

## **EXPLANATORY NOTE**

### **BY-LAW NO. 2010-65**

A by-law to amend By-law 177-96, as amended.  
Dougson Investments – Village Nissan  
Part of Lot 8, Concession 6  
South Unionville

### **LANDS AFFECTED**

This by-law applies to the Dougson Investments lands (as outlined in Schedule A of this By-law), located at 25 South Unionville Avenue, north of Helen Avenue and east of Kennedy Road.

### **EXISTING ZONING**

The subject lands are zoned Community Amenity Area One (Hold) [CA1\*364 (H)] under By-law 177-96, as amended.

### **PURPOSE OF THE BY-LAW**

The purpose of this zoning by-law amendment is to remove the Holding (H) provision from the zoning of the subject lands to permit construction of a proposed automobile dealership.

### **EFFECT OF THE BY-LAW**

The zoning by-law for the subject lands includes a holding provision to ensure that development does not proceed on the lands until the required lands for South Unionville Avenue and Unity Gardens have been secured and arrangements for construction of these roads have been finalized, and the owner has entered into a site plan agreement with the Town for the proposed automobile dealership. These conditions have been met to the satisfaction of the Town.

The removal of the holding provision from the zoning will permit construction of the proposed automobile dealership.

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## BY-LAW 2010-65

*A by-law to amend By-law 177-96, as amended  
(To remove the Holding (H) zoning provision)*

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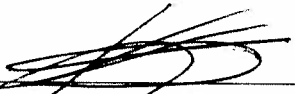
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

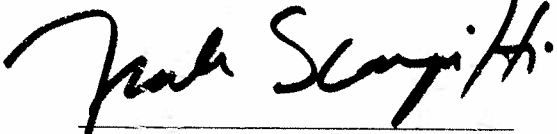
1. By-law 177-96, as amended, is hereby further amended as follows:
  - 1.1 By zoning the lands:

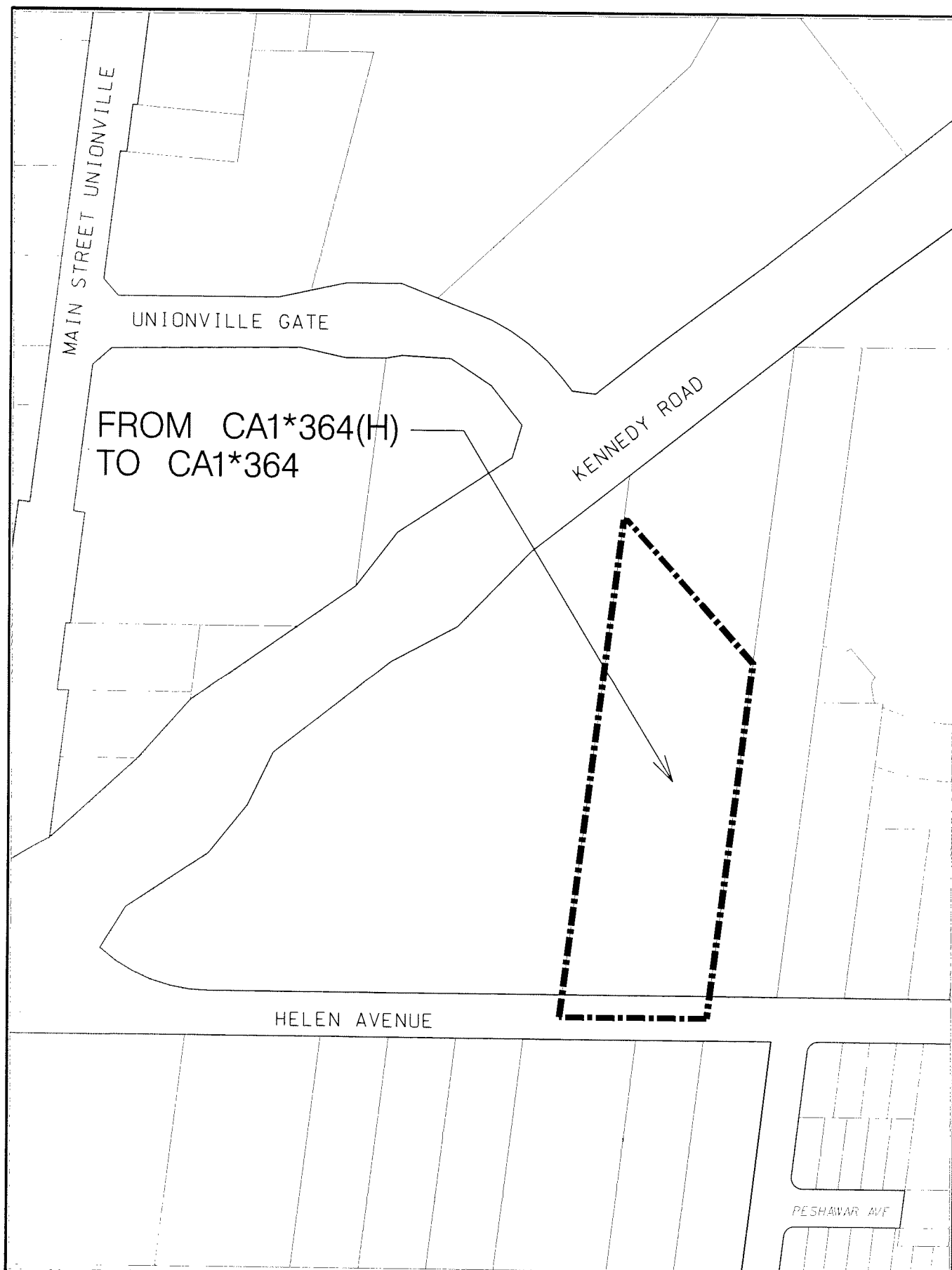
Community Amenity Area One (Hold)[CA1\*364 (H)] to  
Community Amenity Area One (CA1\*364)

as outlined on Schedule "A" herein.
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  
27<sup>TH</sup> DAY OF APRIL, 2010.

  
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

CA1 COMMUNITY AMENITY AREA ONE

(H) HOLDING PROVISION

\*No. EXCEPTION SECTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW 2010-65  
PASSED THIS 27<sup>TH</sup> DAY APRIL, 2010

*Paul Scarpitta* MAYOR

*[Signature]* 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: NTS