EAST

HIGHWAY 48

RALPH CHALMERS AVENUE

MACADAM ROAD



DEVELOPMENT SERVICES COMMISSION

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

2008-218

THIS IS SCHEDULE 'A' TO BY-LAW .....  
PASSED THIS 14TH ... DAY OCT., 2008

MAYOR

CLERK

--- BOUNDARY OF AREA COVERED BY THIS BY-LAW

R2 RESIDENTIAL TWO

\*No. EXCEPTION SECTION 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: 2500