




To: Mayor and Members of Council

From: Jim Baird, Commissioner of Development Services  
Valerie Shuttleworth, Director of Planning & Urban Design

DATE: November 7, 2008 

RE: **Zoning By-law Amendment  
Angus Glen Farm Ltd. & Angus Glen Golf Club Ltd.  
West Village (Phase 1) 19TM-030004  
Lots 5, 6 and 7 on 65M-4086  
File No. ZA. 03-109048**

---

#### **Recommendation**

That the attached zoning by-law amendments be enacted.

#### **Background**

The subject lands consist of 3 single detached lots located on a registered plan of subdivision (Lots 5, 6 and 7 on 65M-4086). The lands are currently zoned Agriculture One (A1) under By-law 304-87, as amended.

On November 8, 2005, staff held a public meeting to consider a Zoning By-law amendment application to implement a draft plan of subdivision for Angus Glen – West Village (Phase 1), which included the subject lands. In July 2006, Council approved by-laws (By-laws 2006-217 and 2006-218) to implement the draft plan, but the subject lands were not captured in the zoning schedules.

The purpose of this zoning by-law amendment is to delete the lands from Agriculture One (A1) under By-law 304-87, as amended, and incorporate them into By-law 177-96, as amended, under the Residential Two (R2) zone, similar to the surrounding lands. This would allow for the construction of three single detached houses.

The subject lands received servicing allocation as part of Council's draft plan approval of Angus Glen West Village (Phase 1) in July, 2006, and were registered in August, 2008 (Lots 5, 6 and 7 on 65M-4086).

## **EXPLANATORY NOTE**

A by-law to amend By-law 304-87, as amended and By-law 177-96, as amended

Angus Glen Farm Ltd. & Angus Glen Golf Club Ltd.  
West Village (Phase 1) 19TM-030004  
Part of Lots 19 and 20, Concession 5  
Lots 5, 6 and 7 on 65M-4086

## **LANDS AFFECTED**

The by-laws apply to Lots 5, 6 and 7 on 65M-4086, municipally known as 81, 83 and 85 Glengordon Crescent.

## **EXISTING ZONING**

The lands subject to this By-law are presently zoned Agriculture One (A1) under By-law 304-87, as amended.

## **PURPOSE AND EFFECT**

The purpose of these amendments is to delete the lands from Agriculture One (A1) under By-law 304-87, as amended, and to incorporate the lands into By-law 177-96, as amended, under the Residential Two (R2) zone, similar to the surrounding lands. This would allow for the construction of three single detached houses.

## **BY-LAW 2008-XXX**

A by-law to amend Zoning By-law 304-87, as amended

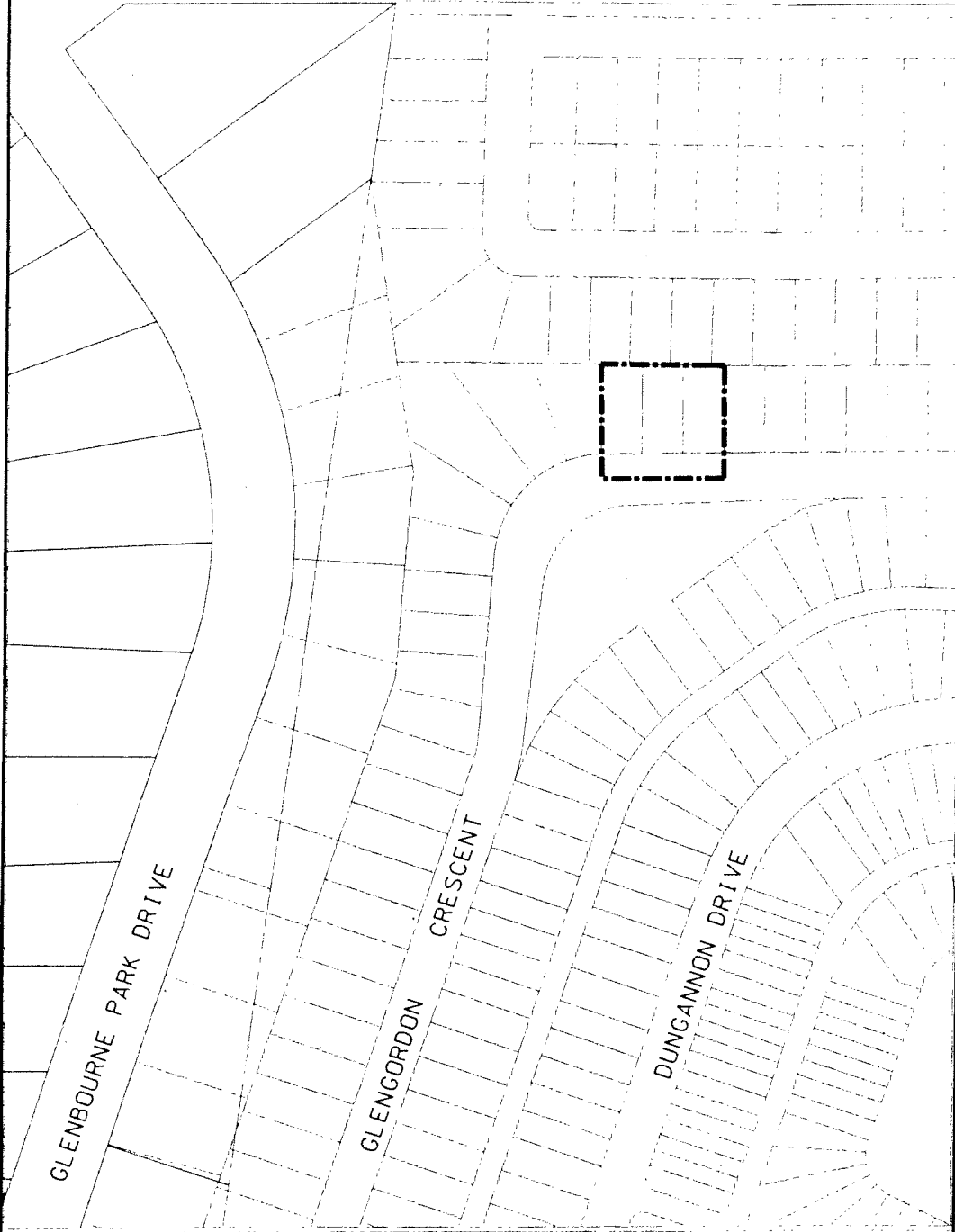
---

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

1. By-law 304-87, as amended, be and the same is hereby further amended by deleting the lands outlined on Schedule 'A' hereto from the designated area of By-law 304-87, as amended.
2. This by-law shall not come into force until By-law 2008-XXX, amending By-law 177-96, as amended, comes into force and the subject lands of this by-law 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.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS \_\_\_\_ DAY of \_\_\_\_\_, 2008.

MAJOR MACKENZIE DRIVE EAST



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 ..... 2008

..... 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

S0031109045 06N 17/17/2008 10:39:01 AM

## **BY-LAW 2008-XXX**

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

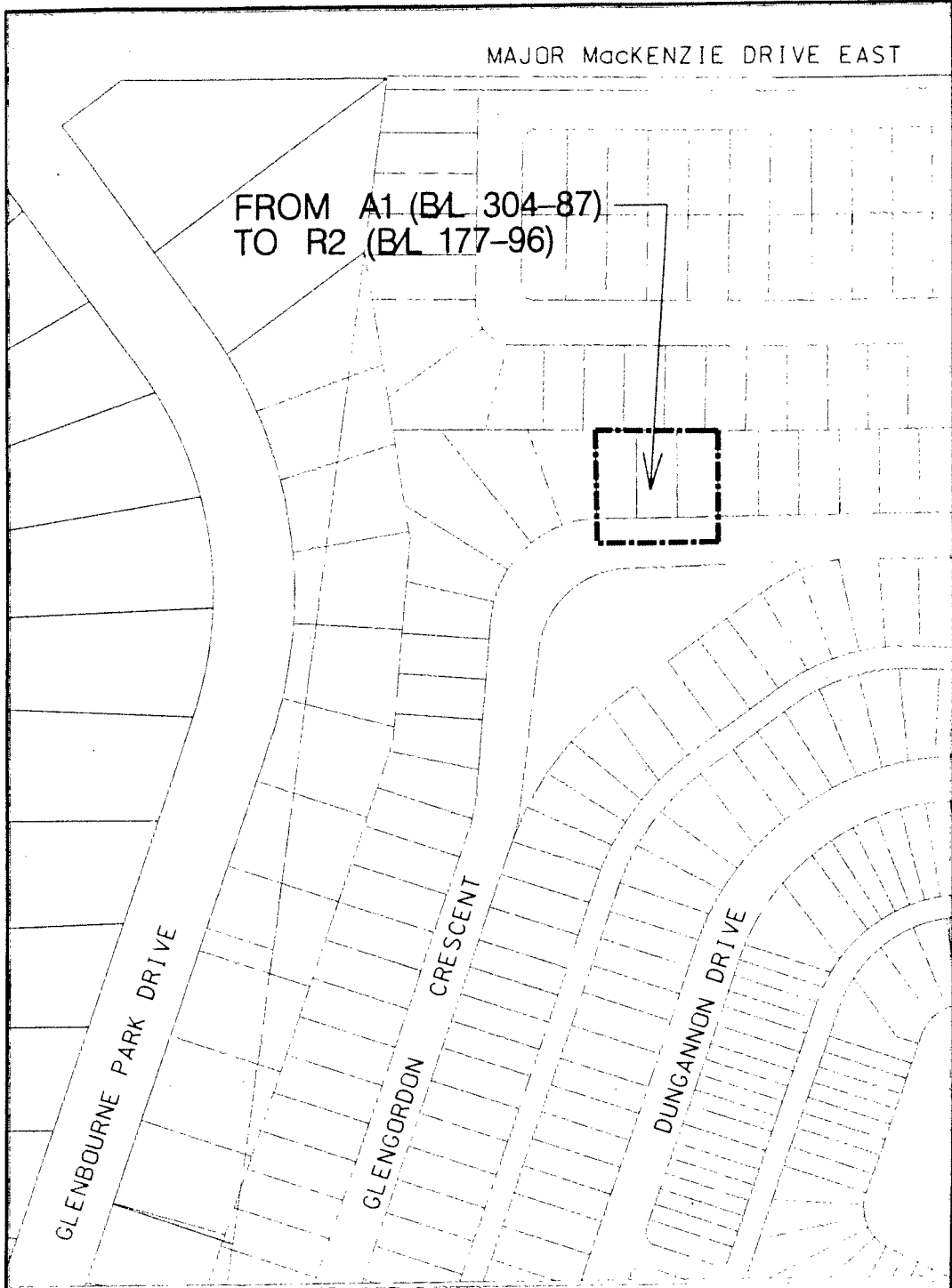
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. By-law 177-96, as amended, is hereby further amended as follows:
  - 1.1 By expanding the designated area of the By-law to include those lands comprising Lots 5, 6 and 7 on 65M-4086 as more particularly outlined on Schedule 'A' hereto.
  - 1.2 By zoning the lands Residential Two (R2).
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 \_\_\_\_ DAY OF \_\_\_\_, 2008.

MAJOR MACKENZIE DRIVE EAST

FROM A1 (BL 304-87)  
TO R2 (BL 177-96)



DEVELOPMENT SERVICES COMMISSION

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

 BOUNDARY OF AREA COVERED BY THIS BY-LAW

A1 AGRICULTURE ONE

R2 RESIDENTIAL TWO

THIS IS SCHEDULE 'A' TO BY-LAW .....  
PASSED THIS ..... DAY ..... 2008

..... 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