



**EXPLANATORY NOTE
BY-LAW 2019-77**

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

**57 and 59 Bridlefield Lane
PART OF LOT 83 AND BLOCKS 90 AND 91, PLAN 65M-3168
Parts 1 to 19, Reference Plan 65R-38319
B. McGregor Developments Limited**

Lands Affected

The proposed by-law amendment applies to approximately .47 hectares (1.2 acres) of land comprised of located on the north side of 16th Avenue, west of Stonebridge Drive and municipally known as 57 and 59 Bridlefield Lane.

Existing Zoning

The subject lands are zoned Residential Two Special (Holding) [R2-S*439(H)] under By-law 177-96.

Purpose and Effect

The purpose and effect of this by-law is to remove the Holding (H) symbol provision from the zoning of the subject lands in order to allow for the development of seven (7) single detached on the subject lands.



By-law 2019-77

A By-law to amend By-law 177-96, as amended (Removal of Hold Provision)

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings or structures within a defined area or areas; and,

WHEREAS Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law; and,

WHEREAS Zoning By-law No. 177-96 is the governing By-law of the Corporation of the City of Markham pertaining to the subject lands; and


WHEREAS the Council of the Corporation of the City of Markham has deemed it advisable to amend Zoning By-law No. 177-96; and,


WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Holding (H) Symbol from the subject lands have been completed to the satisfaction of the City;

NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

1. By-law 177-96, as amended, is hereby further amended as follows:
 - 1.1 By removing the Holding (H) provision from the **R2-S*439 (H) Zone** for the lands outlined on Schedule 'A' attached hereto.
2. THAT Zoning By-law No. 177-96 is hereby amended to give effect to the foregoing, but shall in all other respects remain in full force and effect.
3. THAT this By-law shall come into effect upon final passing, pursuant to Section 34(21) of the Planning Act, 1990.

Read a first, second and third time and passed on June 25, 2019.



Kimberley Kitteringham
City Clerk

Don Hamilton
Deputy Mayor



BY-LAW SCHEDULE "A" TO BY-LAW 2019-77 **AMENDING BY-LAW 177-96 DATED JUNE 25, 2019**



BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

R2-S

RESIDENTIAL TWO SPECIAL

(H)

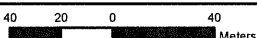
HOLDING PROVISION

*(No)

EXCEPTION NUMBER



DEVELOPMENT SERVICES COMMISSION



Drawn By:DD Checked By:RC

DATE:06/12/19

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THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

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