



## By-law 2024-141

### A By-law to amend By-law 153-80 (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 hold symbol is removed by amendment to the by-law; and,

WHEREAS Zoning By-law 153-80 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 153-80; 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 153-80 is hereby further amended as follows:
  - 1.1 By removing the Hold (H) provision from the **Third Density – Semi-Detached Residential – Hold [(H) RSD3]** for the lands outlined on Schedule 'A' attached hereto.
2. THAT Zoning By-law 153-80 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 July 17, 2024.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



## **EXPLANATORY NOTE**

### **BY-LAW 2024-141**

**A By-law to amend By-law 153-80, as amended**

**Graham Dewar  
28 Station Street**

#### **Lands Affected**

The proposed by-law amendment applies to the lands municipally known as 28 Station Street, with a total area of 0.94 hectares (0.23 acres), located on the north side of Station Street and the south side of Backus Court, west of Snider Drive.

#### **Existing Zoning**

The subject lands are zoned Third Density – Semi-Detached Residential – Hold [(H) RSD3] by By-law 153-80, as amended.

The applicable condition for the removal of the Holding Provision has been met to the satisfaction of the City as the Owner has received approval of a site plan in accordance with Section 3.4 (i) and (ii) of By-law 153-80, as amended.

#### **Purpose and Effect**

The purpose and effect of this By-law is to remove the Hold (H) provision from the zoning of the subject lands to permit them to be developed as a new single detached dwelling and the retention of the existing heritage dwelling.