



By-law 2021-xx

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

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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 **R3*631(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 October 13, 2021.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2021 - _____

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

**7859 Yonge Street
CON 1 PT LOT 31 65R25941 PART 1
(Proposed Residential High Rise Development)
HOLD 21 134159**

Lands Affected

The proposed by-law amendment applies to 1.07 hectares (2.64 acres) of land on the southwest corner of Royal Orchard Boulevard adjacent to Bayview Avenue, and municipally known as 7859 Yonge Street.

Existing Zoning

The subject lands are zoned Residential Three*631 (Holding) [R3*631(H)] under By-law 177-96. 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 lands in order to allow residential high rise development on these lands.