

EXPLANATORY NOTE

BY-LAW NO. 2007-149

A By-law amend By-law 2284-68 and By-law 177-96, as amended

Miller Paving Limited
7781 Woodbine Avenue
Part of Lots 6, 7 and 8, Concession 4
East side of Woodbine Avenue, north of 14th Avenue

LANDS AFFECTED

The by-law applies to a 29.4 hectares (72.7 acre) property, located on the east side of Woodbine Avenue, north of 14th Avenue, municipally known as 7781 Woodbine Avenue.

EXISTING ZONING

The lands subject to this By-law are presently zoned Industrial Four (M4) by By-law 2284-68, as amended.

PURPOSE AND EFFECT

The purpose and effect of this by-law amendment is to delete the lands from By-law 2284-68 and rezone the property to Major Commercial Area (MJC), Business Corridor (BC) and General Industrial (GI) under By-law 177-96, as amended, to implement a plan of subdivision to create commercial and industrial development blocks on the east side of Woodbine Avenue, north of 14th Avenue.

The zoning by-law also includes a Hold (H) provision to ensure:

- Subdivision agreement is executed;
 - A site plan for the commercial lands has been endorsed;
 - Necessary infrastructure is in place to service the lands;
 - Adequate arrangements to implement the proposed stormwater management strategy have been completed, to the satisfaction of the Town and the TRCA;
 - Lands have been secured for right-of-ways, open space etc.;
 - Lands can be served adequately by the existing and committed transportation network
 - Real or potential contamination has been remediated;
 - Any real or potential off-site contamination has been addressed to the satisfaction of the Ministry of the Environment;
 - Development Charge By-law is enacted; and
 - Developers Group or alternative agreement is in place to address costs of development not dealt with under the Development Charge By-law
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BY-LAW 2007-149

A By-law to amend Zoning By-law 2284-68, as amended
(To delete lands from the designated area of this By-law)

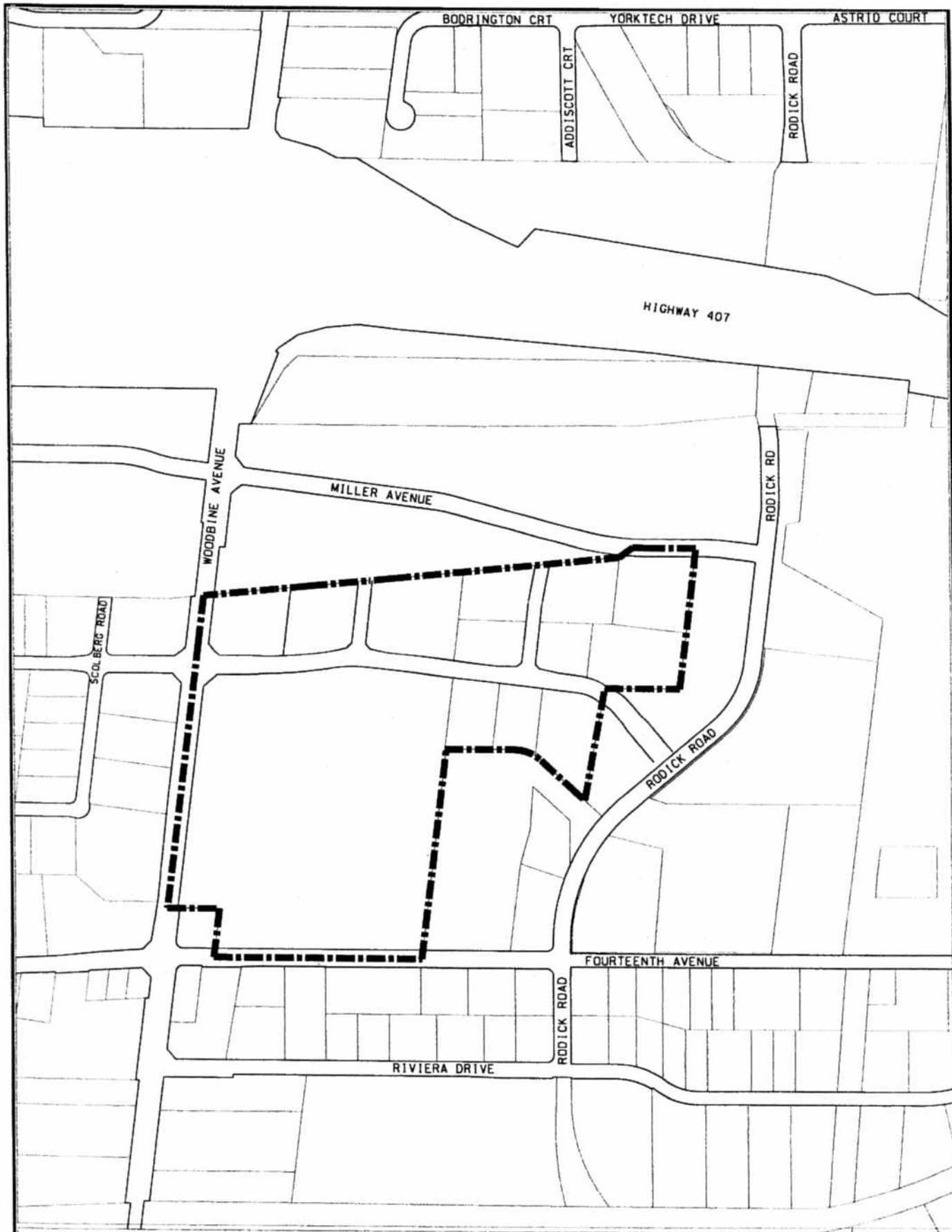
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY
ENACTS AS FOLLOWS:

1. THAT By-law 2284-68, be amended, by deleting the lands as shown on Schedule 'A' attached hereto, from the designated area of By-law 2284-68, as amended.
2. This by-law shall not come into effect until By-law 2007-150 amending By-law 177-96, as amended, comes into effect and the lands, as shown on Schedule 'A' attached hereto, are incorporated into the designated area of By-law 177-96, as amended.
3. All other provisions of By-law 2284-68, 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
26TH DAY OF JUNE, 2007.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR



A BY-LAW TO AMEND BY-LAW 2284-68

 BOUNDARY OF AREA COVERED BY THIS BY-LAW

THIS IS SCHEDULE 'A' TO BY-LAW2007-149
PASSED THIS 26TH DAY JUNE, 2007

Paul Sanghi 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: