



DRAFT PLAN OF SUBDIVISION

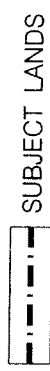
APPLICANT: DANVEST WISMER INVESTMENTS LIMITED
(PHASE 3)

FILE No: ZA09123881;SU02115478002(DC)



DEVELOPMENT SERVICES COMMISSION

SU02115478002.dgn 01/04/2010 2:59:40 PM



DATE: 03/31/10

DRAWN BY: DD CHECKED BY: DC SCALE: 1:

FIGURE No.2



BY-LAW 2010-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 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.

KIMBERLY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



EXPLANATORY NOTE

BY-LAW 2010-XXX

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

**Danvest Wismer Investments Limited Phase 3
Concession 7, Part of Lot 19 and 20, 65R-24954 Part 20
Wismer Commons Community**

LANDS AFFECTED

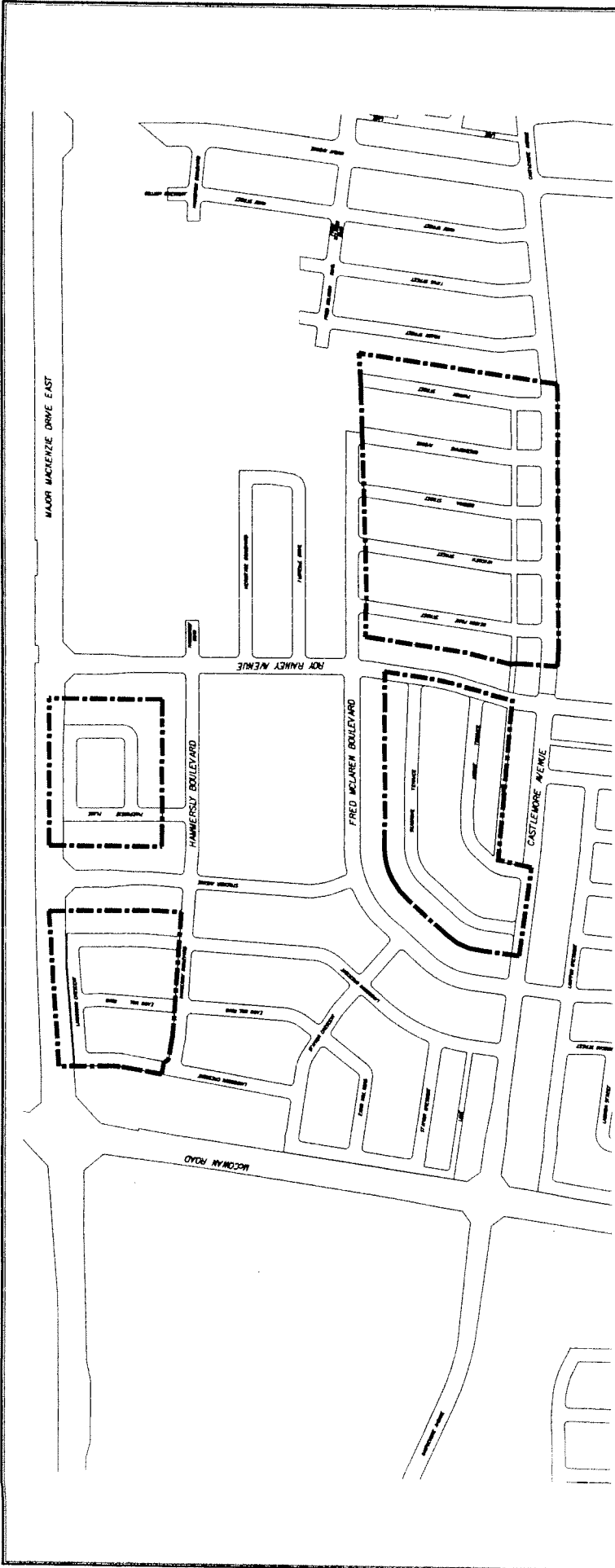
The proposed by-law amendment applies to four separate land parcels totaling approximately 19.05 ha (47.07 acres) located south of Major Mackenzie Drive, west of McCowan Road, north of Castlemore Avenue and east of Mingay Avenue, within the Wismer Commons community.

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 permit a residential subdivision consisting of 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

BOUNDARY OF AREA COVERED BY THIS BY-LAW



DRAFT

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: 6000

2020-04-13 13:04:20 12 12 52 PM



BY-LAW 2009-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)

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 19 and 20, 65R-24954, Part 20, as shown on Schedule 'A' attached hereto.
 - 1.2 By zoning the lands:

Residential Two *421 (Hold One) [R2*421 (H1)] Zone

as shown on Schedule 'A' attached hereto.
 - 1.3 By expanding the designated area of By-law 177-96 to include those lands comprising Part of Lots 19 and 20, Concession 7, as shown on Schedule 'B' attached hereto:

Residential Two *421 (Hold)	R2*421 (H)
Residential Two *421 (Hold 1)	R2*421 (H1)
Automotive Commercial Two *262	AC2*262
Residential Two – Special *421 (Hold)	R2-S*421 (H)
Residential Two – Special *421 (Hold 1)	R2-S*421 (H1)
Residential Two – Lane Access *96*421(Hold)	R2-LA*96 (H)
Residential Two – Lane Access *96*421(Hold 1)	R2-LA*96 (H1)
Open Space One	OS1
And	
Open Space Two	OS2
 - 1.4 By adding the following new subsection *421 to Section 7 – EXCEPTIONS:

“7.421 Danvest Wismer Investments Ltd. and Dovcom Realty Inc.

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *421 on the Schedule 'A' and 'B'; to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.421.1 Zone Standards for Residential Two Zone

The following specific zone standards apply:

- a) Minimum required *side yard* on a *lot* where a *side lot line* abuts a *lane* – 1.2 metres
- b) Minimum setback for a driveway that crosses the *front lot line* from the *interior side lot line* – 0.3 metres;
- c) Minimum *lot depth* of a *wide shallow lot* – 24.5 metres;
- d) A *side lot line* abutting an Open Space Zone is deemed to be an *interior side lot line*.

7.421.2 Zone Standards for Residential Two – Lane Access

The following additional provisions apply:

- a) Minimum *parking space* width on a *parking pad* where it abuts a *parking pad* that is located on the same *lot* or an abutting *lot* – 2.55 metres
- b) Minimum *parking space* width on a *parking pad* where it does not abut a *parking pad* that is located either on the same *lot* or an abutting *lot* – 2.65 metres

1.5 HOLDING PROVISIONS:

For the purpose of this By-law, Holding (H) and Holding (H1) *zones* are hereby established and are identified on Schedule 'A' attached hereto by the letters (H) and (H1) in parenthesis following the zoning symbol.

No person shall hereafter *erect* or *alter* any *building* or *structure* on lands subject to '(H)' or '(H1)' provisions for the purpose permitted under this By-law until amendments to this By-law to remove the letters '(H)' & '(H1)' 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 Plan expansion project and the YDSS Flow Control Structures project will be within six (6) months; and,



EXPLANATORY NOTE

BY-LAW 2009-XXX

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

**Danvest Wismer Investments Limited Phase 3
Concession 7, Part of Lot 19 and 20, 65R-24954 Part 20
Wismer Commons Community**

LANDS AFFECTED

The proposed by-law amendment applies to four separate land parcels totaling approximately 19.05 ha (47.07 acres) located south of Major Mackenzie Drive, west of McCowan Road, north of Castlemore Avenue and east of Mingay Avenue, 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 and zone them to permit a residential subdivision consisting of single-detached, semi-detached and townhouse units. A Holding provisions (H) and (H1) have been included to prevent development until available servicing allocation is 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 once the Holding provision is removed.

- 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 Regional 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.

Prior to removing the '(H1)' Holding provision, the following conditions must be met to the satisfaction of the Town of Markham:

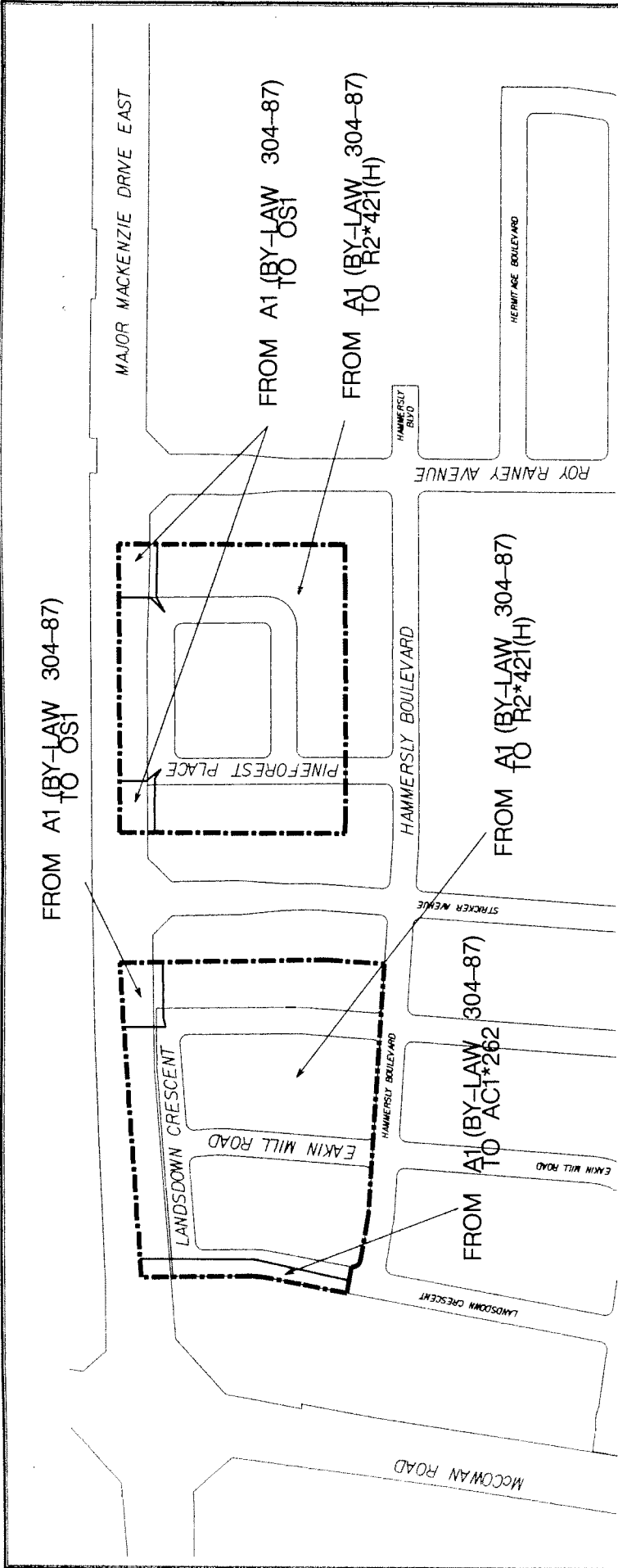
- a) York Region has advised in writing that the expected completion of the Southeast Collector Sewer will be within six (6) months;
- b) The Council of the Town of Markham has allocated adequate available water supply and sewage servicing capacity to the lands; and,
- c) The Trustee for the Wismer Commons Developers Group Cost Sharing Agreement has assigned the remaining 192.5 units of conditional servicing (water and sewer) allocation to the Owner; or,
- d) The Council of the Town of Markham approves servicing allocation the lands to that are not dependent upon the construction of Regional infrastructure; or
- e) The Regional 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 ____ TH DAY OF
_____ 2010.

KIMBERLY KITTINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW

177-96

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

MAYOR

CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW



ZONE BOUNDARY

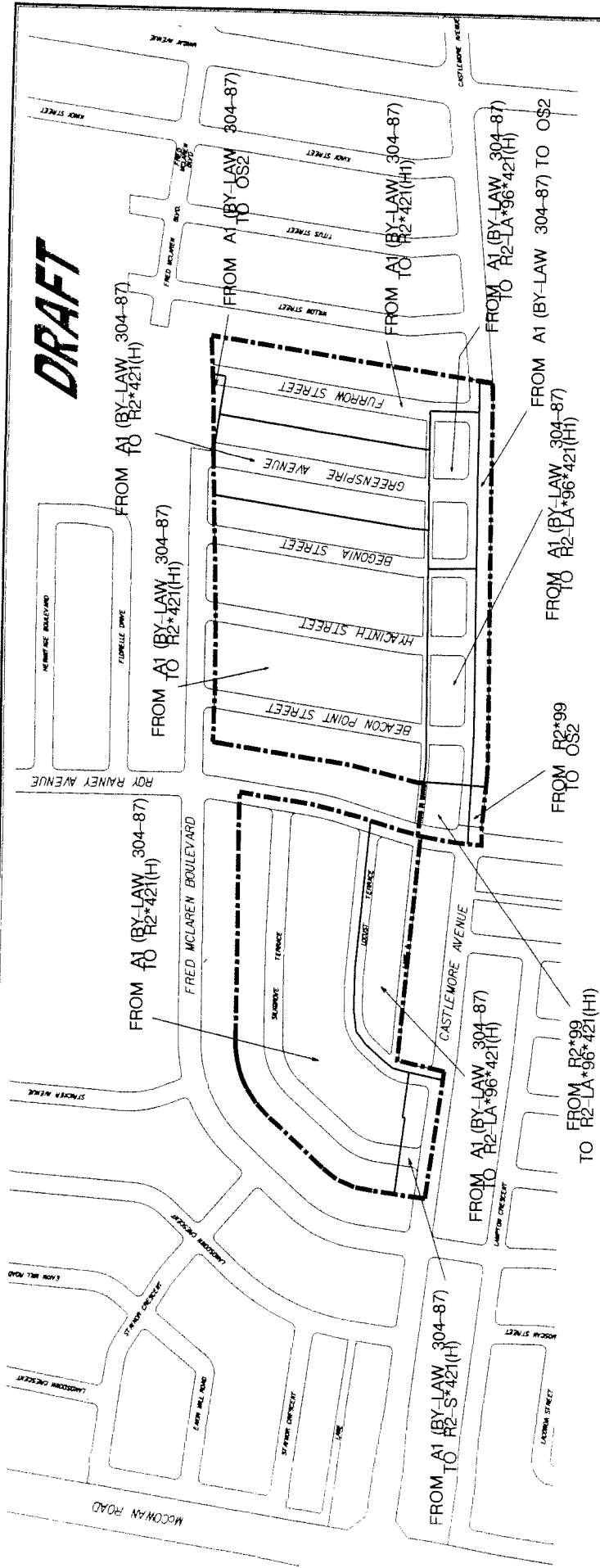


- ☐ AC1 AUTOMOTIVE COMMERCIAL ONE
- ☐ R2 RESIDENTIAL TWO
- ☐ A1 AGRICULTURE ONE
- ☐ OS1 OPEN SPACE ONE
- ☐ (H) HOLDING PROVISION
- ☐ *(No) EXCEPTION NUMBER

NOTE: 1) DIMENSIONS ARE IN METRES
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SCALE 1: 3000

DRAFT



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW

177-96

THIS IS SCHEDULE "B" TO BY-LAW
PASSED THIS DAY

MAYOR

CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW



ZONE BOUNDARY



R2 RESIDENTIAL TWO

OS2 OPEN SPACE TWO

R2-LA RESIDENTIAL TWO LANE ACCESS

(H)(H1) HOLDING PROVISION

R2-S RESIDENTIAL TWO SPECIAL

(*) (No) EXCEPTION NUMBER

NOTE: 1) DIMENSIONS ARE IN METRES

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THE OFFICE OF THE CLERK

SCALE 1: 4000