



EXPLANATORY NOTE

BY-LAW 2021-41

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

**Livante Holdings (BG Phase V) Inc.
Vetmar Avenue
Block 94, Registered Plan 65M-4328
(Proposed mixed use mid-rise and townhouse development)**

Lands Affected

The proposed by-law amendment applies to a block of land (Block 94, Plan 65M-4328) located on the north side of Vetmar Avenue, with frontage on Victoria Square Boulevard to the east and Woodbine Avenue to the north.

Existing Zoning

The subject lands are zoned Community Amenity One *403 (Holding) [CA1*403(H)] Zone under By-law 177-96, as amended. The Holding (H) symbol was placed on the subject property by By-law 2009-207 to ensure that the Duffin Creek Water Pollution Control Plant expansion project and YDSS Flow Control Structures project would be completed before development. York Region has confirmed that this requirement has been met and the H symbol can be removed.

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 a mixed use mid-rise building and stacked townhouses on these lands.



By-law 2021-41

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, as amended 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 **Community Amenity One *403 (Hold) [CA1*403(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 forgoing, 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.

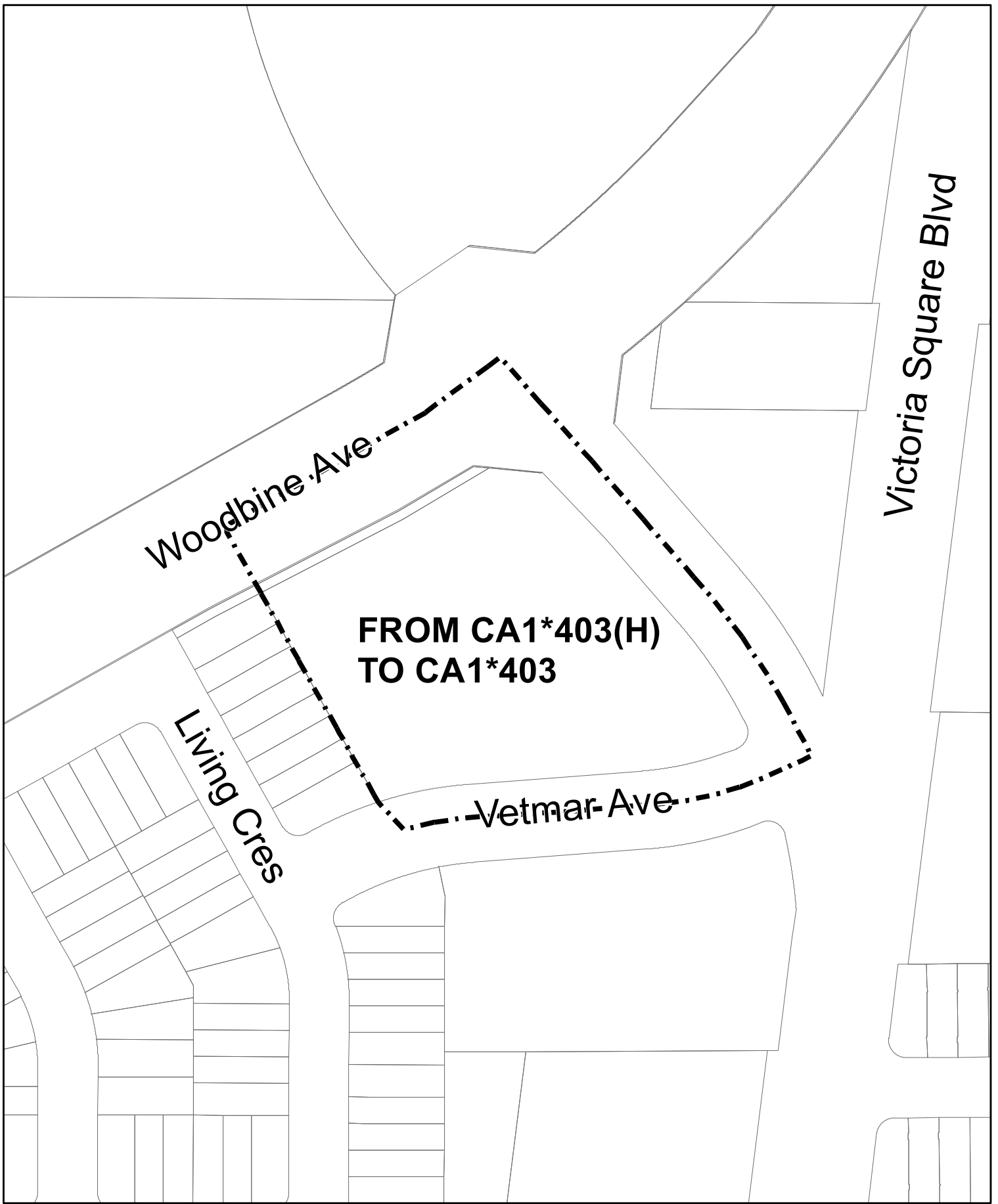
Read a first, second and third time and passed on June 29, 2021.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2021-41

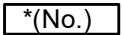
AMENDING BY-LAW 177-96 DATED JUNE 29, 2021



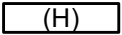
BOUNDARY OF AREA COVERED BY THIS SCHEDULE



COMMUNITY AMENITY ONE



EXCEPTION NUMBER



HOLDING PROVISION

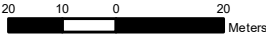


THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of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

Q:\Geomatics\New Operation\By-Laws\SPC\SPC19_114746\Schedule A.mxd



DEVELOPMENT SERVICES COMMISSION



Drawn By:RT

Checked By:MR

DATE: 20/04/2021

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