

EXPLANATORY NOTE

TO BY-LAW 2009-169

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

Ballygarven Homes Limited
25 Rouge Bank Drive
Rouge Northeast Community
PLAN 65M-4040 LOT 12

LANDS AFFECTED

The proposed by-law amendment applies to a 0.06 hectare (0.14 acre) property on the northeast corner Rouge Bank Drive and Russell Jarvis Drive, west of 9th Line in the Rouge Northeast Community.

EXISTING ZONING

The lands subject to this by-law are presently zoned Residential Two – Lane Access *17 (Hold) [R2-LA*17(H)] under By-law 177-96, as amended. The applicable conditions for the removal of the Holding Provision have been met to the satisfaction of the Town. These conditions include:

- a) Servicing allocation is available; and
- b) That a site plan agreement has been executed, to the satisfaction of the Town;

PURPOSE AND EFFECT OF THE BY-LAW

The purpose of this proposed by-law amendment is to remove the Holding Provision on the subject lands to permit the development of a mixed use residential building with an integrated, ground floor retail/commercial business, in accordance with the applicable zone standards.



BY-LAW 2009-169

A by-law to amend By-law 177-96, as amended
(To remove a Holding (H) Zone provision)

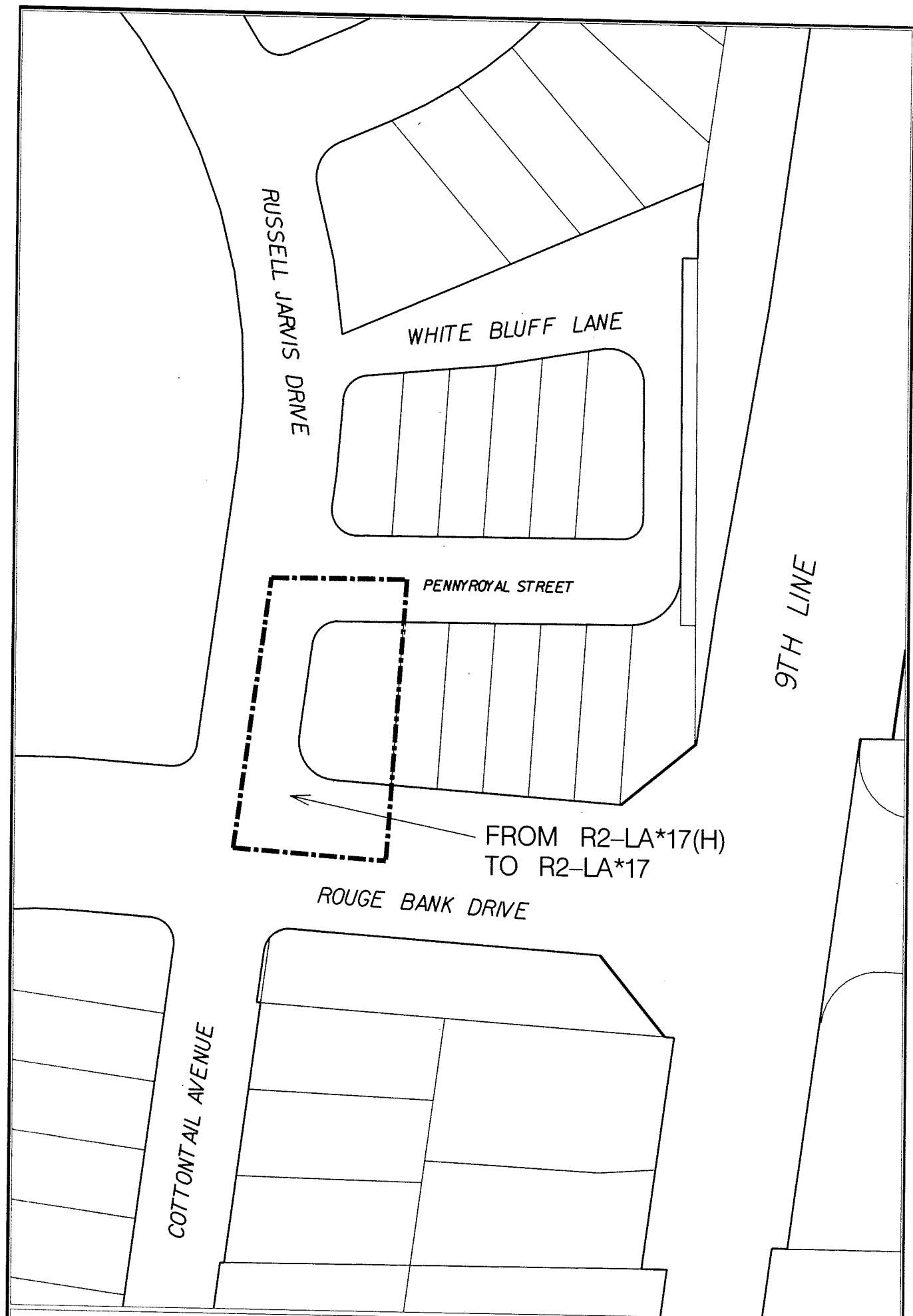
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. That By-law 177-96, as amended, is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' hereto from:
Residential Two-Lane Access *17 (Hold) [R2-LA *17(H)] to
Residential Two-Lane Access *17 (R2-LA *17)
2. That 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
1ST DAY OF DECEMBER, 2009.

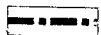
KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW

THIS IS SCHEDULE 'A' TO BY-LAW 2009-169
PASSED THIS 1ST DAY DEC., 2009

Paul Scarpitti
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:

