

EXPLANATORY NOTE

BY-LAW NO. 2007-179

By-law to amend By-law 177-96, as amended by By-law 2004-281

Mobius Corp.

Application for Hold Removal

To permit two shopping centres at 7555 Markham Road

File Nos. ZA 06 134228 & ZA 06 134265

LANDS AFFECTED

The proposed by-law amendment applies to lands located on the east side of Markham Road, on the north and south sides of Karachi Drive (between Kirkham Road and New Delhi Drive), municipally known as 7555 Markham Road.

EXISTING ZONING

The subject lands, on the north side of Karachi Drive, are currently zoned Major Commercial*249*251(Hold) [MJC*249*251(Hold)] and the subject lands on the south side of Karachi Drive are zoned Major Commercial*250*251(Hold) [MJC*250*251(Hold)] by By-law 177-96, as amended.

PURPOSE OF BY-LAW

The purpose of the by-law amendment is to remove the Holding (H) zoning provision from the subject lands.

The lands were zoned with a Hold provision prior to the plan of subdivision and site plan applications being submitted. The Hold Provision addresses matters such as the availability of servicing infrastructure, transportation network and development charges. With the execution of the subdivision agreement for the area on March 27, 2007, the conditions of Hold removal have been addressed to staff's satisfaction.

EFFECT OF THE BY-LAW AMENDMENT

The effect of the by-law amendment, in association with site plan approval, is to permit the construction of two commercial shopping centres, one each on the north and south sides of Karachi Drive.



BY-LAW 2007-179

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 by By-law 2004-281, be and the same is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' hereto from:

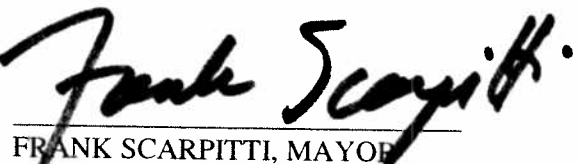
Major Commercial*249*251 (Hold) [MJC*249*251(H)]
to
Major Commercial*249*251 (MJC*249*251)

and

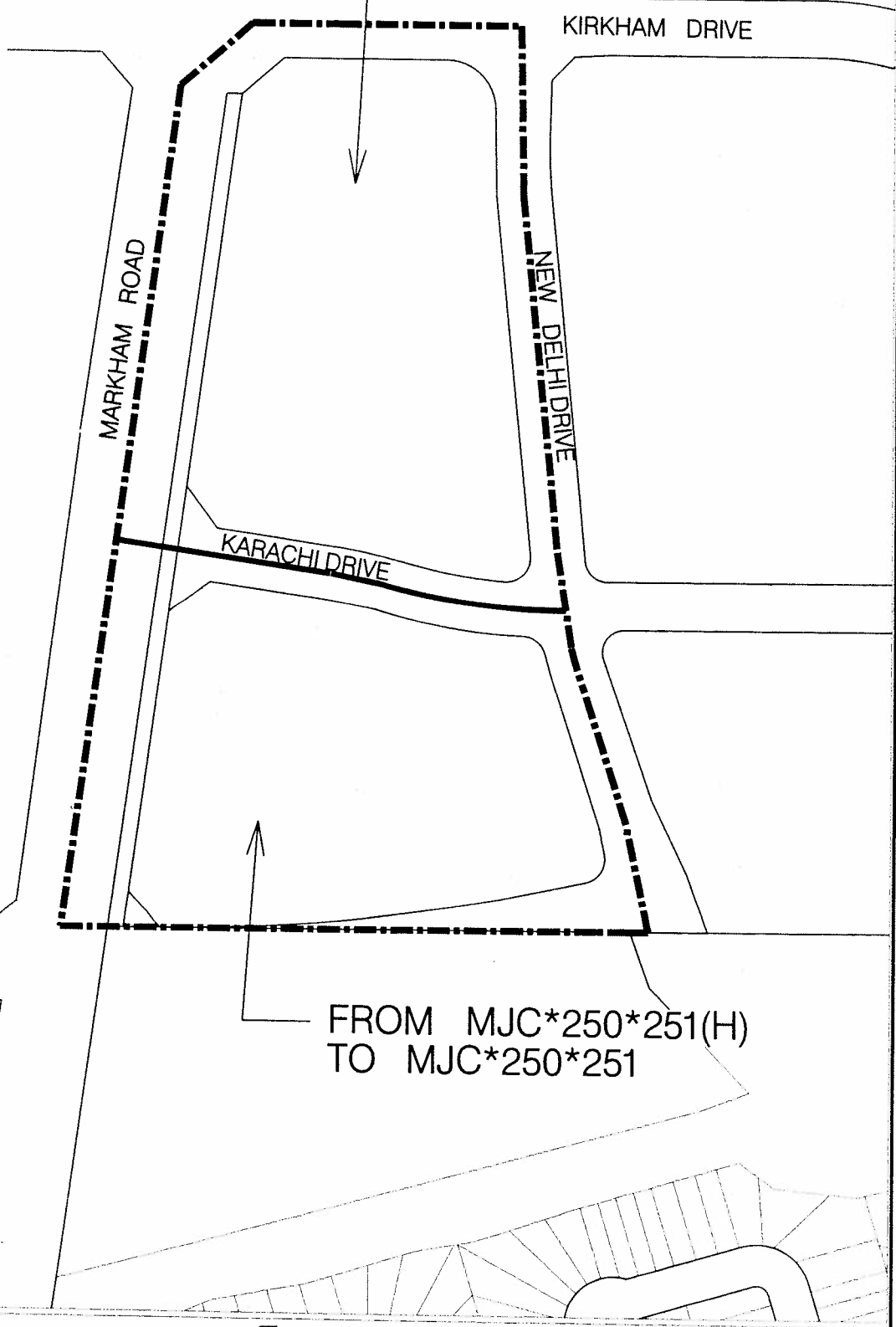
Major Commercial*250*251 (Hold) [MJC*250*251 (H)]
to
Major Commercial*250*251 (MJC*250*251)
2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
26TH DAY OF JUNE, 2007.


SHEILA BIRRELL, TOWN CLERK




FRANK SCARPITTI, MAYOR

FROM MJC*249*251(H)
TO MJC*249*251



DEVELOPMENT SERVICES COMMISSION

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

 BOUNDARY OF AREA COVERED BY THIS BY-LAW
 ZONE BOUNDARY

☐ MJC MAJOR COMMERCIAL ☐ *No. EXCEPTION SECTION NUMBER
☐ (H) HOLDING PROVISION

THIS IS SCHEDULE 'A' TO BY-LAW 2007-179
PASSED THIS 26TH DAY JUNE, 2007
Frank Scarpitti MAYOR
Debbie Barwell 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:

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