



## **EXPLANATORY NOTE**

### **BY-LAW 2021-42**

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

**Hartford Homes Inc.  
5072 14<sup>th</sup> Avenue**

### **Lands Affected**

The proposed by-law amendment applies to a 4,550 m<sup>2</sup> (48,976 ft<sup>2</sup>) parcel of land located on the north side of 14th Avenue, west of McCowan Road, and municipally known as 5072 14th Avenue.

### **Existing Zoning**

The subject lands are zoned "Ninth Density – Single Detached Residential (Hold) [R9(H)] Zone" under By-law 90-81, as amended.

### **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 property in order to permit the subject lands to be developed with eight (8) single-detached dwellings.



## By-law 2021-42

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;

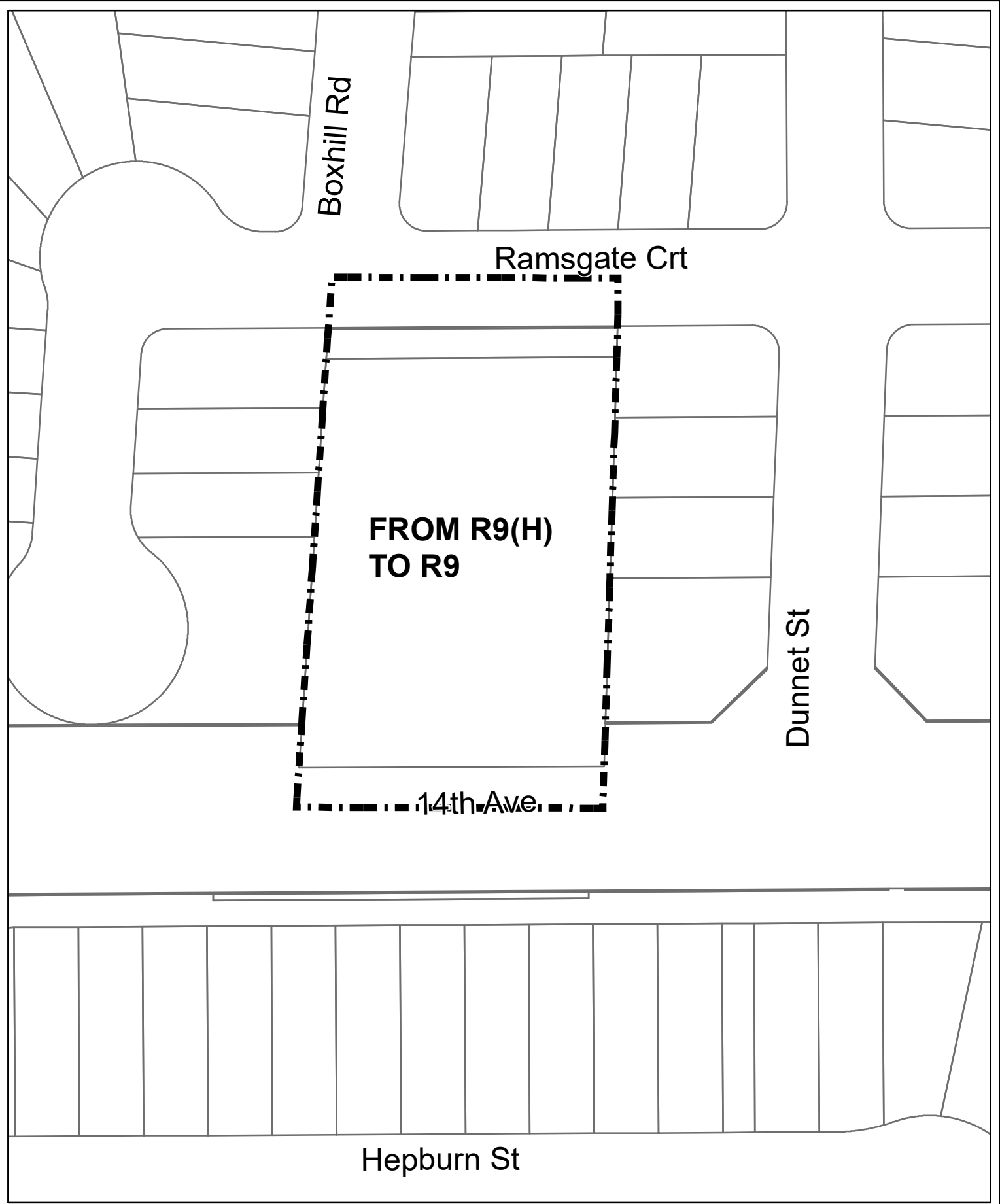
NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

1. THAT By-law 90-81 is hereby further amended as follows:
  - 1.1 By removing the Hold (H) provision from the **Ninth Density – Single Detached Residential (Hold) [R9(H)] Zone** for the lands outlined on Schedule 'A' attached hereto.
2. THAT Zoning By-law No. 90-81 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 29, 2021.

Kimberley Kitteringham  
City Clerk

Frank Scarpitti  
Mayor



# SCHEDULE 'A' TO BY-LAW 2021-42

## AMENDING BY-LAW 90-81 DATED JUNE 29, 2021



BOUNDARY OF AREA COVERED BY THIS SCHEDULE

R9

NINTH DENSITY - SINGLE DETACHED RESIDENTIAL

(H)

HOLDING PROVISION

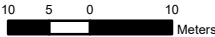


THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of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

Q:\Geomatics\New Operation\By-Laws\HOLD\HOLD21\_122393\Schedule A.mxd



DEVELOPMENT SERVICES COMMISSION



Drawn By: RT Checked By: SB

DATE: 15/06/2021

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