

EXPLANATORY NOTE

BY-LAW NO.

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

Mackenzie Builders and Developers Limited
Danvest Wismer Investments Ltd.
16th and McCowan Holdings Ltd
Mattamy (Robinson Creek) Ltd.
Brawley Manor Corp.
1039954 Ontario Ltd.

Part of Lots 16 to 20, inclusive, Concession 7

The proposed by-law amendment applies to six parcels of land, as identified on Schedule “A” to the By-law, located within the Wismer Commons community.

The lands are presently zoned Agriculture (A1) and 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, and zone them Residential Two (R2*99) Zone, Residential Two (R2*182) Zone, Residential Two - Special (R2-S*99) Zone, Residential Two – Lane Access (R2*96) Zone and Open Space (OS2) Zone.

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

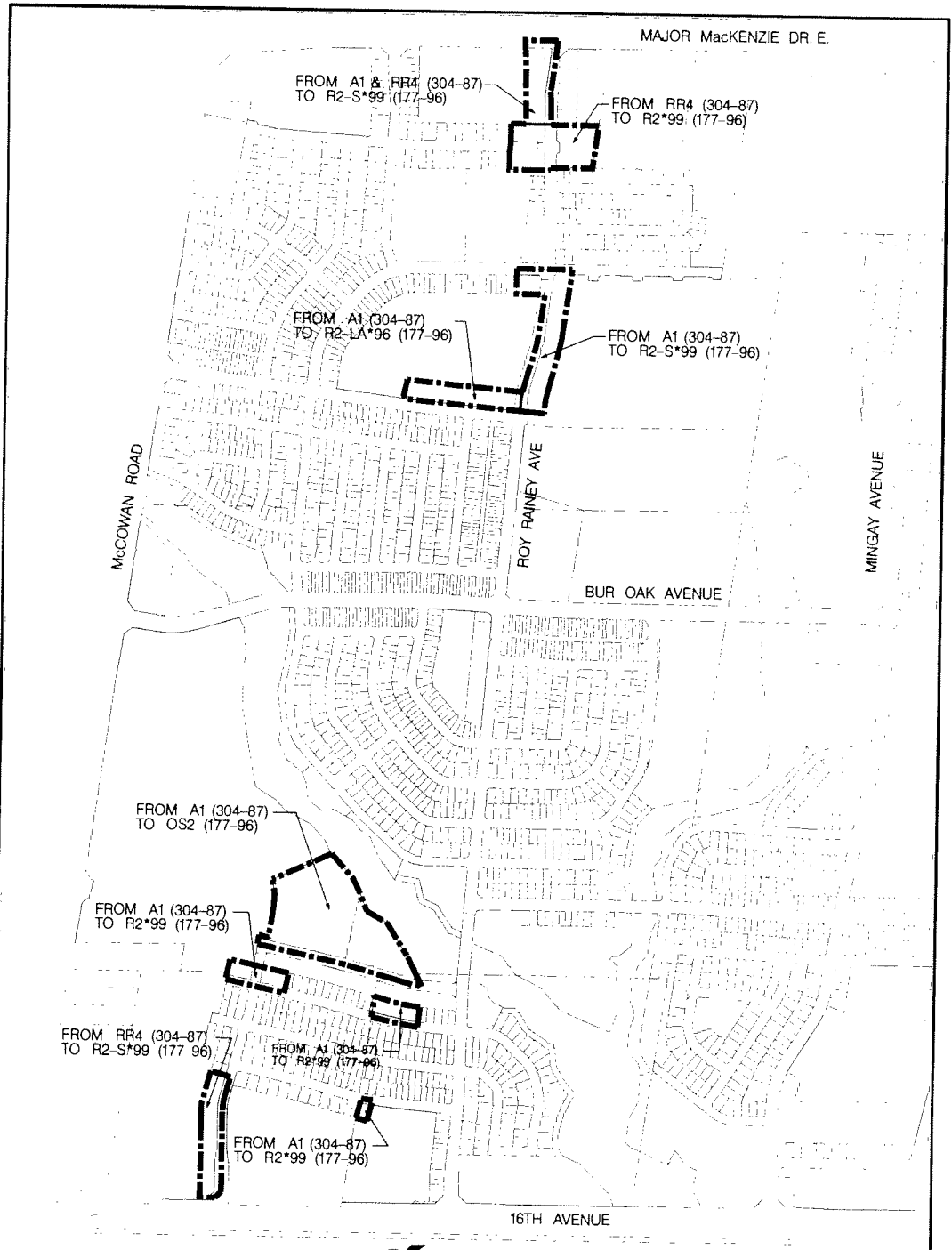
A by-law to amend Urban Expansion Area
Zoning By-law 177-96, as amended
(To incorporate lands into the designated area of this By-law)

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 Lots 16 to 20, inclusive, Concession 7, as shown on Schedule 'A' attached hereto.
 - 1.2 By zoning the lands

Residential Two (R2*99) Zone
Residential Two (R2*182) Zone
Residential Two - Special (R2-S*99) Zone
Residential Two - Lane Access (R2-LA*96) Zone and
Open Space (OS2) 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.



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

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

- | | | | |
|------|-------------------------|-------|-------------------------------|
| A1 | AGRICULTURE ONE | R2-LA | RESIDENTIAL TWO - LANE ACCESS |
| R2 | RESIDENTIAL TWO | RR4 | RURAL RESIDENTIAL FOUR |
| R2-S | RESIDENTIAL TWO-SPECIAL | *No | EXCEPTION SECTION NUMBER |

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

..... MAYOR

..... CLERK

NOTE: 1) DIMENSIONS ARE IN METRES
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THE OFFICE OF THE CLERK

SCALE 1: 4000

MAJOR MacKENZIE DR. E.

FROM RR4 (304-87)
TO R2*182 (177-96)

MINGAY AVENUE

BUR OAK AVENUE

HIGHWAY 48

FROM A1 (304-87)
TO R2*99 (177-96)

16TH AVENUE



DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW

A1 AGRICULTURE ONE
R2 RESIDENTIAL TWO

RR4 RURAL RESIDENTIAL FOUR
*No. EXCEPTION SECTION NUMBER

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SCALE 1: 4000

EXPLANATORY NOTE

BY-LAW NO.

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

Mackenzie Builders and Developers Limited

Danvest Wismer Investments Ltd.

16th and McCowan Holdings Ltd

Mattamy (Robinson Creek) Ltd.

Brawley Manor Corp.

1039954 Ontario Ltd.

Part of Lots 16 to 20, inclusive, Concession 7

The proposed by-law amendment applies to six parcels of land, as identified on Schedule 'A' to the By-law, located within the Wismer Commons community.

The lands are presently zoned Agriculture (A1) and Rural Residential (RR4) by By-law 304-87, as amended.

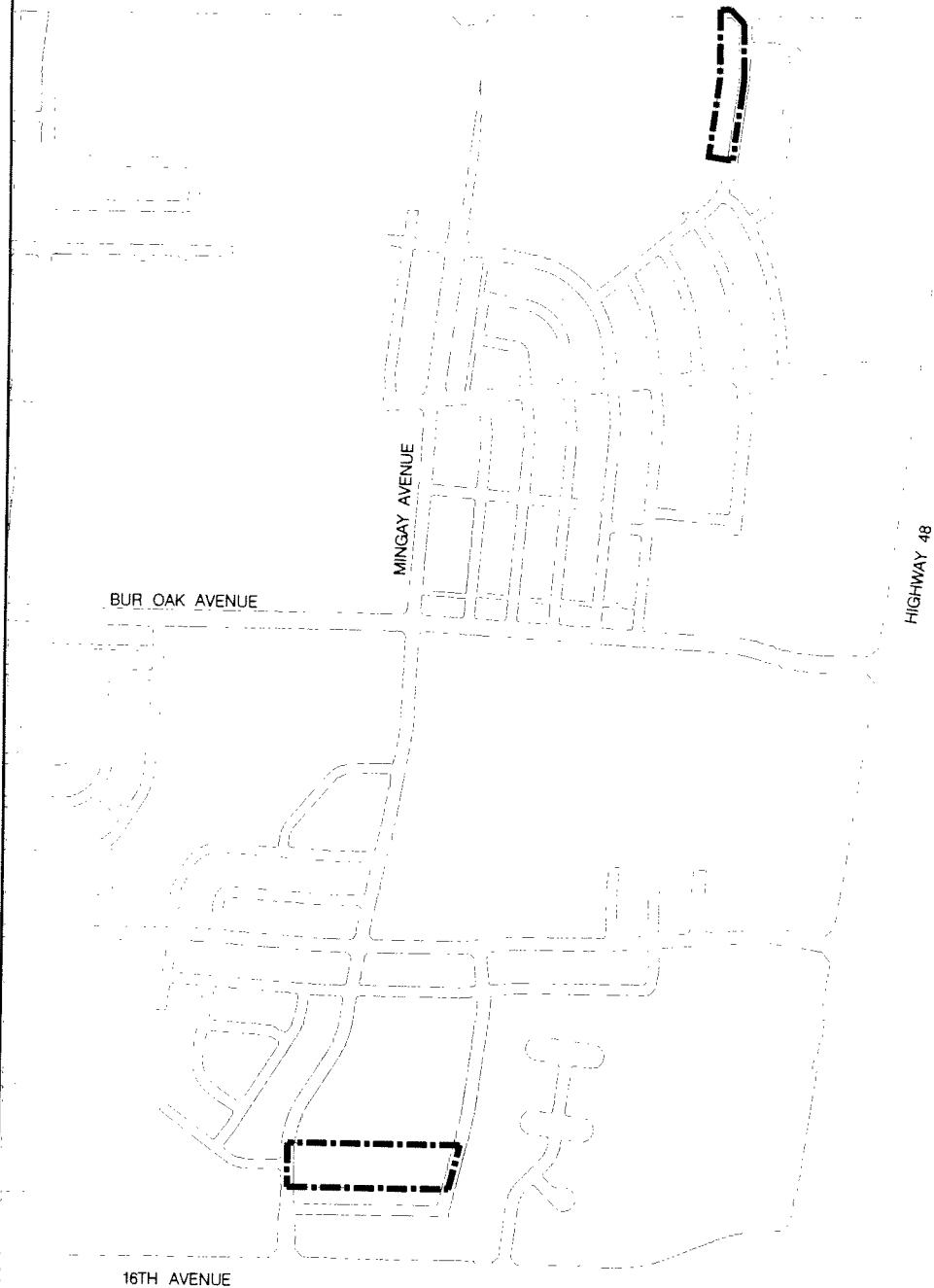
The purpose and effect of the by-law amendment is to delete the lands from the designated area of By-law 304-87.

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 Lots 16 to 20, inclusive, 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 DR. E.



DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW

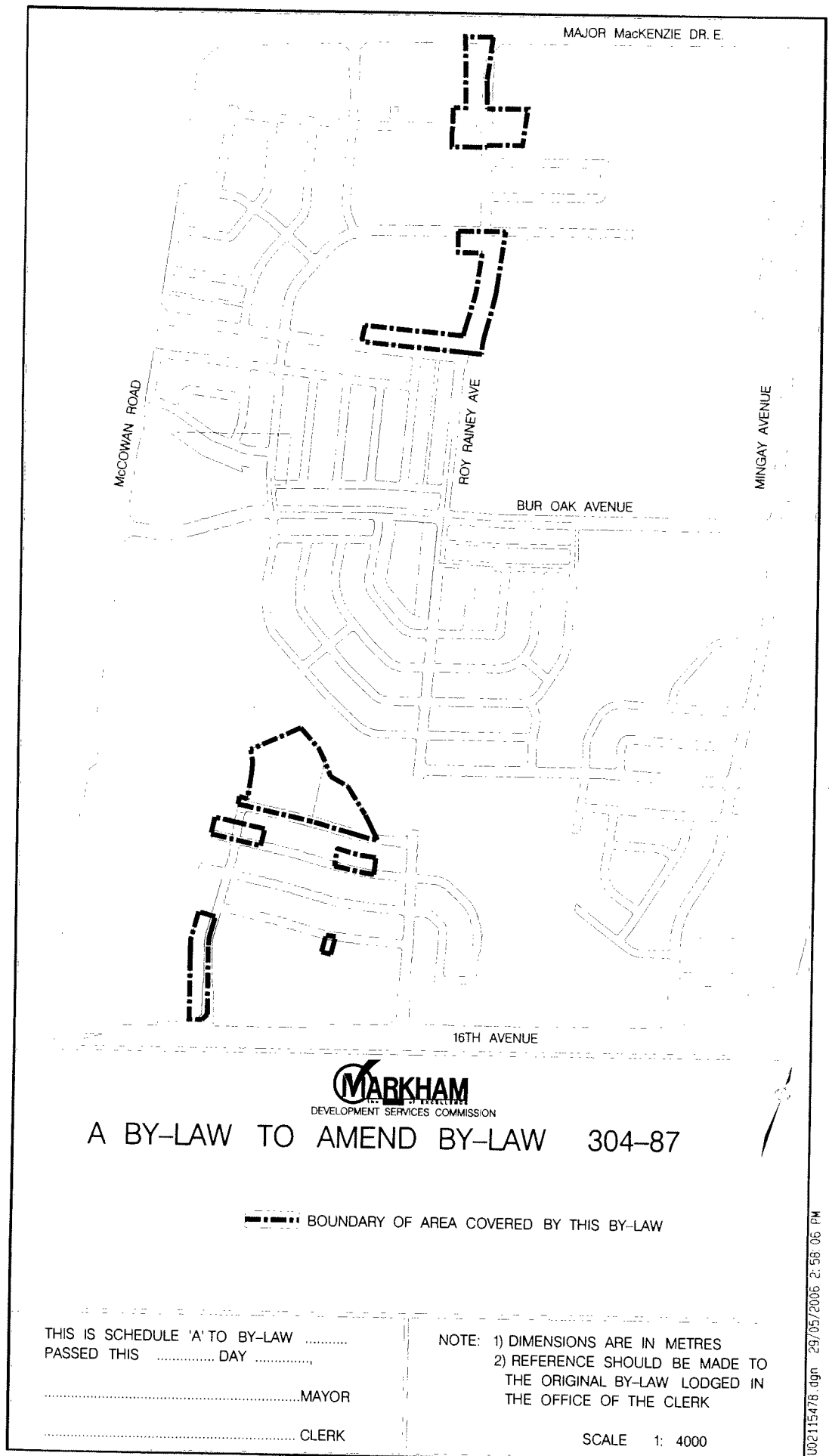
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SCALE 1: 4000



EXPLANATORY NOTE

BY-LAW NO.

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

Amber Plain Investments Ltd.

Part of Lots 17 and 18, Concession 7

The proposed by-law amendment applies to a 1.6 ha. parcel of land at the southwest corner of Bur Oak Avenue and Roy Rainey Avenue located within the Wismer Commons community.

The lands are presently zoned Agriculture (A1) 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, and zone them Residential Two (R2*320) Zone, Residential Two (R2*321) Zone and 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 and a neighbourhood commercial use on the ground floor of a relocated heritage dwelling.

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:

- I. 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 Lots 17 and 18, Concession 7, as shown on Schedule 'A' attached hereto.
 - 1.2 By zoning the lands

Residential Two (R2*320) Zone
Residential Two (R2*321) Zone
Residential Two - Special (R2-S*99) Zone

as shown on Schedule 'A' attached hereto.
 - 1.3 By adding the following Subsections 7.320 and 7.321 to Section 7 – EXCEPTIONS:

“7.320 AMBER PLAIN INVESTMENTS LTD., WISMER COMMONS

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *320 on the Schedule to this By-law. All other provisions of this Bylaw, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

7.320.1 Only Permitted Uses

The following uses are the only uses permitted:

- a) *Retail stores* with a maximum *net floor area* of 95square metres per premises and located in the *first storey* of a *building*;
- b) No more than one *dwelling unit* provided that the *dwelling unit* is located above the *first storey* of a *building*.

7.320.2 Zone Standards

The following specific Zone Standards apply:

- a) Minimum required *front yard* - 3.0 metres
- b) Minimum required *rear yard* - 12 metres
- c) Minimum required *interior side yard* - 0.6 metres
- d) Minimum required *exterior side yard* - 3.0 metres”

“7.321 AMBER PLAIN INVESTMENTS LTD., WISMER COMMONS

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *321 on the Schedule to this By-law. All other provisions of this Bylaw, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

7.321.1 Zone Standards

The following specific Zone Standards apply:

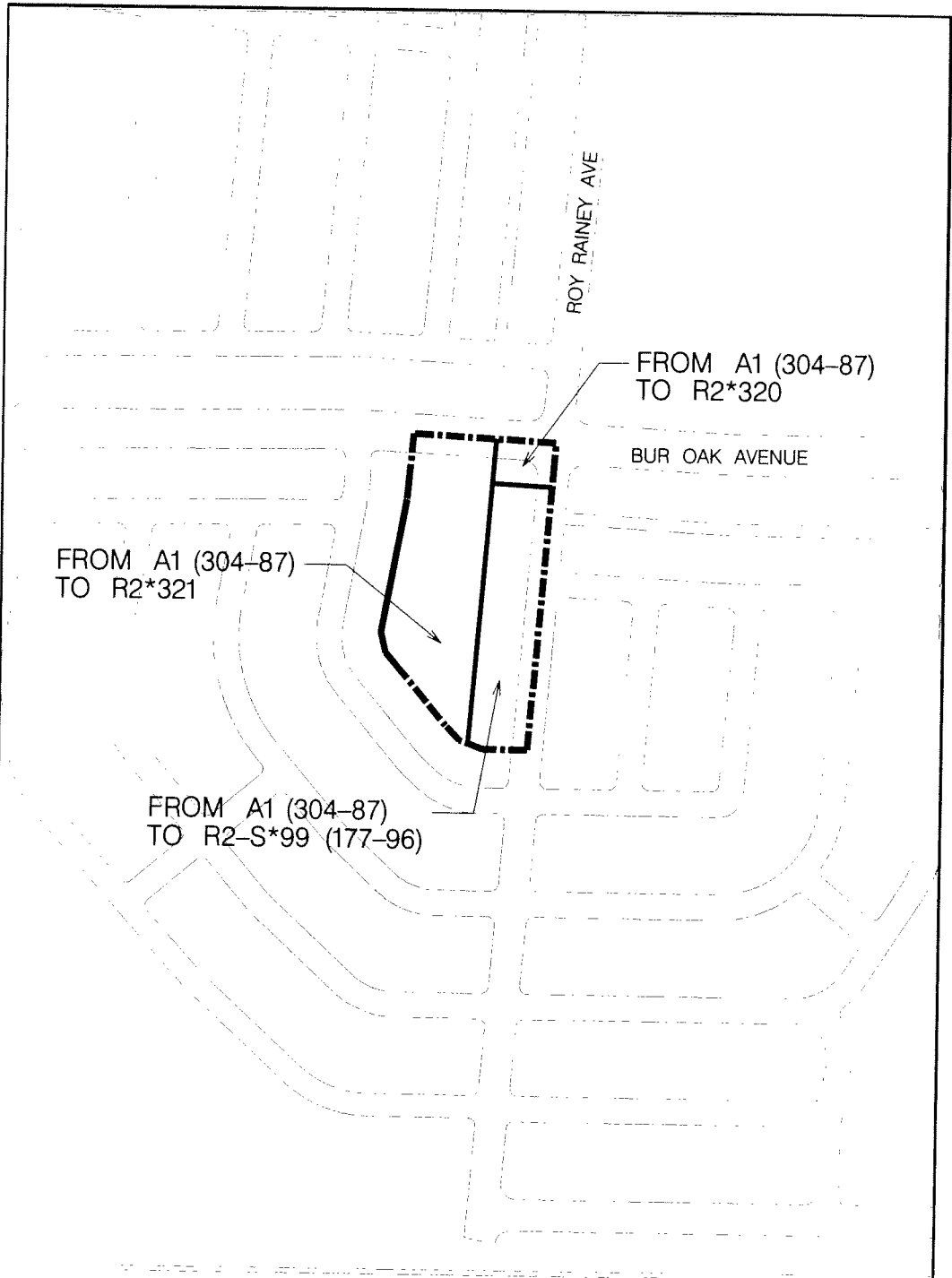
- a) Minimum required *front yard* - 2.4 metres
- b) Minimum required *rear yard* - 7 metres
- c) Minimum required *interior side yard* - 7 metres

7.321.2 Special Site Provisions

The following additional provisions apply:

- a) The *lot line* abutting Bur Oak Avenue is deemed to be the *front lot line*.
- b) The *main wall* of a *dwelling unit* shall be setback a minimum of 6.7 metres from the centerline of a private road.
- c) The *main wall* of an attached *private garage* that contains the opening for motor vehicle access shall be setback a minimum of 9.5 metres from the centerline of a private road.”

2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.



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

BOUNDARY OF AREA COVERED BY THIS BY-LAW
 ZONE BOUNDARY

A1	AGRICULTURE ONE	R2-S	RESIDENTIAL TWO-SPECIAL
R2	RESIDENTIAL TWO	*No.	EXCEPTION SECTION NUMBER

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

.....MAYOR
CLERK

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SCALE 1: 3500

EXPLANATORY NOTE

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

Amber Plain Investments Ltd.

Part of Lots 17 and 18, Concession 7

The proposed by-law amendment applies to a 1.6 ha. parcel of land at the southwest corner of Bur Oak Avenue and Roy Rainey Avenue located within the Wismer Commons community.

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

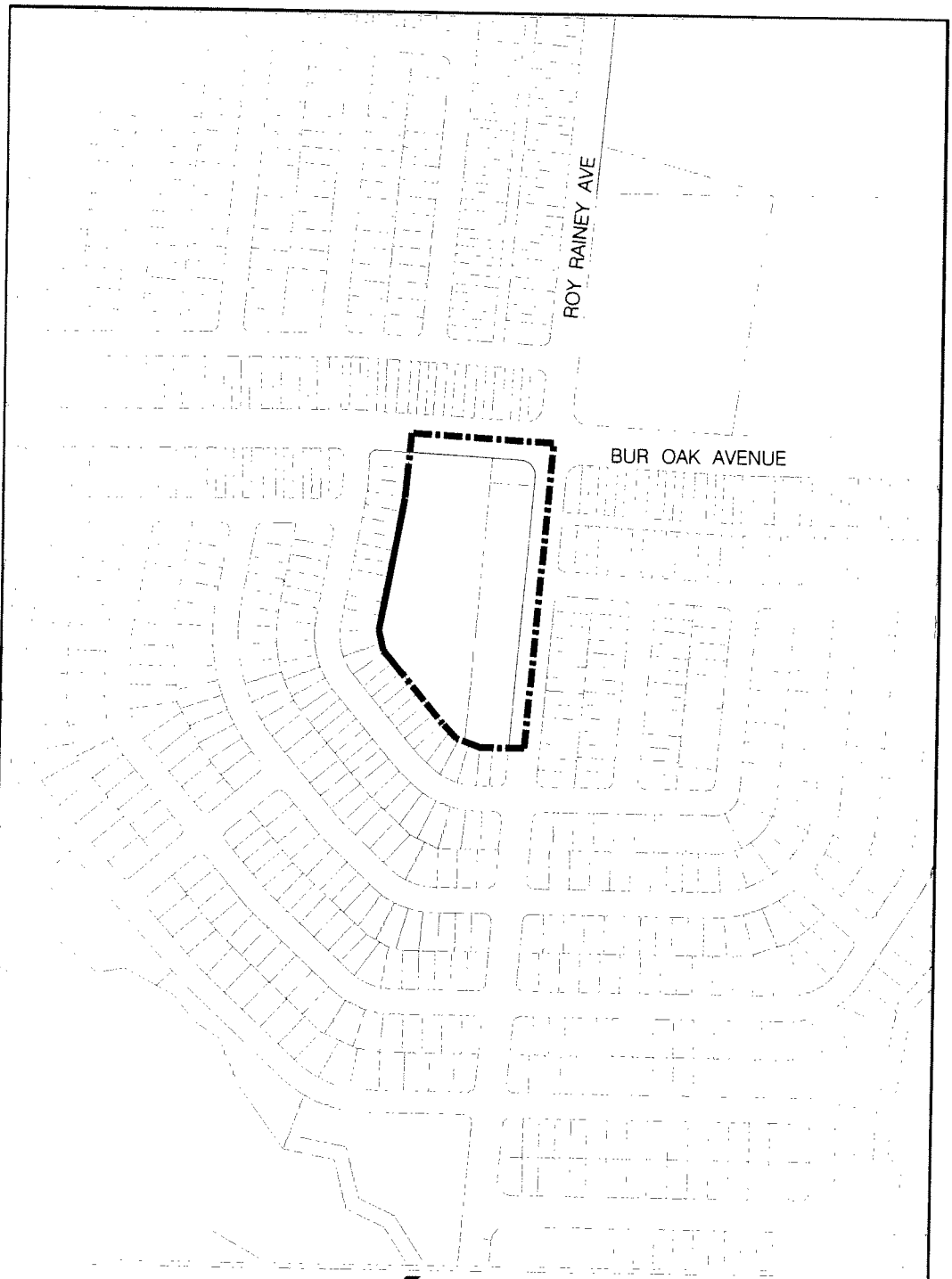
The purpose and effect of the by-law amendment is to delete the lands from the designated area of By-law 304-87.

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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 Lots 17 and 18, 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



DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW

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