



EXPLANATORY NOTE

BY-LAW 2016-58

A By-law to amend By-law 177-96, as amended and By-law 304-87, as amended

Caboto Meadows Phase 2

South side of Caboto Trail, east of Glenbar Gardens

Zoning By-law Amendment to permit two single-detached dwellings

Lands Affected

The proposed by-law amendment applies to 0.13 hectares (0.32 acres) of land located on the south side of Caboto Trail, east of Glenbar Gardens in the South Unionville community.

Existing Zoning

The subject lands are currently zoned “Rural Residential One” (RR1) by By-law 304-87, as amended, and “Open Space One” (OS1) by By-law 177-96, as amended.

Purpose and Effect

The purpose and effect of this By-law is to delete lands from the designated area of By-law 304-87, as amended, and incorporate those lands into By-law 177-96, as amended, and to rezone the subject lands to Residential Two* 30 (Hold) [R2*30 (H)], Residential Two* 31 (Hold) [(R2*31 (H))] and Open Space One (OS1) Zone. The zoning is intended to facilitate the development of two single-detached dwellings and the retention of an existing drainage swale. A Holding (H) provision has been placed on a portion of the subject lands to ensure certain conditions are met prior to any development proceeding.



BY-LAW 2016-58

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

and to amend By-law 177-96, as amended
(To incorporate lands into the designated area of By-law 177-96)

The Council of the Corporation of the City of Markham hereby enacts as follows:

1.0 THAT By-law 304-87, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 304-87, as amended.

2.0 THAT By-law 177-96, as amended, is hereby further amended as follows:

2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule 'A' attached hereto.

2.2 By zoning the lands outlined on Schedule 'A' attached hereto as follows:

Residential Two* 30 (Hold) [R2*30 (H)] Zone
Residential Two* 31 (Hold) [(R2*31 (H)] Zone
Open Space One (OS1) Zone

3.0 Holding Provision

For the purposes of this By-law, a Holding (H) provision is hereby established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbol.

No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the Holding (H) provision the following conditions must be met to the satisfaction of the City of Markham:

- i) The Owner shall enter into a Development Agreement with the City, which Development Agreement shall address all the City's standard requirements for such agreements, and shall be registered on title to the Lands in priority to all mortgages, charges, liens and other encumbrances. The Development Agreement shall provide for matters including but not limited to:
 - a. Construction/provision of all works shown in the drawings and studies referred to in Subsection 3.0(ii), including but not limited to relocation of the existing storm sewers, and construction of all municipal servicing for the proposed residential units; and
 - b. Participation in the City's waste diversion program,all at the Owner's cost to the satisfaction of the City;
- ii) Submission for review and approval by the City of all drawings and studies required by the City, including but not limited to: detailed engineering drawings; a noise report; landscape plans identifying naturalization planting, shrubs and other vegetative cover; and cost estimate(s) respecting any works required in accordance with the said drawings and studies;

- iii) Submission to the City of a Letter of Release from the South Unionville Developers Group, in a form satisfactory to the City Solicitor, confirming that the Owner has satisfied all its obligations to the Group; and
- iv) Payment to the City of any fees related to peer review of the drawings and studies referred to in Subsection 3.0(ii).

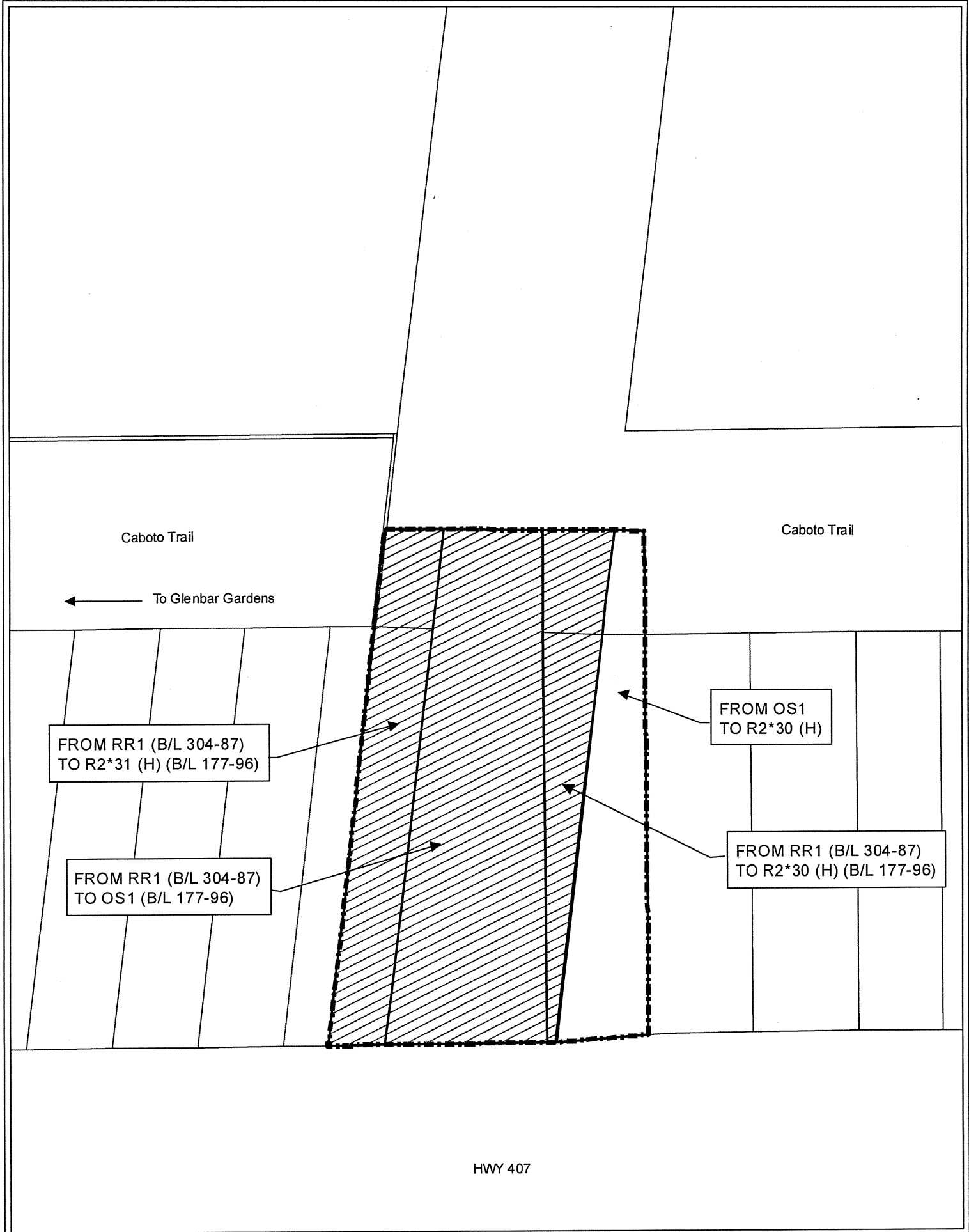
Read a first, second, and third time and passed on May 31, 2016.



Martha Pettit
Deputy City Clerk



Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2016-58

AMENDING BY-LAWS 177-96 AND 304-87 DATED May 31, 2016



- BOUNDARY OF AREA COVERED BY THIS SCHEDULE
- TO BE DELETED FROM 304-87 AND ADDED TO 177-96
- BOUNDARY OF ZONE DESIGNATION(S)
- R2RESIDENTIAL TWO
- RR1RURAL RESIDENTIAL ONE
- OS1OPEN SPACE ONE
- (H)HOLDING PROVISION
- *No.EXCEPTION SECTION NUMBER

MARKHAM DEVELOPMENT SERVICES COMMISSION7 3.5 0 7 MetersDrawn By: CPWChecked By: SBDATE: 02/05/2016

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