

EXPLANATORY NOTE

BY-LAW NO. 2008-43

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

Monarch Corporation
Application for Hold removal
West Cathedral Community
North side of Elgin Mills, west of Woodbine Avenue

LANDS AFFECTED

The proposed by-law amendment applies to approximately 34 hectares (84 ac) of land located on the west side of Woodbine Avenue, north of Elgin Mills Road within the West Cathedral Community.

EXISTING ZONING

The subject lands are zoned Residential Two (Hold) [R2(H)], Residential Two*310(Hold) [R2*310(H)] and Residential Two – Lane Access*307*316(Hold) [R2-LA*307*316(H)] by By-law 177-96, as amended.

PURPOSE AND EFFECT OF THE BY-LAW

The purpose of the by-law amendment is to remove the Holding (H) provision from the subject lands.

The lands were zoned with a Hold provision to address the following matters:

- a) Completion of the detailed design for the Woodbine Avenue By-pass (including the completion of the Reference Plan) to the satisfaction of the Town; and,
- b) Revisions to the draft plan, if required to incorporate the detailed design of the Woodbine Avenue By-pass to the satisfaction of the Town in consultation with the Region of York.

With the registration of the plan of subdivision in November 2007, the conditions of Hold removal have been addressed.

The effect of the by-law amendment is to permit the construction of 5 single detached dwellings and 8 townhouse units.



BY-LAW 2008-43

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

Removing the holding provision on the lots adjacent to the Woodbine Avenue Bypass within the Monarch Phase 1 subdivision, west of Woodbine Avenue, north of Elgin Mills

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

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

Residential Two (Hold) [R2(H)] to
Residential Two (R2); and

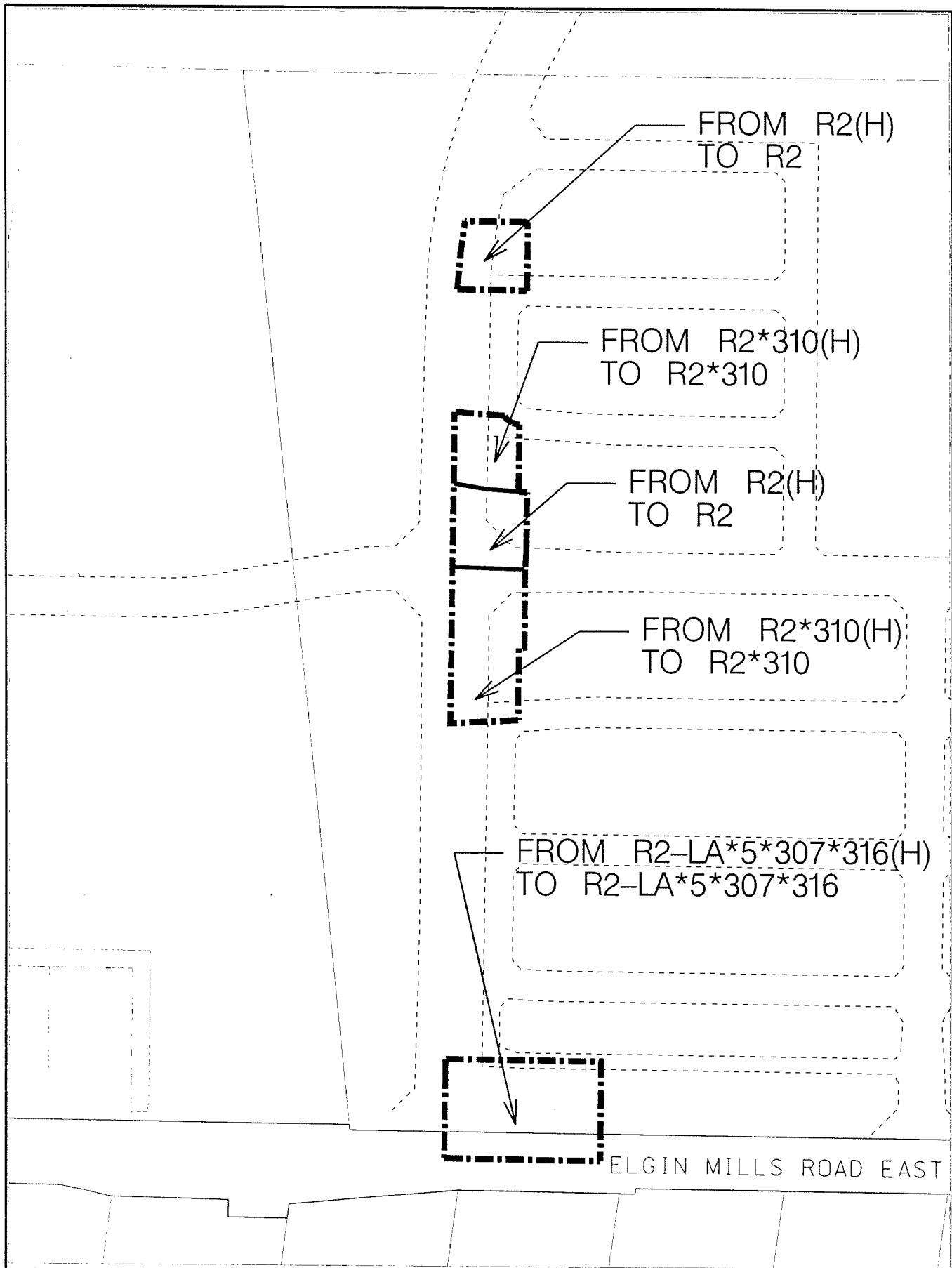
Residential Two*310(Hold) [R2*310(H)] to
Residential Two*310 (R2*310); and

Residential Two – Lane Access*307*316(Hold) [R2-LA*307*316(H)] to
Residential Two – Lane Access*307*316 (R2-LA*307*316).
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
4TH DAY OF MARCH, 2008.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR



DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW

ZONE BOUNDARY

R2

RESIDENTIAL TWO

(H)

HOLDING PROVISION

R2-LA

RESIDENTIAL TWO - LANE ACCESS

*No.

EXCEPTION SECTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW 2008-43
PASSED THIS 4TH DAY MARCH, 2008

Frank Scarpitti MAYOR
Deirda Burrell 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: 3000