



EXPLANATORY NOTE

BY-LAW 2019-130

A By-law to amend By-law 90-81, as amended

**Forest Bay Homes Ltd.
6350 Steeles Ave, E.**

Lands Affected

The proposed by-law amendment applies to three blocks of land with a total area of 9.2 hectares (22.7 acres), located on west of Markham Road, north of Steeles Avenue East as part of registered Plan No.19TM-98019.

Existing Zoning

The subject lands are zoned Second Density – Medium Density Residential (Hold) [RMD2(H3)] Zone and Second Density – Medium Density Residential (Hold) [RMD2(H2)(H3)] Zone by By-law 90-81, as amended.

Purpose and Effect

The purpose and effect of this By-law is to remove the Hold (H) provisions from the zoning of the subject lands to permit them to be developed as follows:

- a development at the north-west corner of Denison Street and Kirkham Drive consisting of 131 common element, freehold townhouses (Block 153).
- a development at the south-west corner of Denison Street and Kirkham drive consisting of 92 common element, freehold semi-detached units (Block 152).
- a development north of Steeles Avenue on the east side of Kirkham drive consisting of 92 common element, freehold semi-detached units (Block 151).



By-law 2019-130

A By-law to amend By-law 90-81
(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 symbol is removed by amendment to the by-law; and,

WHEREAS Zoning By-law No. 90-81 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. 90-81; 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 City;

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

1. THAT By-law 90-81, as amended is hereby further amended as follows:
 - 1.1 By removing the Hold (H) provision from the **Second Density – Medium Density Residential (Hold) [RMD2(H3)] Zone** and the **Second Density – Medium Density Residential (Hold) [RMD2(H2)(H3)] Zone** for the lands outlined on Schedule 'A' attached hereto.
2. THAT Zoning By-law No. 90-81, as amended 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.

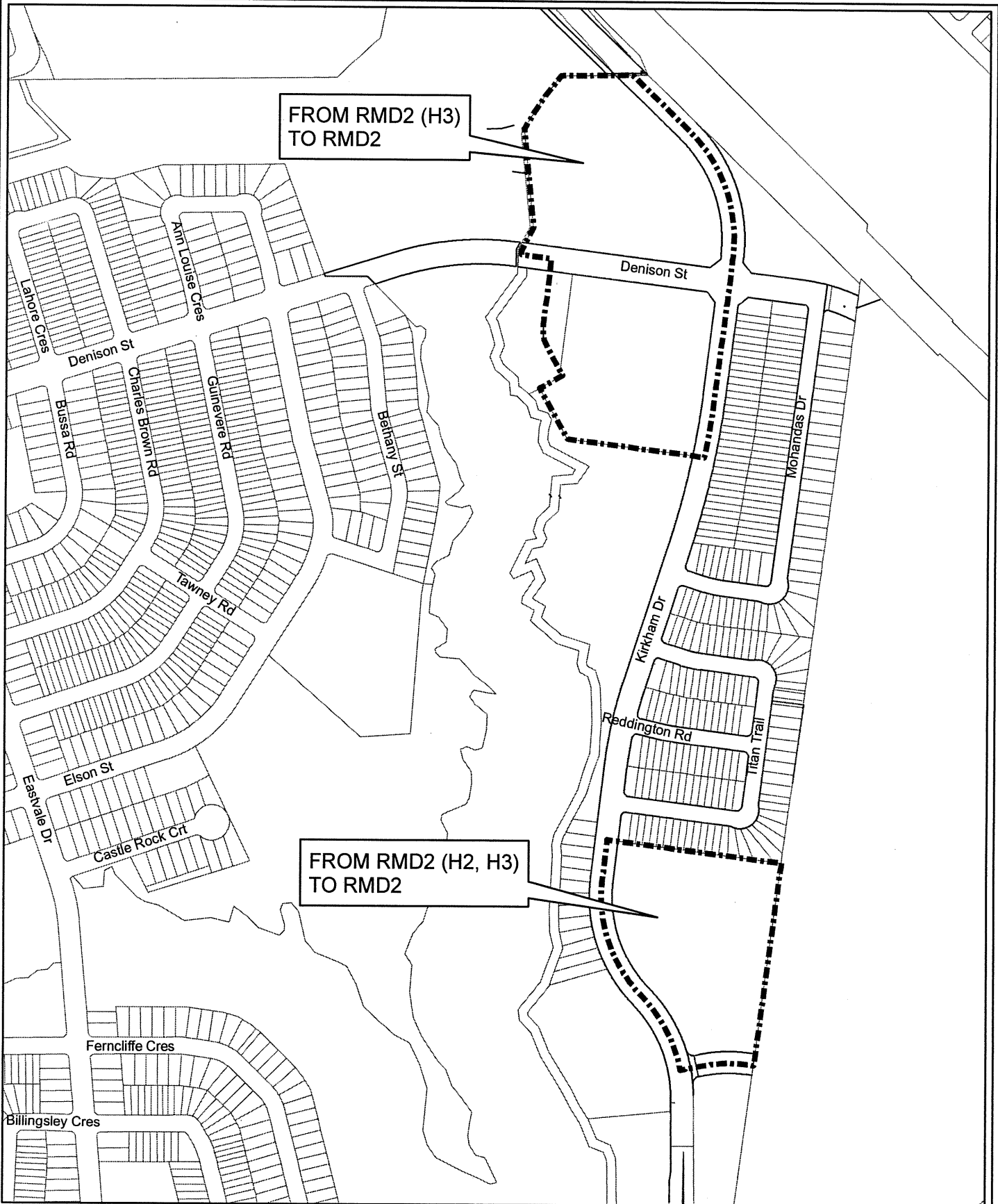
Read a first, second and third time and passed on December 10, 2019.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



SCHEDULE "A " TO BY-LAW 2019-130

AMENDING BY-LAW 90-81 DATED DECEMBER 10, 2019

- BOUNDARY OF AREA COVERED BY THIS SCHEDULE
- SECOND DENSITY-MEDIUM DENSITY RESIDENTIAL
- HOLDING PROVISIONS TWO & THREE

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.

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