



BY-LAW 2023-_____

A By-law to amend By-law 122-72, as amended

The Council of the Corporation of the City of Markham hereby enacts as follows:

1.0 That By-law 122-72, as amended, is hereby further amended as it applies to the lands outline on Schedule 'A' as follows:

1.1 By zoning the lands outline on Schedule 'A' attached hereto:

from:

Single Family Rural Residential (RRH) Zone and Open Space (O1) Zoning

to:

(Hold) Single Family Residential [(H)R3] and Open Space (O1) Zone

1.2 By adding to Section 19 – Exceptions, the following new subsection:

“19.31 15 River Bend Road, Regency Property Inc.

Notwithstanding any other provisions of the By-law, the provisions in this section shall apply to those lands outline on Schedule 'A' attached to this by-law:

19.31.1 Special Zone Standards:

- a) Stairs may encroach a maximum of 1.1 metres into the required FRONT YARD.
- b) Minimum FLANKAGE SIDE YARD – 10 feet
- c) Maximum FLOOR AREA RATIO – 52%
- d) Maximum BUILDING HEIGHT – 10.7 M

2.0 Hold Provision

For the purposes of this By-law, a Hold (H) provision is hereby established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbol.

No person shall hereafter erect or alter any building or structure on lands subject to the Hold (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the *Planning Act*.

Prior to removing the Hold (H) provision the following conditions must be met to the satisfaction of the City of Markham:

- a) Issuance by the Secretary Treasurer of a consent to sever under subsection 53(42) of the *Planning Act*

3.0 All other provisions of By-law 122-72, as amended, not inconsistent with the provisions of this By-law, shall continue to apply.

Read a first, second and third time and passed on Month, Day, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

AMANDA File No.: PLAN 21 130977

DRAFT



EXPLANATORY NOTE

BY-LAW 2023-_____

A By-law to amend By-law 122-72, as amended

**Regency Property Inc.
Lot 19 Registered PLAN 3684
15 River Bend Road
PLAN 21 130977**

Lands Affected

The proposed By-law amendment applies to a parcel of land with an approximate area of 0.22 ha (2,223m²), which is located south of Highway 7 East, east of Oakcrest Avenue, municipally known as 15 River Bend Road.

Existing Zoning

The subject lands are zoned “Single Family Rural Residential (RRH)” under By-law 122-72, as amended.

Purpose and Effect

The purpose and effect of this By-law amendment is to rezone the subject lands from “Single Family Rural Residential (RRH)” to “(Hold) Single Family Residential [(H)R3]” and incorporate site specific development standards in order to facilitate a severance to create two additional building lots.

Note Regarding Further Planning Applications on this Property

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.