



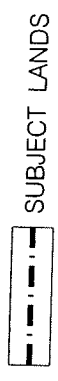
PROPOSED PLAN OF SUBDIVISION

APPLICANT: WYNBERRY DEVELOPMENTS INC.(PHASE 3)
 NORTH SIDE OF HAWKSBURY ROAD EAST OF MINGAY AVE.

FILE No: ZA09119148(DC)



DEVELOPMENT SERVICES COMMISSION



SUBJECT LANDS

DATE: 08/1/09

DRAWN BY: DD CHECKED BY: DC SCALE 1:

ZA09119148.dgn 20/11/2009 9:21:07 AM

FIGURE No.2



BY-LAW 2009-XXX

A by-law to amend Zoning By-law 304-87

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 effect until By-law 2009-XXX, amending By-law 177-96, as amended, comes into effect and the lands, as shown on Schedule 'A' attached hereto, are 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 ___ 2009.

KIMBERLY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



EXPLANATORY NOTE

BY-LAW 2009-XXX

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

Wynberry Developments Inc.

Concession 7, Part of Lot 17, RS 1174 Part 1

LANDS AFFECTED

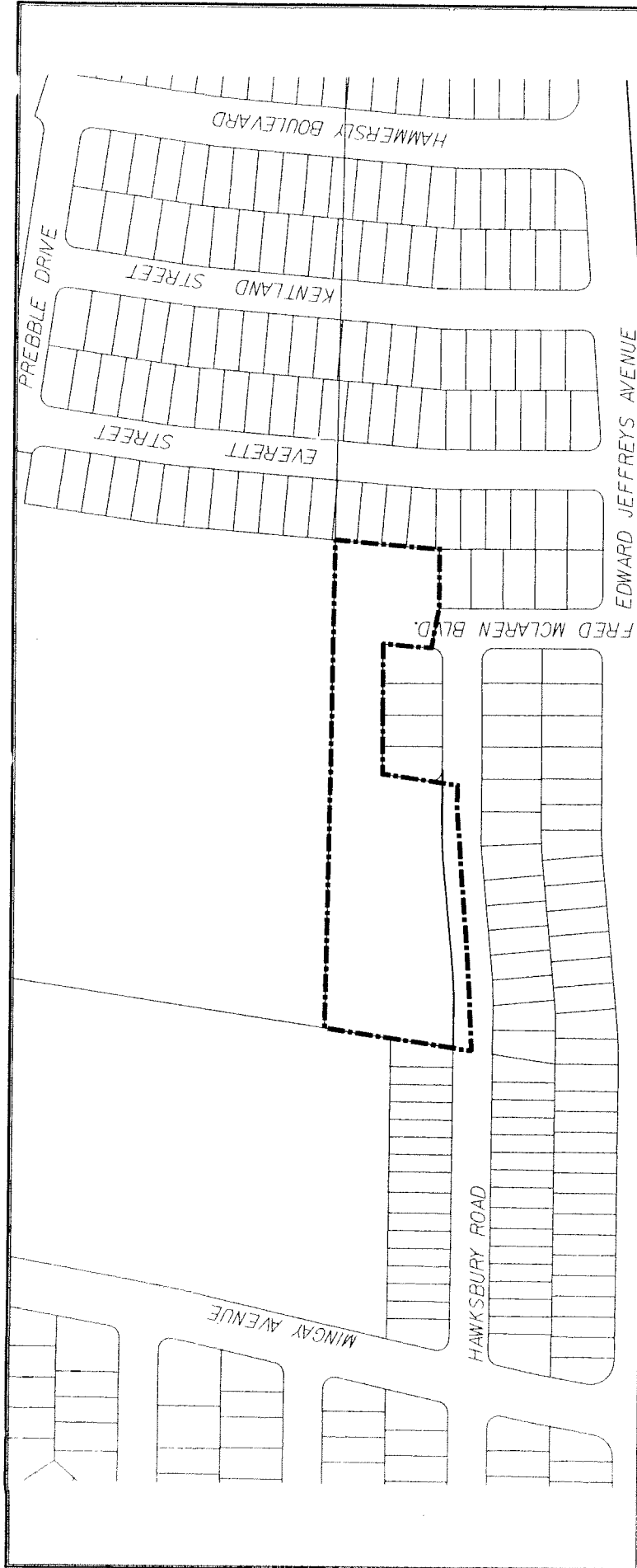
The proposed by-law amendment applies to a 0.9 ha (2.2 acres), located east of Mingay Avenue and north of Edward Jeffreys Avenue, west of Highway 48 within the Wismer Commons community.

EXISTING ZONING

The lands are presently zoned Agriculture (A1) by By-law 304-87, as amended.

PURPOSE AND EFFECT

The purpose and effect of this by-law is to delete the lands from By-law 304-87, as amended, so they may be incorporated into By-law 177-96, as amended to allow for residential uses which includes single-detached, semi-detached and townhouse units.



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 304-87

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:

**BY-LAW 2009-XXX**

A by-law to amend Urban Expansion Area
Zoning By-law 177-96, as amended
(To incorporate lands into the designated area of this By-law)

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 expanding the designated area of By-law 177-96 to include the lands in Concession 7, Part of Lot 17, RS1174 Part 1, as shown on Schedule 'A' attached hereto.

1.2 By zoning the lands:

Hold Residential Two *99 (Holding) [R2*99(H)] Zone

as shown on Schedule 'A' attached hereto.

1.3 **HOLDING PROVISIONS:**

For the purpose of this By-law, Holding (H) *zones* are hereby established and are identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbol.

No person shall hereafter *erect* or *alter* any *building* or *structure* on lands subject to '(H)' provisions for the purpose permitted under this By-law until amendments to this By-law to remove the letters '(H)' have come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the '(H)' Holding provision, the following conditions must be met to the satisfaction of the Town of Markham:

- a) York Region has advised in writing that the expected completion of the Duffin Creek Water Pollution Control Plant expansion project and the YDSS Flow Control Structures project will be within six (6) months; and

4-27-2009

- b) The Council of the Town of Markham has allocated adequate available water supply and sewage servicing capacity to the subject development; or
 - c) The Council of the Town of Markham approves servicing allocation to the lands that are not dependent upon the construction of Regional infrastructure; or
 - d) The Region's Commissioner of Environmental Services confirms servicing capacity for this development by a suitable alternative method and the Town of Markham allocates the capacity to this development.
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 ____ 2009.

KIMBERLY KITTINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



EXPLANATORY NOTE

BY-LAW 2009-XXX

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

Wynberry Developments Inc.

Concession 7, Part of Lot 17, RS 1174 Part 1

LANDS AFFECTED

The proposed by-law amendment applies to a 0.9 ha (2.2 acres), located east of Mingay Avenue and north of Edward Jeffreys Avenue, west of Highway 48 within the Wismer Commons community.

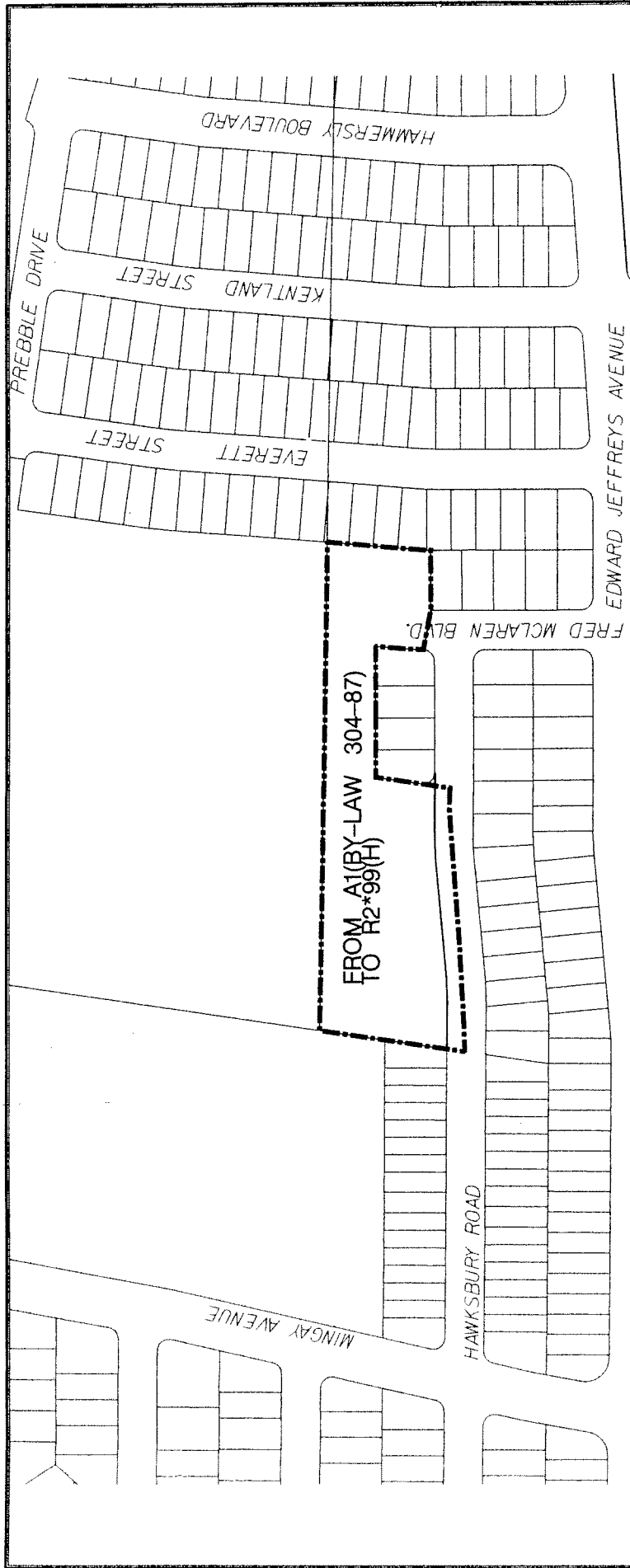
EXISTING ZONING

The lands are presently zoned Agriculture (A1) by By-law 304-87, as amended.

PURPOSE AND EFFECT

The purpose of the by-law amendment is to incorporate the lands into the designated area of By-law 177-96, zone them to permit a mix of single-detached, semi-detached and townhouse units in a Residential Zone (H)(R2*99), and place a Holding provision (H) on the lands until available servicing allocation has been confirmed by the Region of York and the Town of Markham.

The effect of the by-law amendment will be to permit the lands to be developed for residential purposes.



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW

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

..... MAYOR

..... CLERK

 BOUNDARY OF AREA COVERED BY THIS BY-LAW

☐ R2 ☐ RESIDENTIAL TWO
☐ *(N0) ☐ EXCEPTION NUMBER

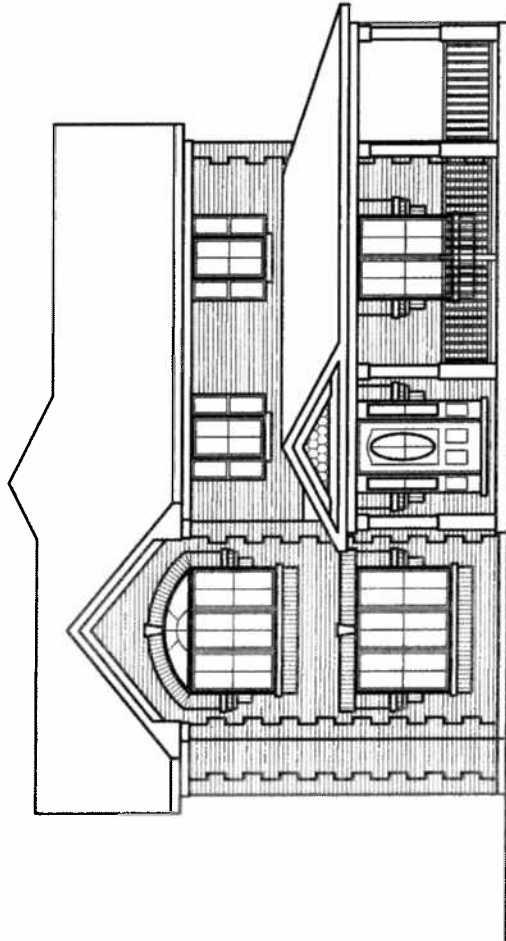
☐ A1 ☐ AGRICULTURE ONE
☐ (H) ☐ HOLDING PROVISION

NOTE: 1) DIMENSIONS ARE IN METRES
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THE ORIGINAL BY-LAW LODGED IN
THE OFFICE OF THE CLERK

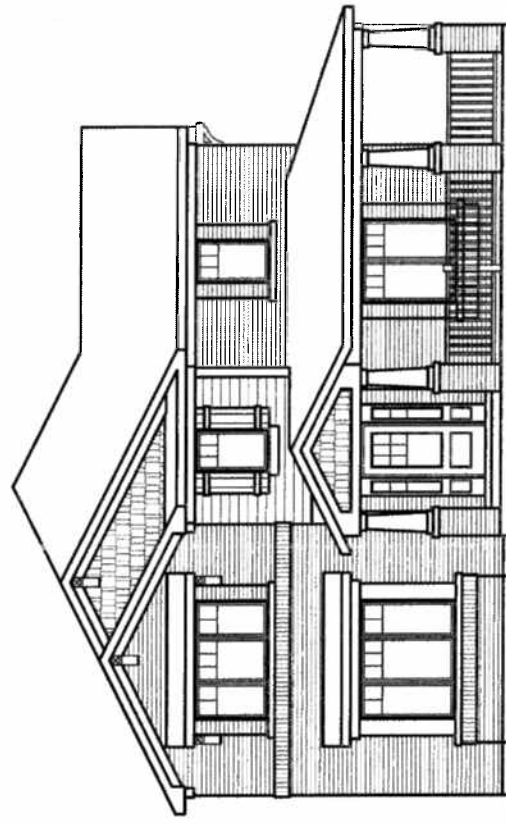
SCALE 1:

APPENDIX

C



CORNER ELEVATION 'B'



CORNER ELEVATION 'A'

Quadra Design Studios Inc. 2171 Avenue Road, Suite 302 Toronto, Ontario M6M 4B4 Tel: (416) 322-6334 Fax: (416) 322-7394 Email: info@quadradesignstudios.com	BALLANTRY HOMES HERITAGE MEADOWS MARKHAM, ONT. <small>Copyright & Copy © 2009 Quadra Design Studios Inc.</small>	Revised: NOV. 02/09 Date: OCT. 2009 Project No: 06019 Drawn By: NS/KB Check Up By: XX File: 06019_TH02C	UNIT NAME HMT02C
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