

EXPLANATORY NOTE

TO BY-LAW 2012-49

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

Monarch Walmark Development Limited

19TM-06007

Part of lots 23, Concession 4

LANDS AFFECTED

The proposed By-law amendment applies to lands within Draft Plan of Subdivision (19TM-06007) situated on the east side of the Woodbine Avenue that forms a portion of a larger plan of subdivision partially registered as 65M-4245, which is located immediately south of the Hamlet of Victoria Square.

EXISTING ZONING

The lands subject to this By-law are presently zoned:

Residential Two - Special (Hold Two)	[R2-S (H2)]
Residential One - F21 * 376 (Hold Two)	[R1-F21*376 (H2)]

PURPOSE

The purpose of this By-law is to remove the Holding Provision appended to the zoning of the subject lands to permit the development of 88 single detached units.

The applicable conditions for the removal of the Holding Two Provision have been met to the satisfaction of the Town, through a letter dated December 22, 2011, from the Region of York confirming servicing allocation.

EFFECT OF BY-LAW

The effect of this By-law is to remove the Holding Provision to permit the development of 88 single detached units.



BY-LAW 2012-49

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

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

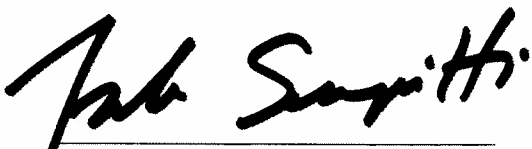
- “1. By-law 177-96, as amended, be and the same is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined as Part 1 on Schedule ‘A’ hereto from:

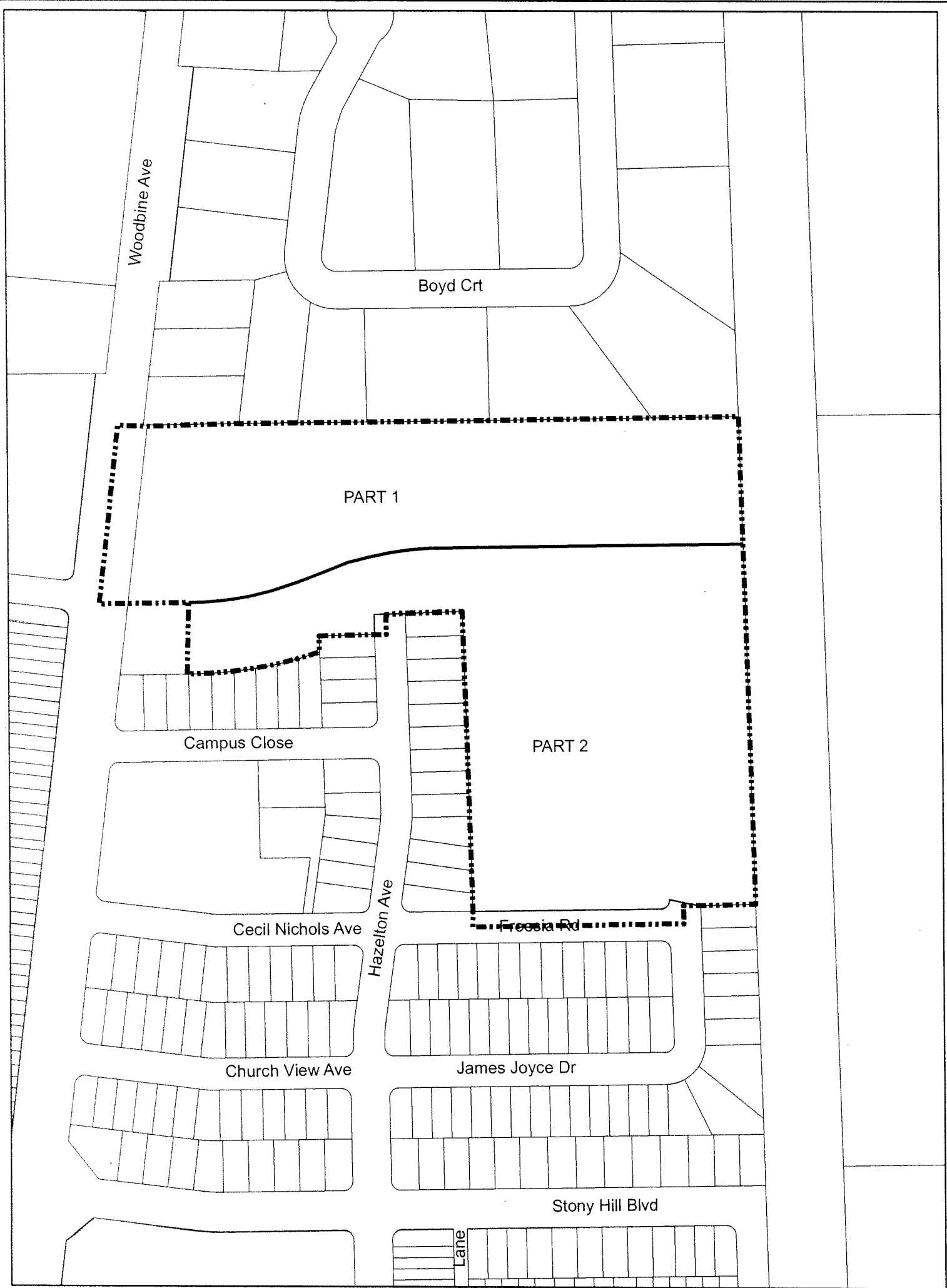
Residential Two-Special (Hold Two)	[R2-S (H2)], to
Residential Two-Special	[R2-S];
 - 1.2 By rezoning the lands outlined as Part 2 on Schedule ‘A’ hereto from:

Residential One - F21 * 376 (Hold Two)	[R1-F21*376 (H2)], to
Residential One - F21 * 376	[R1-F21*376]
2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.”

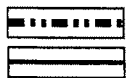
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
28TH AND 29TH DAY OF FEBRUARY, 2012.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR



BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 177-96



BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

BOUNDARY OF ZONE DESIGNATION(S)

PART 1- REZONE FROM RESIDENTIAL ONE- FRONTAGE TWENTY ONE EXCEPTION 376 (HOLD TWO) (R1-F21*376 (H2))
TO RESIDENTIAL ONE-FRONTAGE TWENTY ONE EXCEPTION 376 (R1-F21*376)

PART 2 - REZONE FROM RESIDENTIAL TWO - SPECIAL (HOLD TWO) R2-S (H2)
TO RESIDENTIAL TWO - SPECIAL

BY-LAW AMENDMENT No. 2012-49 PASSED FEBRUARY 28 2012
John Langille (MAYOR) [Signature] * 29, (CLERK)



MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: GD

DATE: 02/23/2012

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the Town of Markham Clerk's Office

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