



## **EXPLANATORY NOTE**

### **By-law 2015-171**

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

**Primont Homes (Harmony) Inc.  
South Unionville Community**

### **Lands Affected**

This by-law applies to a thirteen unit townhouse block on the south side of South Unionville Avenue, east of Unity Gardens Drive and 2 single-detached residential lots on the north side of Helen Avenue, east of Unity Gardens Drive.

### **Existing Zoning**

The subject lands are zoned Residential Two – Lane Access \* 52 (Hold) [R2-LA\*52(H)] and Residential Two\*31 (Hold) [R2\*31(H)]. No buildings may be constructed on the lands until the (Hold) provision has been removed from the zoning.

The zoning by-law requires the owner of the subject lands to enter into a site plan agreement with the City before the (Hold) provision can be removed.

### **Purpose and Effect of the By-law**

The condition noted above for the removal of the (Hold) provision has been met.

The purpose and effect of this By-law is to remove the Hold (H) provision from the zoning of the subject lands to facilitate construction of thirteen townhouse dwellings and two single-detached dwellings and as outlined above.



## By-law 2015-171

A By-law to amend By-law 177-96, as amended  
(to remove a Hold (H) zoning provision)

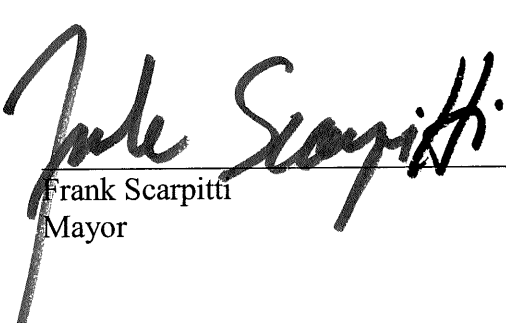
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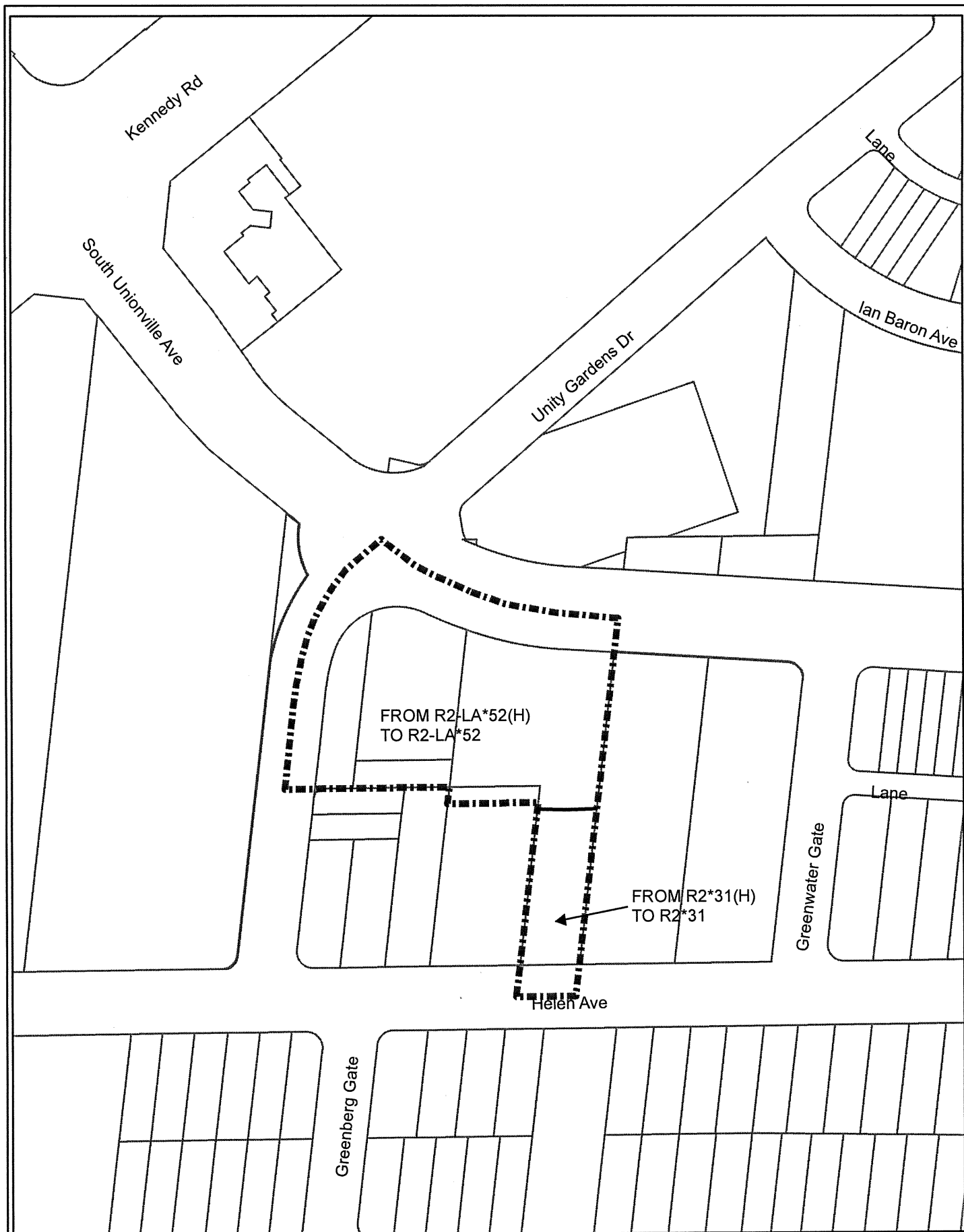
The Council of the Corporation of the City of Markham hereby enacts as follows:

1. Zoning By-law 177-96, as amended, is hereby further amended as follows:
  - 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto:  
  
from  
**Residential Two – Lane Access \* 52 (Hold) [R2-LA\*52(H)]**  
to  
**Residential Two – Lane Access \* 52 (R2-LA\*52);**  
  
and from  
**Residential Two \* 31 (Hold) [R2\*31(H)]**  
to  
**Residential Two \* 31 (R2\*31);**
2. All 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 on December 15, 2015.

  
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Kimberley Kitteringham  
City Clerk

  
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Frank Scarpitti  
Mayor



# **BY-LAW SCHEDULE "A " TO BY-LAW 2015-171** **AMENDING BY-LAW 177-96 DATED December 15, 2015**

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

RESIDENTIAL TWO	HOLDING PROVISION
RESIDENTIAL TWO- LANE ACCESS	EXCEPTION SECTION NUMBER

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