



## **EXPLANATORY NOTE**

### **BY-LAW 2010-XXX**

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

**Best Homes Canada Inc.  
Concession 7, Part Lot 18  
9582 Highway 48  
Wismer Commons Community**

### **LANDS AFFECTED**

The proposed by-law amendment applies to 0.13 hectares (0.33 acres) located at the westerly limit of 9582 Highway 48 which is located west of Highway No. 48, south of Bur Oak Avenue, within the Wismer Commons community.

### **EXISTING ZONING**

The lands are presently zoned Rural Residential (RR2) 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 permit the development of four semi-detached lots and one single-detached lot on the subject lands.



## **BY-LAW 2010-XXX**

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

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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 2010-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.

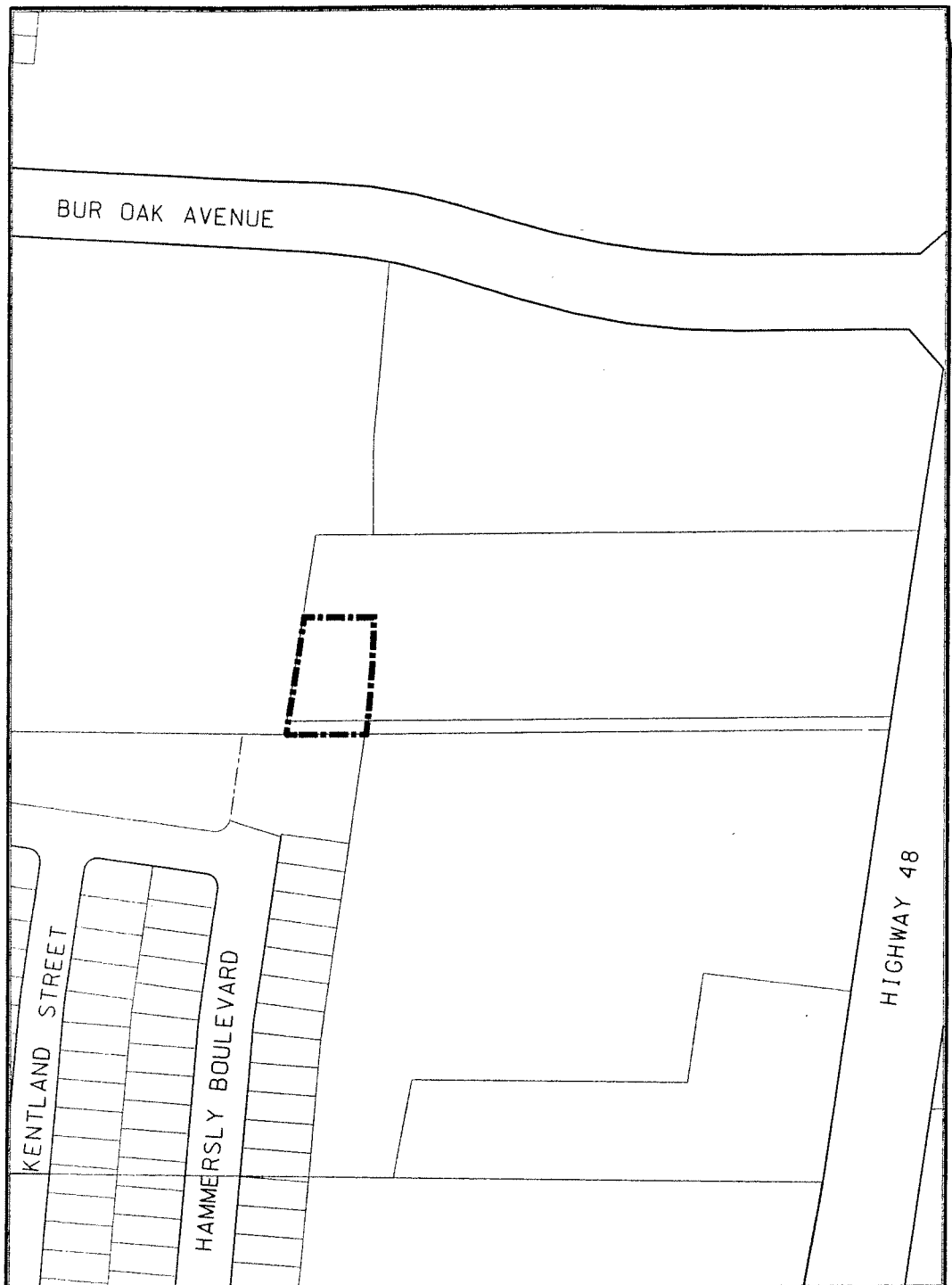
READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS  
\_\_\_ DAY OF \_\_\_ 2010.

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KIMBERLY KITTINGHAM  
TOWN CLERK

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FRANK SCARPITTI  
MAYOR



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 .....

.....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



## **EXPLANATORY NOTE**

### **BY-LAW 2010-XXX**

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

**Best Homes Canada Inc.  
Concession 7, Part Lot 18  
9582 Highway 48  
Wismer Commons Community**

### **LANDS AFFECTED**

The proposed by-law amendment applies to 0.13 hectares (0.33 acres) located at the westerly limit of 9582 Highway 48 which is located west of Highway No. 48, south of Bur Oak Avenue, within the Wismer Commons community.

### **EXISTING ZONING**

The lands are presently zoned Rural Residential (RR2) 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 and to zone the lands to permit the development of four semi-detached lots and one single-detached lot. A Holding provision (H) has been included to prevent development until available servicing allocation is confirmed by the Region of York and the Town of Markham, and Hammersley Boulevard is constructed to provide frontage for the lots.

The effect of the by-law amendment will be to permit the lands to be developed for residential purposes once the Holding provision is removed.



## BY-LAW 2010-XXX

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

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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 a portion of the lands in Concession 7, Part Lot 18, as shown on Schedule 'A' attached hereto.
  - 1.2 By zoning the lands:

Residential Two-Special \*413 (Holding) [R2-S\*413 (H)] Zone

as shown on Schedule 'A' attached hereto.
  - 1.3 By adding the following new subsections 7.413 to Section 7.0 – EXCEPTIONS:

**7.413.1 Zone Standards**

The following specific zone standards apply:

    - a) Minimum *lot frontage* for *single detached* dwellings on a *lot* not accessed by a *lane* – 9.0 metres
    - b) Minimum *lot frontage* for *semi-detached* dwellings on a *lot* not accessed by a *lane* – 7.8 metres
    - c) Minimum *garage* width for *single detached* dwellings on a *wide-shallow lot* with a *frontage* of less than 10.7 m – 3.5 m
  - 1.4 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 Holding '(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 Holding 'H' 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 of removing the Holding (H) provision; and
  - 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; and
  - e) Hammersley Boulevard has been constructed to provide access to the lands from a public road, to the satisfaction of the Town.
2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

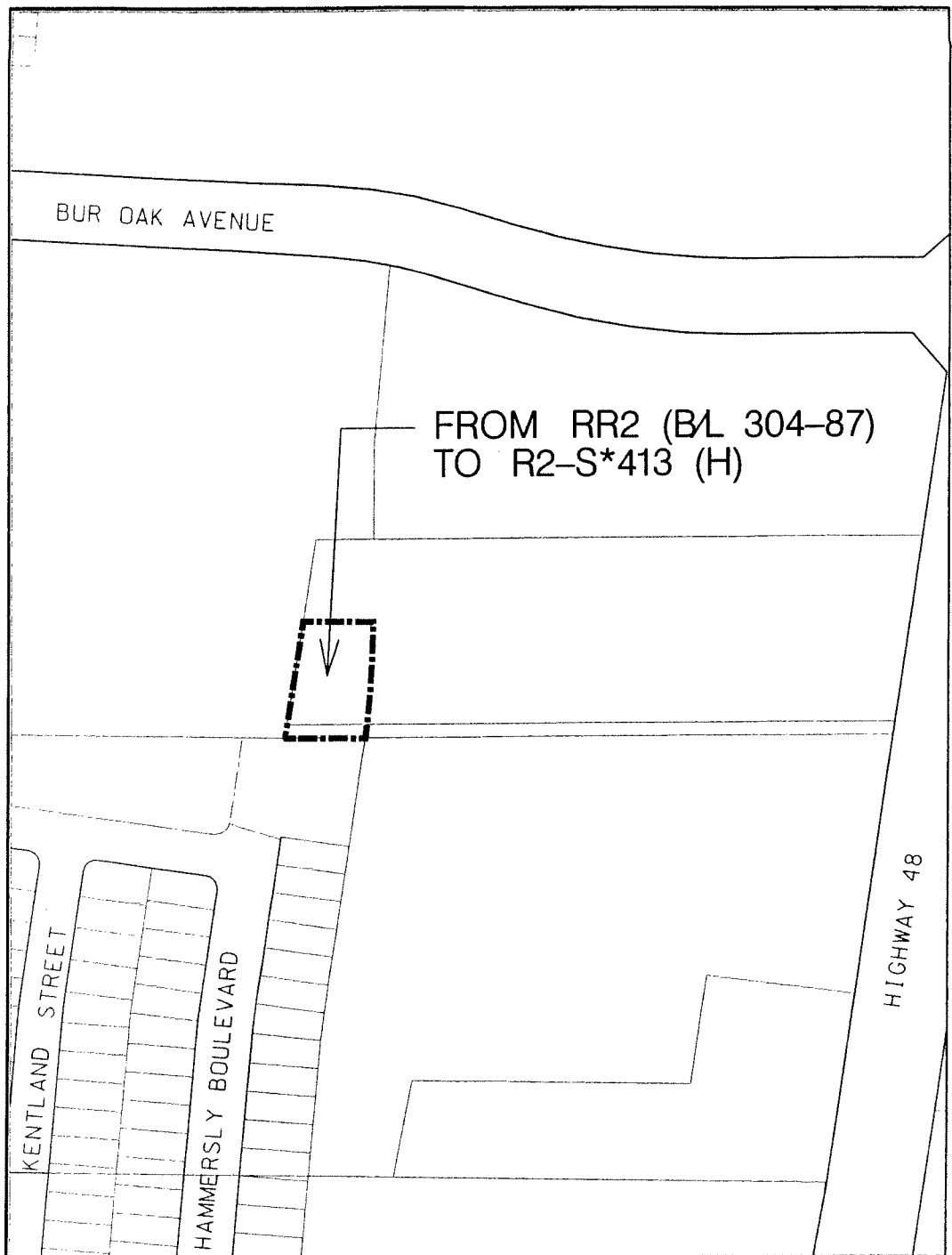
READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS \_\_\_\_ DAY OF \_\_\_\_ 2010.

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KIMBERLY KITTERINGHAM  
TOWN CLERK

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FRANK SCARPITTI  
MAYOR



DEVELOPMENT SERVICES COMMISSION

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

--- BOUNDARY OF AREA COVERED BY THIS BY-LAW

RR2 RURAL RESIDENTIAL TWO  
R2-S RESIDENTIAL TWO-SPECIAL

(H) HOLDING PROVISION  
\*No. EXCEPTION SECTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW .....  
PASSED THIS ..... DAY ....., 2010

..... MAYOR

..... CLERK

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SCALE 1: 2000