

EXPLANATORY NOTE

BY-LAW NO. 2008-172

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

Ruland Properties Inc.

North-east quadrant of Enterprise Boulevard and Rouge Valley Drive
Markham Centre

LANDS AFFECTED

This by-law applies to lands in the northeast quadrant of Enterprise Boulevard and Rouge Valley Drive. The parcel is intended to be developed with 167 townhome units within Phase 1 of the Remington Group's (Ruland Properties Inc.) Downtown Markham project (as outlined in Schedule A of this By-law).

EXISTING ZONING

The lands are zoned Markham Centre Downtown Three (Hold) [MC-D3 (H1)] under By-law 2004-196, as amended.

PURPOSE OF THE BY-LAW

The purpose of the proposed amendment is to remove Holding Provision (H1) and 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.

EFFECT OF THE BY-LAW

The effect of the proposed amendment is to permit the construction of 167 townhome units.



BY-LAW 2008-172

*A by-law to amend By-law 2004-196, as amended
(To remove Holding Provision (H1))*

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

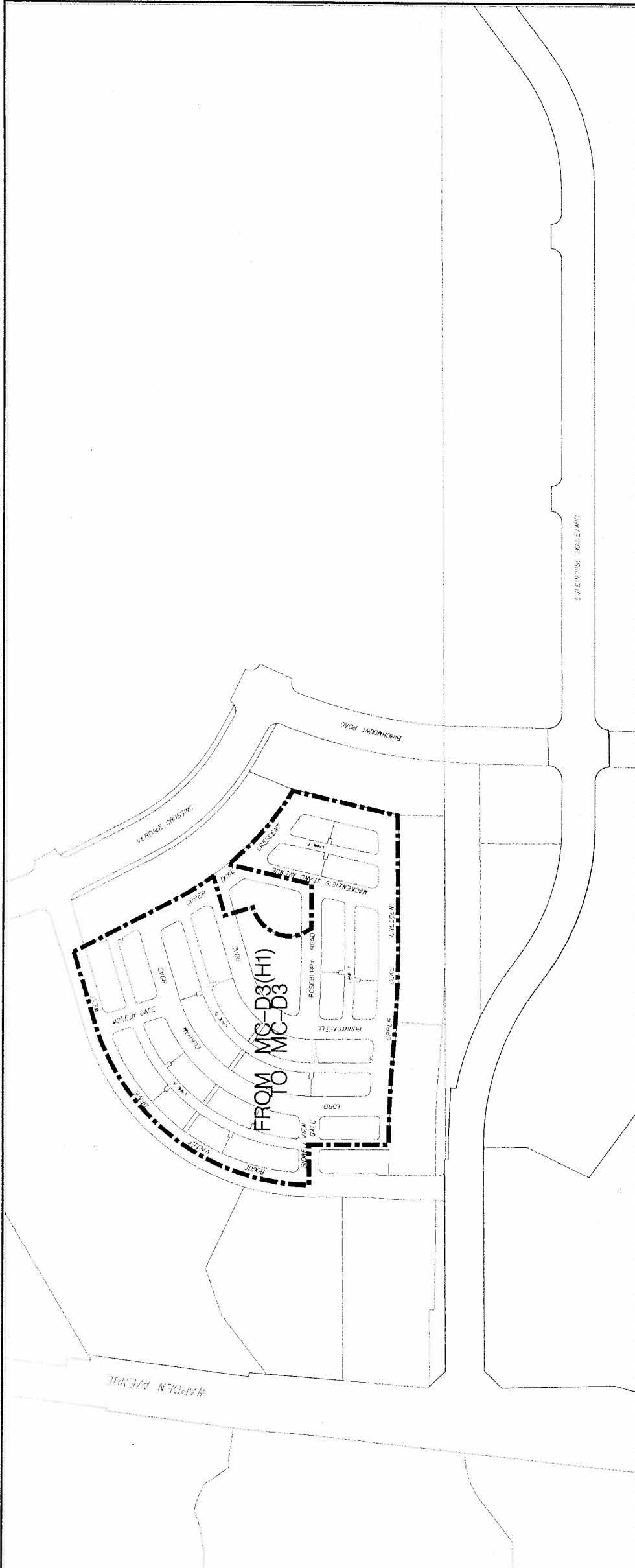
1. By-law 2004-196, as amended, is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' hereto from:

Markham Centre Downtown Three (Hold) [MC-D3 (H1)] to
Markham Centre Downtown Three (MC-D3)
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
24TH DAY OF JUNE, 2008.

KIMBERLEY KITTINGHAM
DEPUTY CLERK

FRANK SCARPITTI
MAYOR



WARKHAM
the art of excellence

DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW

2004-196

THIS IS SCHEDULE 'A' TO BY-LAW 2008-172
PASSED THIS 24TH DAY JUNE, 2008

..MAYOR

DEPUTY... CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW

MARKHAM CENTRE-DOWNTOWN THREE

H1 HOLDING PROVISION

NOTE: 1) DIMENSIONS ARE IN METRES
2) REFERENCE SHOULD BE MADE
TO THE ORIGINAL BY-LAW LODGED
AT THE OFFICE OF THE CLERK

SCALE 1: 4000