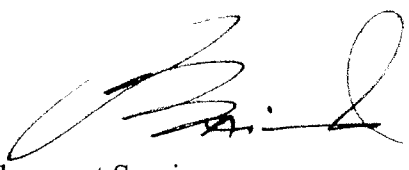
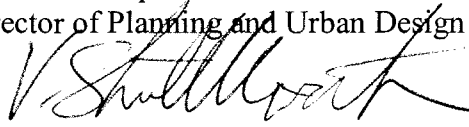


MEMORANDUM

TO: Mayor and Members of Council 
FROM: Jim Baird, Commissioner of Development Services
Valerie Shuttleworth, Director of Planning and Urban Design 
DATE: June 20, 2007
RE: Pineshore Developments (Wismer) Inc.
South of Major Mackenzie Drive, west of Mingay Avenue
Wismer Commons community
Implementing zoning by-law amendments
File No.: ZA 07 110185

RECOMMENDATION:

That the attached amendments to Zoning By-laws 304-87, as amended and 177-96, as amended, be enacted without further notice;

And that servicing allocation for 12 units be granted to plan of subdivision 19TM-02019 - Phase 2 from the total allocation for the Wismer Commons Community, assigned in accordance with the June 20, 2006 report on servicing allocation.

BACKGROUND:

On June 19, 2007 a Development Services Committee Public Meeting was held to consider applications for draft plan approval and implementing zoning for a residential plan of subdivision that includes 6 semi-detached lots (total 12 units). The plan is the second phase of a larger draft plan of subdivision that has already been partially draft approved, zoned and registered based on the availability of servicing allocation. Servicing allocation is available for this plan.

No concerns/issues were identified at the Public Meeting and the proposal is acceptable to staff. Attached are the implementing zoning by-law amendments for Council approval in accordance with the Public Meeting resolution. Delegated approval of the draft plan of subdivision by the Director of Planning and Urban Design will follow Council enactment of the implementing zoning by-law amendments, in accordance with Section 2(b)(iv) of Delegation By-law 2002-202, as amended, and the granting of servicing allocation.

Attach.

EXPLANATORY NOTE

BY-LAW NO.

A By-law to amend By-law 304-87, as amended.

Pineshore Developments (Wismer) Inc.

Part of Lot 20, Concession 7

The proposed by-law amendment applies to a 0.28 ha. (0.69 acres) parcel of land located south of Major Mackenzie Drive on the west side of Mingay Avenue,

The lands are presently zoned Rural Residential (RR4) by By-law 304-87, as amended.

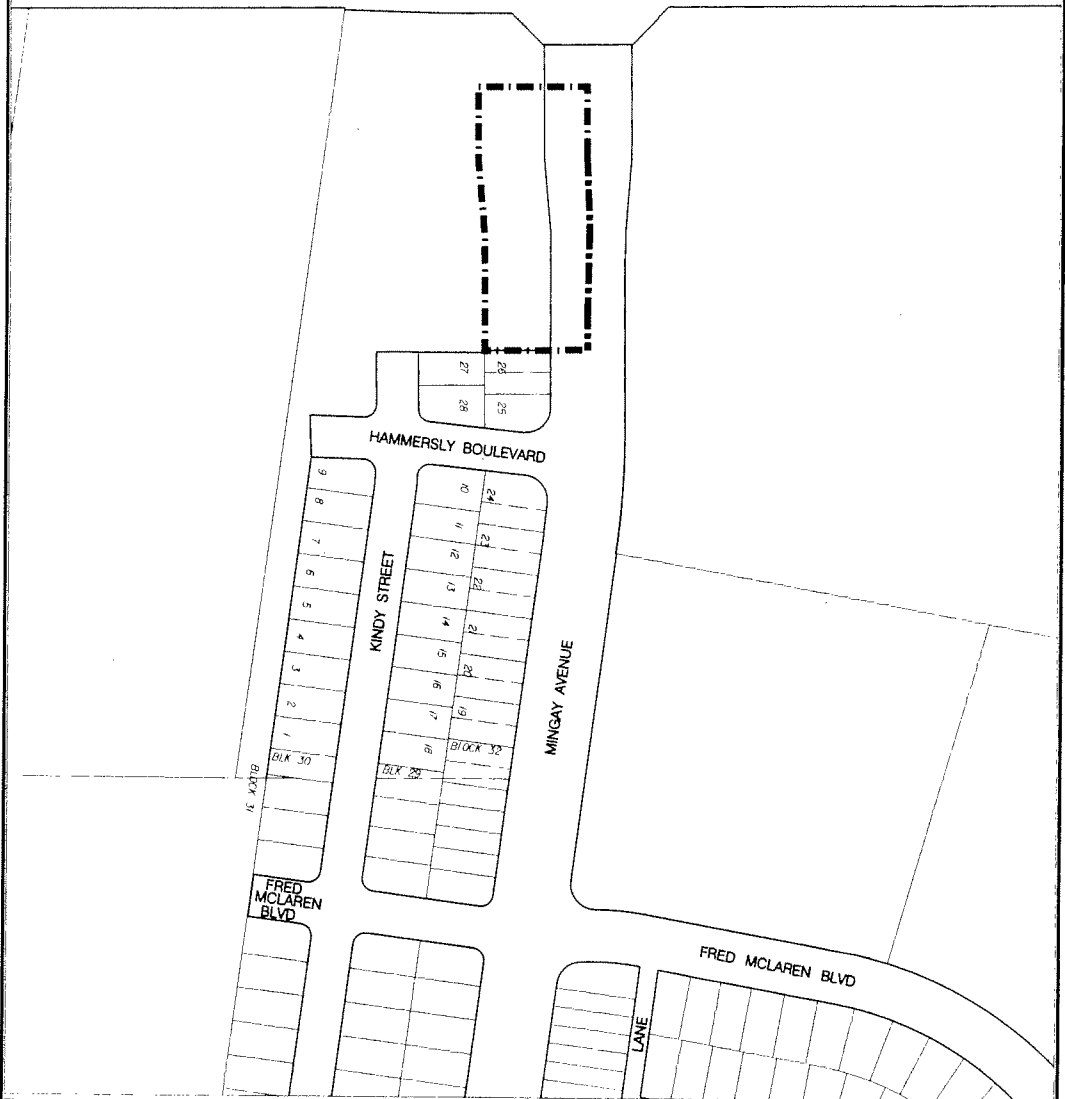
The purpose and effect of the by-law amendment is to delete the lands from the designated area of By-law 304-87, as amended.

A by-law to amend Rural Area Zoning By-law 304-87, as amended
(To delete lands from the designated area of this By-law)

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

1. THAT By-law 304-87, as amended, is hereby further amended by deleting the lands in Lot 20, Concession 7, as shown on Schedule 'A' attached hereto, from the designated area of By-law 304-87, as amended.
2. This by-law shall not come into effect until By-law **XXXXXX** amending By-law 177-96, as amended, comes into effect and the lands, as shown on Schedule 'A' attached hereto, become incorporated into the designated area of By-law 177-96, as amended.
3. All other provisions of By-law 304-87, as amended, not inconsistent with the provisions of this by-law shall continue to apply

MAJOR MacKENZIE DRIVE EAST



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 304-87

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

THIS IS SCHEDULE 'A' TO BY-LAW
PASSED THIS DAY 2007

..... MAYOR

..... 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: 2400

EXPLANATORY NOTE

BY-LAW NO.

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

Pineshore Developments (Wismer) Inc.

Part of Lot 20, Concession 7

The proposed by-law amendment applies to a 0.28 ha. (0.69 acres) parcel of land located south of Major Mackenzie Drive on the west side of Mingay Avenue,

The lands are presently zoned Rural Residential (RR4) by By-law 304-87, as amended.

The purpose of the by-law amendment is to incorporate the lands into the designated area of By-law 177-96, as amended and to zone them Residential Two-Special (R2-S*99) Zone.

The effect of the by-law amendment will be to permit the lands to be developed for residential purposes.

A by-law to amend Urban Expansion Area
Zoning By-law 177-96, as amended
(To incorporate lands into the designated area of this By-law)

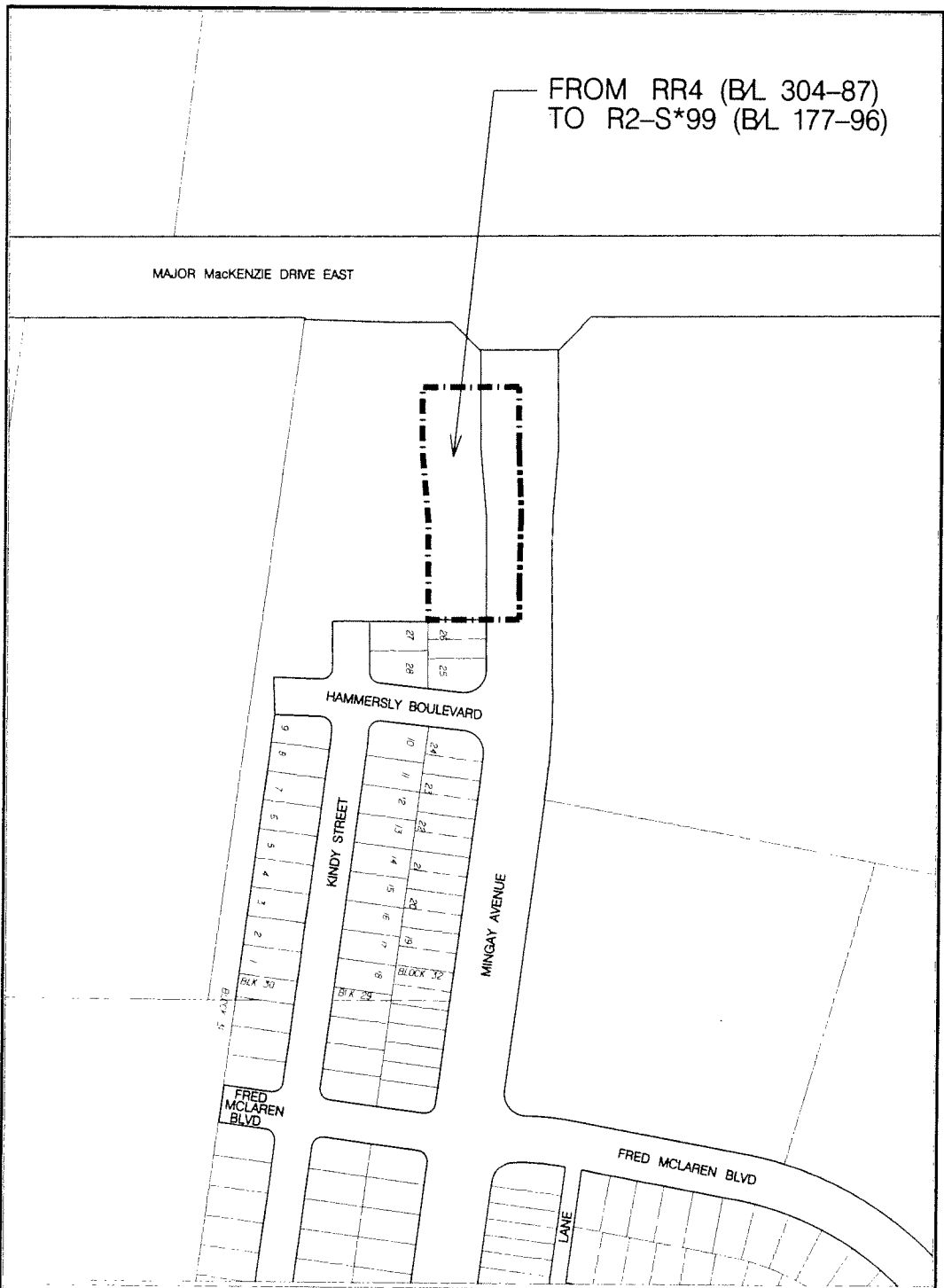
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. THAT By-law 177-96, as amended, is hereby further amended as follows:
 - 1.1 By expanding the designated area of By-law 177-96 to include the lands in Lot 20, Concession 7, as shown on Schedule 'A' attached hereto.
 - 1.2 By zoning the lands

Residential Two-Special (R2-S*99) Zone

as shown on Schedule 'A' attached hereto.
2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

Q:\Development\Planning\APPL\SUBDIV\02 119221 Lindvest Wismer Commons\draftby-lawpsph2.doc



FROM RR4 (BL 304-87)
TO R2-S*99 (BL 177-96)

MAJOR MacKENZIE DRIVE EAST

HAMMERSLY BOULEVARD

KINDY STREET

MINGAY AVENUE

FRED MCLAREN BLVD

FRED MCLAREN BLVD



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

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

RR4 RURAL RESIDENTIAL FOUR

*No. EXCEPTION SECTION NUMBER

R2-S RESIDENTIAL TWO - SPECIAL

THIS IS SCHEDULE 'A' TO BY-LAW
PASSED THIS DAY 2007

..... MAYOR

..... 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: 2400