



BY-LAW 2006-331

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

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

1. By-law 177-96, as amended, be and the same is hereby further amended as follows:
 - 1.1. By expanding the designated area of By-law 177-96 to include those lands comprising Part of lot 12 on Plan 2196, as outlined on Schedule 'A' attached hereto.
 - 1.2. By zoning the lands as shown on Schedule 'A' attached hereto:
 - R2*31 (Residential Two);
 - R2*31(H) (Residential Two HOLD); and
 - O1 (Open Space)
2. By-law 177-96, as amended, is hereby further amended as follows:

2.1 HOLDING PROVISION

Notwithstanding any other provision in this By-law, where a *zone* symbol is followed by the letter (H), no person shall use the land to which the letter (H) applies for any use other than the use which existed on the date this By-law was passed, until the (H) is removed in accordance with the policies of the Official Plan, the provisions of this Zoning By-law and any amendment to this By-law, as amended, and the Planning Act as amended.

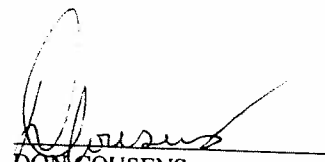
The Holding provision (H) applying to all lands shown on Schedule 'A' to this By-law shall not be lifted until:

- i) the construction of Peshawar Avenue to the subject lands, to the satisfaction of the Commissioner of Development Services; and
- ii) the execution of a subdivision agreement for the subject lands

3. 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
28TH DAY OF NOVEMBER, 2006.


SHEILA BIRRELL
TOWN CLERK


DON COUSENS
MAYOR

KENNEDY ROAD

HELEN AVENUE

HIGHWAY 407

GREENBERG GATE

FROM RR1 (304-87)
TO R2*31 (177-96)

MARKHAM
DEVELOPMENT SERVICES COMMISSION

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

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

RR1 RURAL RESIDENTIAL

R2 RESIDENTIAL TWO

No(*) EXCEPTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW 2006-331
PASSED THIS 28TH DAY NOV., 2006

[Signature] MAYOR

[Signature] 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. 2006-331

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

93 Helen Avenue
Part of lot 12 on Plan 2196,
South Unionville Planning District

LANDS AFFECTED

This proposed by-law amendment applies to a 0.3 ha (0.74 acre) parcel of land municipally known as 93 Helen Avenue within the South Unionville Planning District.

EXISTING ZONING

The lands subject to this By-law are zoned Rural Residential One (RR1) under bylaw 304-87 as amended. The subject lands are to be incorporated into By-law 177-96, as amended and zoned as R2*31, R2*31(H) and O1.

PURPOSE

The purpose of this By-law amendment is to add the subject lands into By-law 177-96 as amended, to establish an appropriate zoning designation to permit the development of six (6) single detached residential units and to accommodate a neighbourhood parkette. A HOLDING (H) provision has been placed on four of the lots pending the construction of the extension of Peshawar Avenue.

EFFECT OF THIS BY-LAW

The effect of this by-law is to permit the development of six (6) single detached residential units and a neighbourhood parkette, consistent with the development standards applied to the adjacent plan of subdivision.



BY-LAW 2007-XXX

A by-law to amend Urban Expansion Area
Zoning By-law 177-96, as amended

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

1. That By-law 177-96, as amended, by By-law 2006-331, be amended as follows:
 - 1.1 By deleting the reference to O1 (Open Space) in section 1.2 of By-law and replacing it with OS1 (Open Space One)
 - 1.2 By deleting Schedule 'A' of By-law 2006-331 and replacing it with a new Schedule 'A' attached hereto as Schedule 'A' to this by-law.
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 XXth DAY
OF XXXX, 2007.

SHEILA BIRRELL, TOWN CLERK

FRANK SCARPITTI, MAYOR

KENNEDY ROAD

HELEN AVENUE

FROM RR1 (304-87)
TO R2*31 (177-96)

FROM RR1 (304-87)
TO R2*31(H) (177-96)

FROM RR1 (304-87)
TO OS1 (177-96)

GREENBERG GATE

PESHAWAR STREET

CABOTO TRAIL

HIGHWAY 407

MARKHAM
DEVELOPMENT SERVICES COMMISSION

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

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

RR1	RURAL RESIDENTIAL	(H)	HOLDING PROVISION
R2	RESIDENTIAL TWO	Na(*)	EXCEPTION NUMBER
OS1	OPEN SPACE		

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 2007 -

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

93 Helen Avenue
Part of Lot 12 on Plan 2196
South Unionville Planning District

LANDS AFFECTED

The by-law applies to a 0.3 ha (0.74 acre) parcel of land municipally known as 93 Helen Avenue within the South Unionville Planning District.

PURPOSE AND EFFECT

The purpose and effect of this by-law is to delete Schedule 'A' of By-law 2006-331 and replace it with a new Schedule 'A', attached hereto. The Schedule 'A' originally appended to By-law 2006-331 did not delineate the location of the park block nor did it identify the lands subject to Holding (H) provisions. The by-law also serves to revise the reference to the Open Space category in the text of the By-law to Open Space One (OS1) Zone, per By-law 177-96.