



EXPLANATORY NOTE

BY-LAW 2020-2

A By-law to amend By-law 122-72, as amended

**Brookdale Building Group (Antonio Bruno) c/o Julia McIntyre
40, 42, 44, & 46 River Bend Road**

Lands Affected (Subject Lands)

The proposed by-law amendment applies to a portion of the lands outlined on Schedule 'A' with a total area of 1.01 acres, located South of Highway 7 East and East of Oakcrest Avenue.

Existing Zoning

The subject lands are zoned "Hold Single Family Residential" [(H)R3], by By-law 122-72, as amended.

Purpose and Effect

The purpose and effect of this By-law is to remove the Hold (H) Symbol from the zoning of the subject lands in order to permit the construction of four single detached dwelling units. Certificates from the Secretary Treasurer to consent to sever pursuant to Subsection 53(21) of the *Planning Act*, R.S.O. 1990, as revised, were issued on February 15, 2019, and therefore the condition required to remove the Hold has been satisfied.



By-law 2020-2

A By-law to amend By-law 122-72 (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 Hold (H) Symbol is removed by amendment to the by-law; and,

WHEREAS Zoning By-law No. 122-72 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. 122-72; and,

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

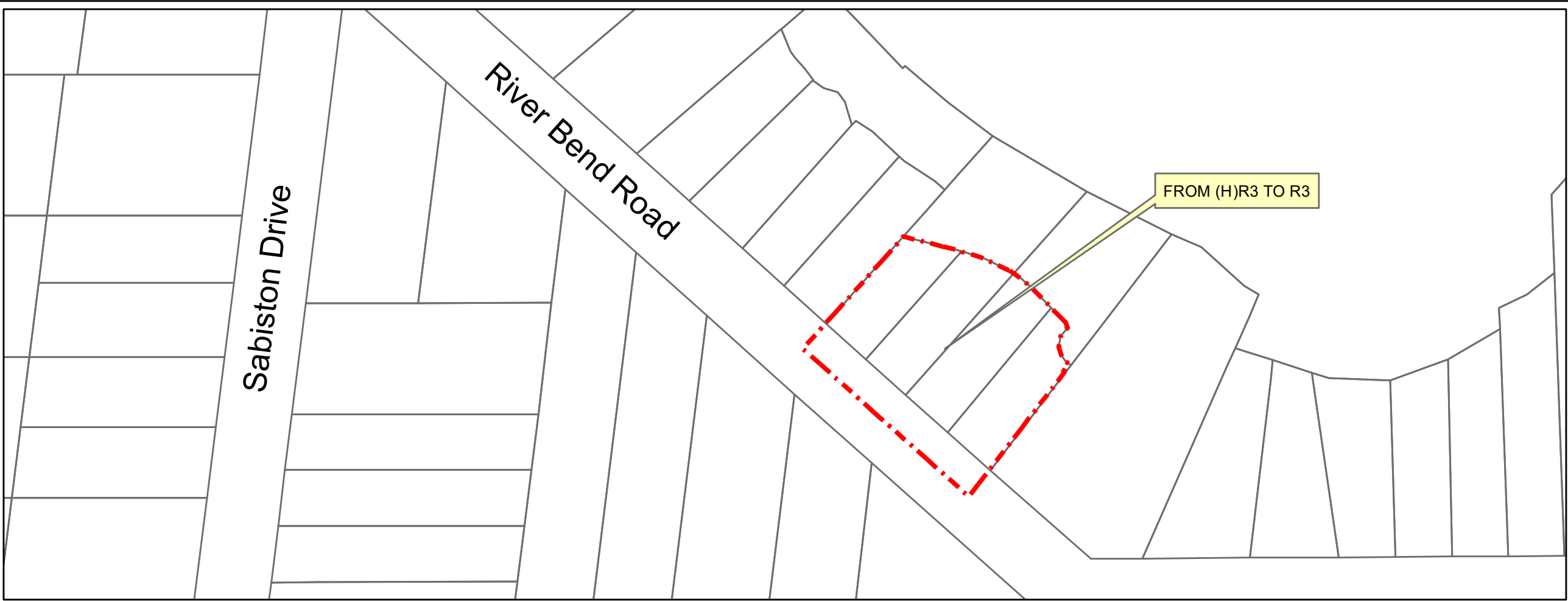
NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

1. That By-law 122-72 is hereby further amended as follows:
 - 1.1 By removing the Hold (H) Symbol from the **Hold Single Family Residential [(H)R3]** Zone on the lands outlined on Schedule 'A' attached hereto.
2. That Zoning By-law No. 122-72 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 January 28, 2020.


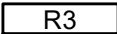
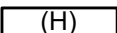

Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2020-2
AMENDING BY-LAW 122-72 DATED January 28, 2020



-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  R3 SINGLE FAMILY RESIDENTIAL
-  (H) HOLDING PROVISION

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.