



EXPLANATORY NOTE

BY-LAW 2021-122

A By-law to amend By-law 2021-122, as amended

**9781 Markham Road Limited Partnership
9781 Markham Road**

Lands Affected

The proposed by-law amendment applies to 1.38 hectare (3.4 acre) of land (Phase 1) located at the south-east corner of Markham Road and Castlemore Avenue.

Existing Zoning

The subject lands are zoned "Major Commercial *425 (Hold) [MJC* 425(H)], by Zoning By-law 177-96, as amended.

Purpose and Effect

The purpose and effect of this By-law is to remove the Holding (H) provision from Phase 1 of the proposed development which is comprised of two, 23 - storey mixed use buildings containing 536 apartment units and 12 townhouses.



By-law 2021-122

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 hold 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 Phase 1 of 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 177-96 is hereby further amended as follows:
 - 1.1 By removing the Holding (H) provision from the "Major Commercial *425 (Hold) [MJC*425 (H)]" for the Phase 1 lands outlined on Schedule "A" attached hereto.
2. THAT Zoning By-law No. 177-96 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.

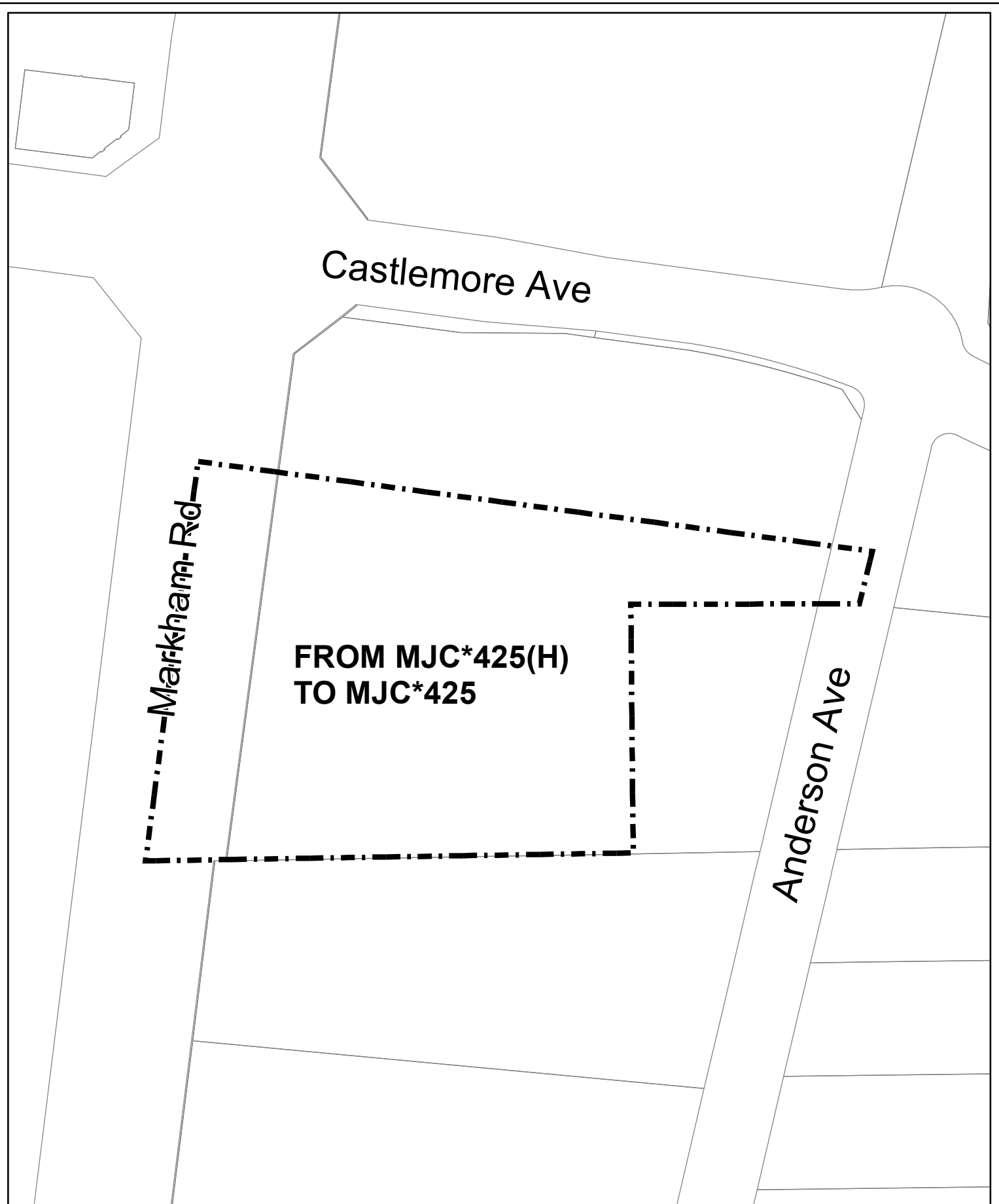
Read a first, second, and third time and passed December 14, 2021.



Kimberley Kutteringham
City Clerk



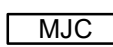
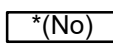
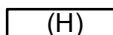
Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2021-122

AMENDING BY-LAW 177-96 DATED DECEMBER 14, 2021

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

-  MAJOR COMMERCIAL
-  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\HOLD\HOLD21_127147\Schedule A.mxd

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