


## MEMORANDUM

**TO:** Mayor and Members of Council

**FROM:** Jim Baird, Commissioner of Development Services  
Valerie Shuttleworth, Director of Planning and Urban Design

**DATE:** May 28, 2007

**RE:** Brawley Manor Corporation  
East of Mingay Avenue, south of Monkhouse Road  
Wismer Commons community  
Implementing zoning by-law amendments  
File No's.: ZA 02 115483 and SU 02 115478 (19TM-02010 – Phase 6)



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### RECOMMENDATION:

That the attached amendments to Zoning By-laws 304-87, as amended and 177-96, as amended, be enacted without further notice;

And that servicing allocation for 93 units be granted to plan of subdivision 19TM-02010 - Phase 6 from the total allocation for the Wismer Commons Community, assigned in accordance with the June 20, 2006 report on servicing allocation.

### BACKGROUND:

On April 17, 2007 a Development Services Committee Public Meeting was held to consider applications for draft plan approval and implementing zoning for a residential plan of subdivision that includes 59 single detached lots and 17 semi-detached lots (total 93 units). The plan is the final phase of a larger draft plan of subdivision that has already been partially draft approved, zoned and registered based on the availability of servicing allocation. Servicing allocation is available for this plan.

No concerns/issues were identified at the Public Meeting and the proposal is acceptable to staff. Attached are the implementing zoning by-law amendments for Council approval in accordance with the Public Meeting resolution. Delegated approval of the draft plan of subdivision by the Director of Planning and Urban Design will follow Council approval of the implementing zoning by-law amendments, in accordance with Section 2(b)(iv) of Delegation By-law 2002-202, as amended, and the granting of servicing allocation.

Attach.

## EXPLANATORY NOTE

### BY-LAW NO.

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

### **Brawley Manor Corporation**

### **Part of Lots 16 and 17, Concession 7**

The proposed by-law amendment applies to a 4.3 ha. (10.6 acres) parcel of land located east of Mingay Avenue, south of Monkhouse Road.

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

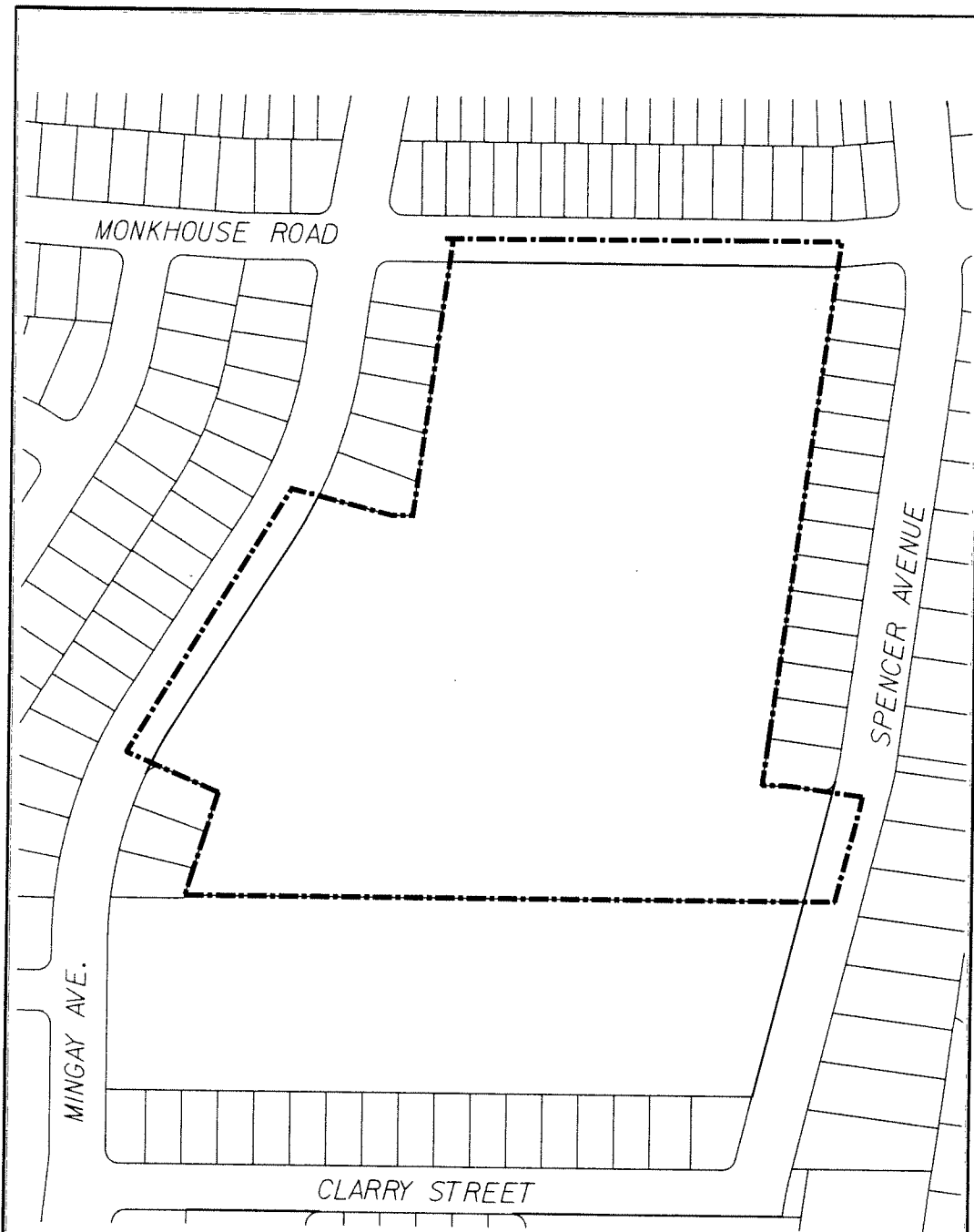
The purpose and effect of the by-law amendment is to delete the lands from the designated area of By-law 304-87, as amended.

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)*

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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 and 17, 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

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

.....MAYOR

.....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: 2000

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## EXPLANATORY NOTE

### BY-LAW NO.

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

### **Brawley Manor Corporation**

### **Part of Lots 16 and 17, Concession 7**

The proposed by-law amendment applies to a 4.3 ha. (10.6 acres) parcel of land located east of Mingay Avenue, south of Monkhouse Road.

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, as amended and to zone them Residential Two (R2\*99) Zone.

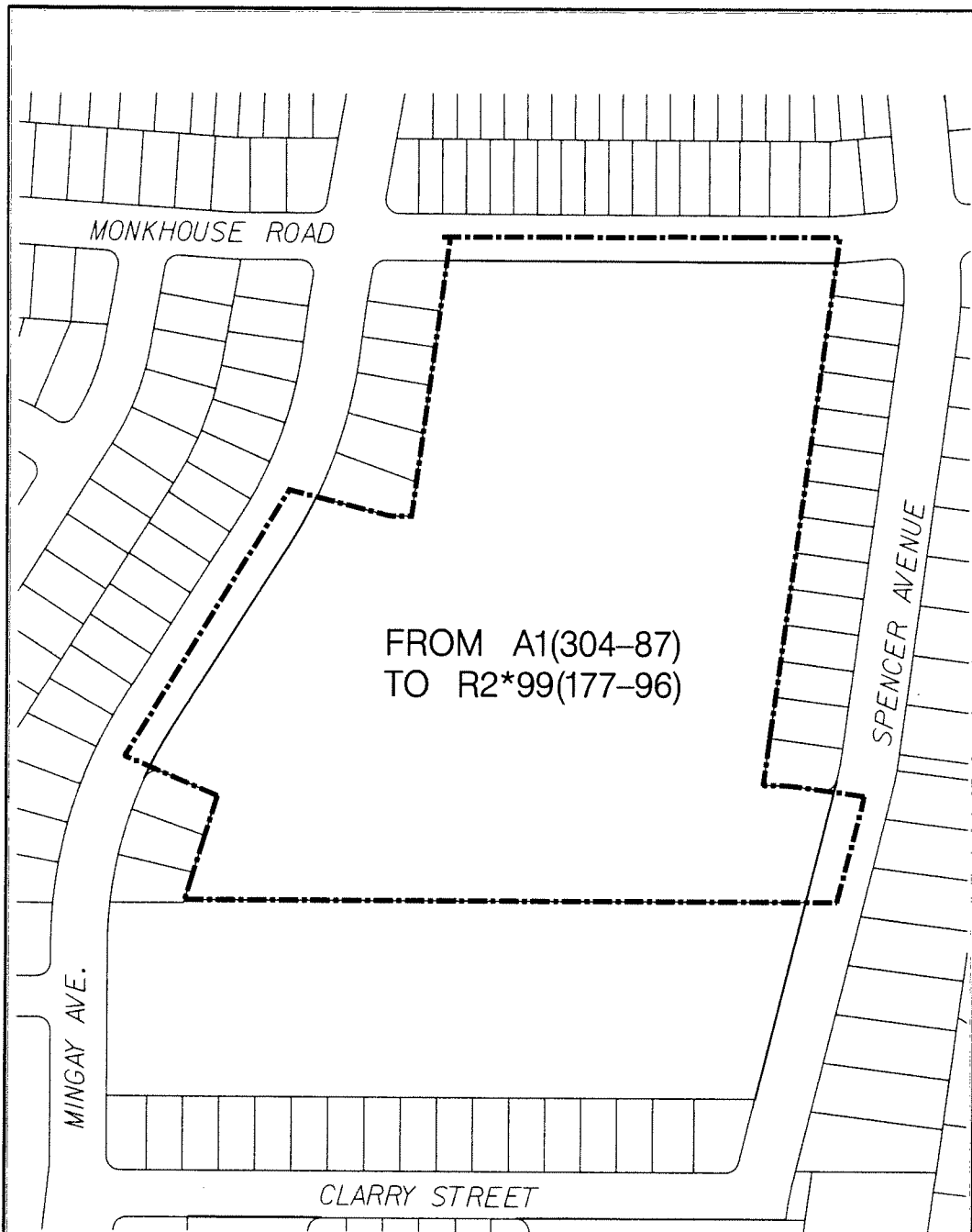
The effect of the by-law amendment will be to permit the lands to be developed for residential purposes.

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 and 17, Concession 7, as shown on Schedule 'A' attached hereto.
  - 1.2 By zoning the lands  
  
Residential Two (R2\*99) 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.

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DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW

R2

RESIDENTIAL TWO

A1

AGRICULTURE ONE

\*(No)

EXCEPTION NUMBER

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

.....MAYOR

.....CLERK

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SCALE 1: 2000

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