

EXPLANATORY NOTE

BY-LAW 2010-63

Monarch Corporation – Cathedral Town South Subdivision

This By-law applies to a draft plan of subdivision totalling 1.86 hectares (4.6 acres), located on the west side of Woodbine Avenue, north of Major MacKenzie Drive.

The purpose of this zoning by-law amendment is to incorporate the subject lands in the Urban Expansion Area By-law (177-96) to permit a residential plan of subdivision. The effect of the zoning by-law amendment is to:

- Extend the zoning regulations established for the Cathedral Town subdivision immediately to the south onto the subject lands;

The subject lands are designated low density residential in the Cathedral Community Secondary Plan (OPA 41), as amended. The zoning by-law conforms to the policies of the Secondary Plan.

The proposed zoning designations are:

- Residential Two (Hold) - [R2 (H)],
- Residential Two – Lane Access*196*328(Hold) - [R2 – LA*196*328 (H)];
- Residential Two – Lane Access*197*328 (Hold) [R2-LA*197*328 (H)];
- Residential Two – Lane Access*196*314 (Hold) [R2-LA*196*314 (H)];
- Residential Two – Lane Access*198*199*328 (Hold) [R2-LA*198*199*328 (H)]; and,
- Residential Two – Lane Access*198*416 (Hold) [R2 – LA*198*416 (H)].

The following are the conditions for lifting the Holding One (H) Symbol:

- a) Written confirmation from York Region that the completion of the Duffin Creek Water Pollution Control Plant expansion project and the YDSS Flow Control Structures project will be within six (6) months from the date of the lifting of the (H) symbol.



BY-LAW 2010-63

A by-law to amend Urban Expansion Area
Zoning By-law 177-96, as amended
*To incorporate lands on the west side of Woodbine Avenue between
Major Mackenzie Drive and Elgin Mills Road into By-law 177-96*

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

1. That By-law 177-96 be amended as follows:

1.1 By expanding the designated area of By-law 177-96, to include the lands shown on
Schedule 'A', attached hereto and zoning said lands:

- Residential Two (Hold) [R2 (H)]
- Residential Two – Lane Access*196*328(Hold) [R2 – LA*196 *328 (H)];
- Residential Two – Lane Access*197*328 (Hold) [R2 – LA*197*328 (H)];
- Residential Two – Lane Access*196*314 (Hold) [R2-LA*196*314 (H)];
- Residential Two – Lane Access*198*199*328 (Hold) [R2-LA*198*199*328 (H)];
- Residential Two – Lane Access*198*416 (Hold) [R2 – LA*198*416 (H)];

1.2 HOLDING PROVISIONS

For the purpose of this By-law, a Holding (H) provision is hereby established and is
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 letter '(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) Written confirmation from York Region that the completion of the Duffin Creek Water
Pollution Control Plant expansion project and the YDSS Flow Control Structures project
will be within six (6) months from the date of the lifting of the (H) symbol.

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
27TH DAY OF APRIL, 2010.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR

