

EXPLANATORY NOTE

BY-LAW 2007-265

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

Cornell Rouge Development Corporation
19TM-06017
Part of Lots 13-15, Concession 9
Cornell Planning District

LANDS AFFECTED

The by-law applies to 11.7 ha (29 ac) of lands, located south of 16th Avenue, between Cornell Centre Boulevard and Reesor Road.

EXISTING ZONING

The lands subject to this By-law are presently zoned Agriculture One (A1) by By-law 304-87, as amended.

PURPOSE AND EFFECT

The purpose and effect of this by-law is to incorporate the lands into appropriate residential zone categories within By-law 177-96, as amended. The proposed zoning designation is Residential Two (R2) with exceptions, Neighbourhood Commercial Three (NC3) with exceptions and a Holding provision, and Open Space (OS1). These zones will permit the proposed 126 residential units, and open space.



BY-LAW 2007-265

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

THE COUNCIL OF THE CORPORATION OF THE TOWN 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 By-law 177-96, as amended, to include those lands comprising part of Lots 13 and 14, Concession 9, as outlined on Schedule 'A', attached hereto.
 - 1.2 By zoning the lands:

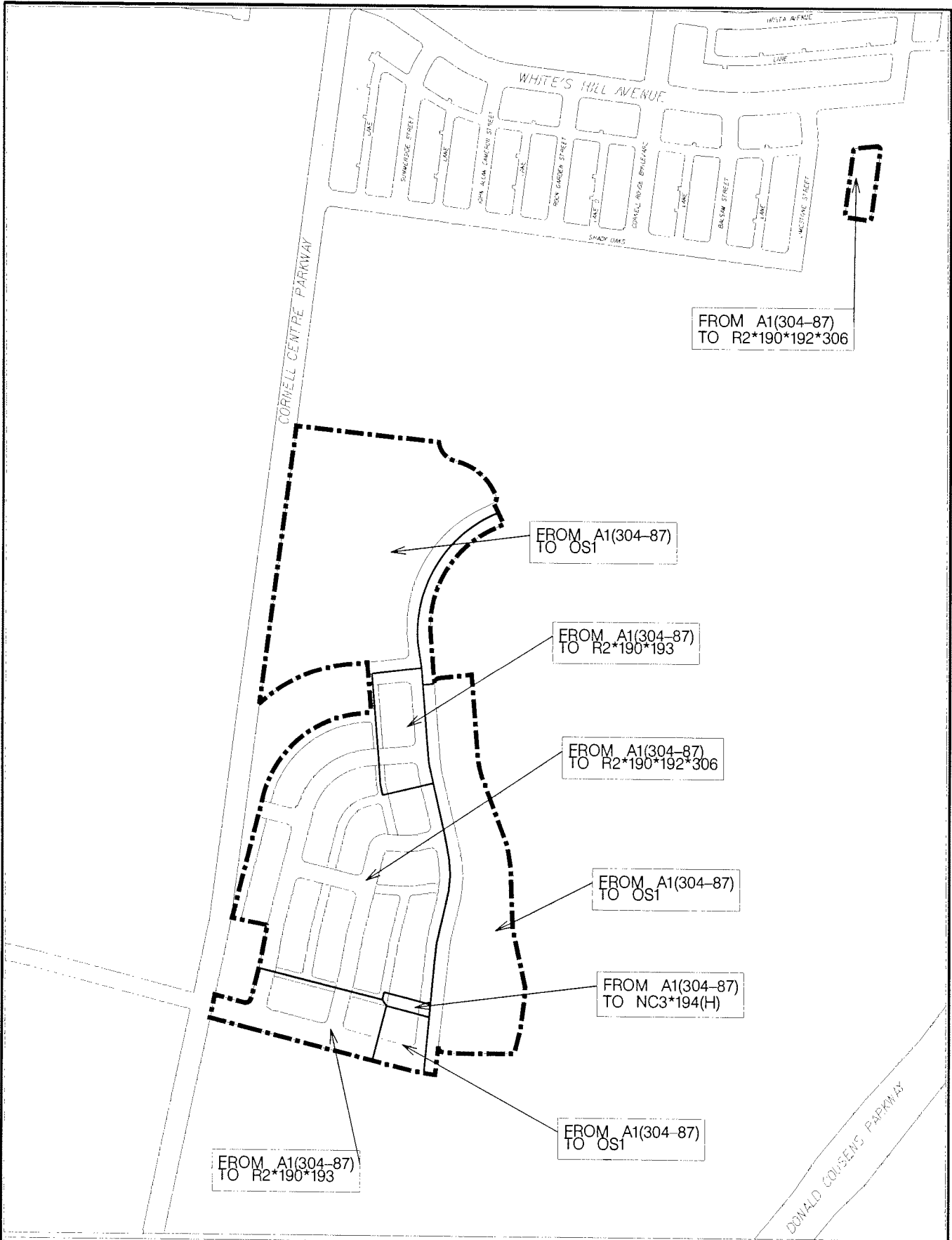
Residential Two (R2) *190 *192
Residential Two (R2) *190 *192 *306
Residential Two (R2) *190 *193
Neighbourhood Commercial Three (NC3) *194 (H)
Open Space One (OS1)
 - 1.3 HOLDING PROVISIONS:

The Holding (H) provision as shown on Schedule 'A' attached to this By-law shall not be removed until the following condition has been met to the satisfaction of the Town of Markham:
 - a) Servicing allocation for two apartment units has been assigned by the Town of Markham.
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
27TH DAY OF NOVEMBER, 2007.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR



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



BOUNDARY OF AREA COVERED BY THIS BY-LAW
ZONE BOUNDARY

NC3

NEIGHBOURHOOD COMMERCIAL THREE

OS1

OPEN SPACE ONE

R2

RESIDENTIAL TWO

A1

AGRICULTURE ONE

*No

EXCEPTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW 2007-265
PASSED THIS 27TH DAY NOV. 2007

John Sanghvi

MAYOR

Shirley Burrell

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: 5000