



# BY-LAW 2024-81

## A BY-LAW TO AMEND BY-LAW 122-72, 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 hold symbol is removed by amendment to the by-law; and,

WHEREAS Zoning By-law No. 122-72, as amended, 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. 122-72, as amended; 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. THAT By-law 122-72, as amended, is hereby further amended as follows:
  - 1.1 By removing the Holding (H) provision from the **Residential Third Density R3(H)] zone** for the lands outlined on Schedule 'A' attached hereto.
2. THAT Zoning By-law No. 122-72, as amended, 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 May 15, 2024.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

## **EXPLANATORY NOTE**

### **BY-LAW 2024-81**

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

**Regency Property Inc.**

**Lot 19 Registered PLAN 3684**

**15 River Bend Road**

#### **Lands Affected**

The proposed by-law amendment applies to a 0.22 ha (0.54 ac) parcel of land located at the south-east corner of River Bend Road and Sabiston Drive.

#### **Existing Zoning**

The subject lands are zoned “Residential Third Density – Hold [R3(H)]” by By-law 122-72, as amended.

#### **Purpose and Effect**

The purpose and effect of this By-law is to remove the Holding Symbol from the zoning of the subject lands to permit the development of three lots for single detached dwellings.