

EXPLANATORY NOTE

BY-LAW NO. 2007-75

A by-law to amend By-law 177-96, as amended by By-law 19-97

**1147389 Ontario Ltd.
84, 85, 86, 87 Avoca Drive & 144, 145, 146, 147 Valentina Drive
Lots 1, 2, 141, 142, 143, 144, 169 & 170 on 65M-3178
South Unionville**

LANDS AFFECTED

The proposed by-law amendment applies to lands north of Castan Avenue fronting on to Avoca Drive and Valentina Drive, 65M-3178

EXISTING ZONING

The lands are presently zoned Residential Two * 31(Hold) [R2*31 (H)], Residential Two-Special *30 (Hold) [R2-S*30 (H)], and Residential One-F14(Hold) [R1-F14 (H)] by By-law 177-96, as amended.

PURPOSE

The purpose of the by-law amendment is to remove the Holding provision on the subject lands. The By-law provides that the Holding provision shall be lifted upon the execution of the Subdivision Agreement applying to the lands and the owner satisfying the Town with respect to arrangements for funding of the capital costs of hard and soft services in accordance with Town specifications. The conditions have been met to the Town's satisfaction.

EFFECT OF THE BY-LAW AMENDMENT

The effect of the By-law amendment is to remove the Holding Zone, to permit the construction of 8 single detached units.



BY-LAW 2007-75

*A by-law to amend Urban Expansion Area Zoning By-law 177-96, as amended
(To remove a holding zone provision)*

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

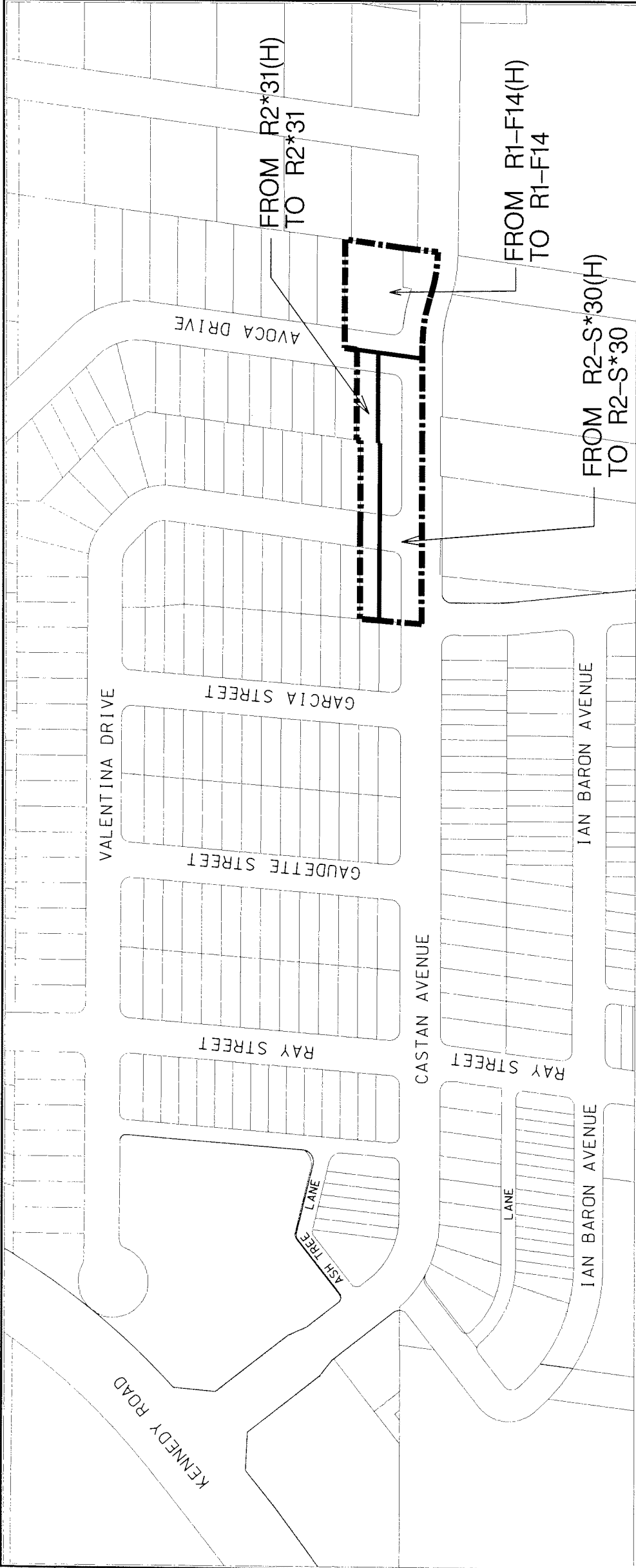
1. By-law 177-96, as amended, is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' hereto from:

Residential Two*31(Hold) [R2*31(H)] to Residential
Two * 31 (R2*31);
Residential Two-Special*30 (Hold) [R2-S*30 (H)] to
Residential Two-Special *30 (R2-S*30); and
Residential One-Frontage 14 (Hold) [R1-F14 (H)] to
Residential One-Frontage 14 (R1-F14).
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
24TH DAY OF APRIL, 2007.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR



DEVELOPMENT SERVICES COMMISSION

THIS IS SCHEDULE 'A' TO BY-LAW 2007-75
PASSED THIS 24TH DAY OF APRIL 2007

Frank Scarpitta MAYOR
Debra Burdick CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW

R1

SINGLE DETACHED RESIDENTIAL

R2

RESIDENTIAL TWO

R2-S

RESIDENTIAL TWO - SPECIAL

ZONE BOUNDARY

FRONTAGE PROVISION
FOR SINGLE DETACHED RESIDENTIAL

F14

HOLDING PROVISION

(H)

EXCEPTION SECTION NUMBER

*No.

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

177-96

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: 2500

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