

EXPLANATORY NOTE

BY-LAW NO. 2007-58

A by-law to amend By-law 2004-196, as amended.

Ruland Properties Inc.
North of Enterprise Boulevard east of Rouge Valley Drive
Part of Lots 8 & 9, Concession 5
Markham Centre

LANDS AFFECTED

This by-law applies to the approximately 1.19 ha (2.94 acres) of the Ruland Properties lands north of Enterprise Boulevard, east of Rouge Valley Drive (as outlined in Schedule A of this By-law).

EXISTING ZONING

The lands are zoned Markham Centre Downtown Two (Hold) [MC-D2 (H1, H2 and H5)] under By-law 2004-196, as amended.

PURPOSE OF THE BY-LAW

The purpose of the proposed amendment is to remove Holding Provisions (H1, H2 and H5) to permit the lands to be developed in accordance with the applicable zone standards. The Holding provisions require the Owner to execute various agreements and submit necessary studies. Council has authorized the enactment of a by-law to remove the Holding (H) provisions to facilitate the issuance of conditional building permits in advance of a site plan and a subdivision agreement being executed, subject to the Owner providing an undertaking to the Town committing to execute the required agreements and to not compel issuance of a full Building permit until the conditions have been met.

EFFECT OF THE BY-LAW

The effect of the proposed amendment is to permit the construction of four residential buildings 10 and 7 storeys in height.



BY-LAW 2007-58

*A by-law to amend By-law 2004-196, as amended
(To remove the Holding (H1, H2 and H5) zoning provisions)*

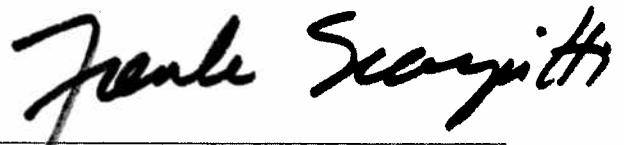
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

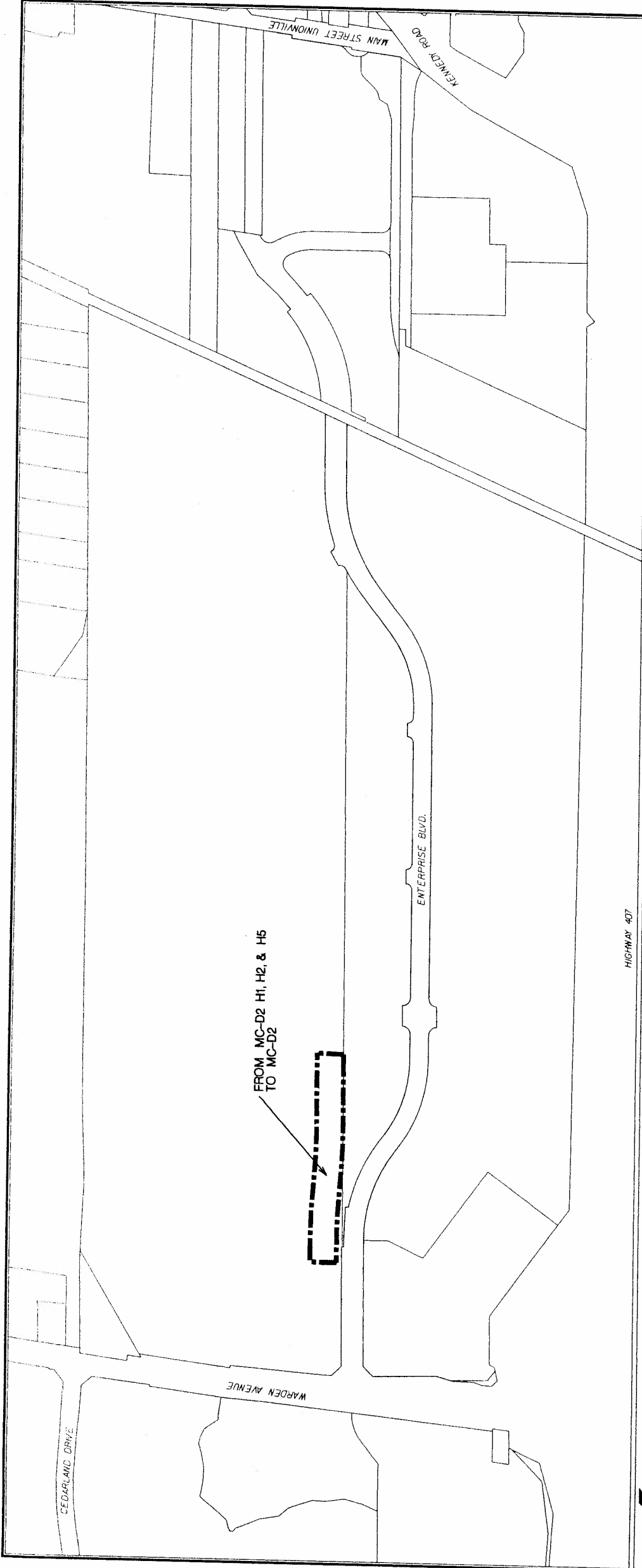
1. By-law 2004-196, as amended, is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' hereto from:

Markham Centre Downtown Two (Hold) [MC-D2 (H1, H2 and H5)]
to Markham Centre Downtown Two (MC-D2)
2. All other provisions of By-law 2004-196, 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
27TH DAY OF MARCH, 2007.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR



DEVELOPMENT SERVICES COMMISSION

2007-58

THIS IS SCHEDULE 'A' TO BY-LAW
PASSED THIS 27TH DAY MARCH, 2007

Paul Szabo MAYOR

Philip B. ... CLERK

A BY-LAW TO AMEND BY-LAW

2004-196

BOUNDARY OF AREA COVERED BY THIS BY-LAW



MC-D2 MARKHAM CENTRE DOWNTOWN - TWO



HOLDING PROVISION

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: 7000