



## **EXPLANATORY NOTE**

### **BY-LAW 2018-127**

**A By-law to amend By-law 2015-6, as amended**

**Forest Bay Homes Ltd.**

**Lots 1, 41 and 42 PLAN 65M-4619**

**Villages of Fairtree – East Village**

### **Lands Affected**

The proposed by-law amendment applies to three lots on a registered plan of subdivision (19TM-98019) located on the north side of Steeles Avenue East, east of Markham Road.

### **Existing Zoning**

The subject lands are zoned Ninth Density – Single Detached Residential (Hold 1) [R9(H1)] Zone and the Fourth Density – Semi-detached Residential (Hold 1) [RSD4(H1)] by By-law 2015-6, as amended.

### **Purpose and Effect**

The purpose and effect of this By-law is to remove the Hold (H1) provision from the zoning of the subject lands to permit them to be developed as follows:

- Lot 1 – one pair of semi-detached dwellings.
- Lots 41 and 42 – one single detached dwelling on each lot.



## By-law 2018-127

### A By-law to amend By-law 2015-6, 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. 2015-6 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. 2015-6; and,

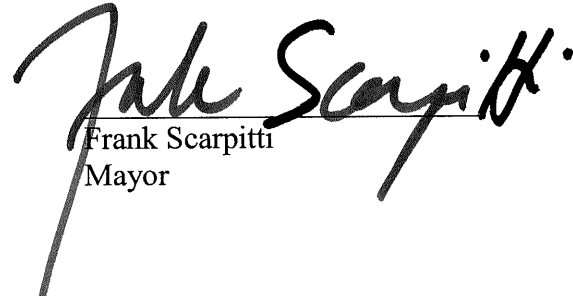
WHEREAS it has been confirmed to Council that the condition required for the removal of the Hold (H1) Symbol from the subject lands has been completed to the satisfaction of the City;

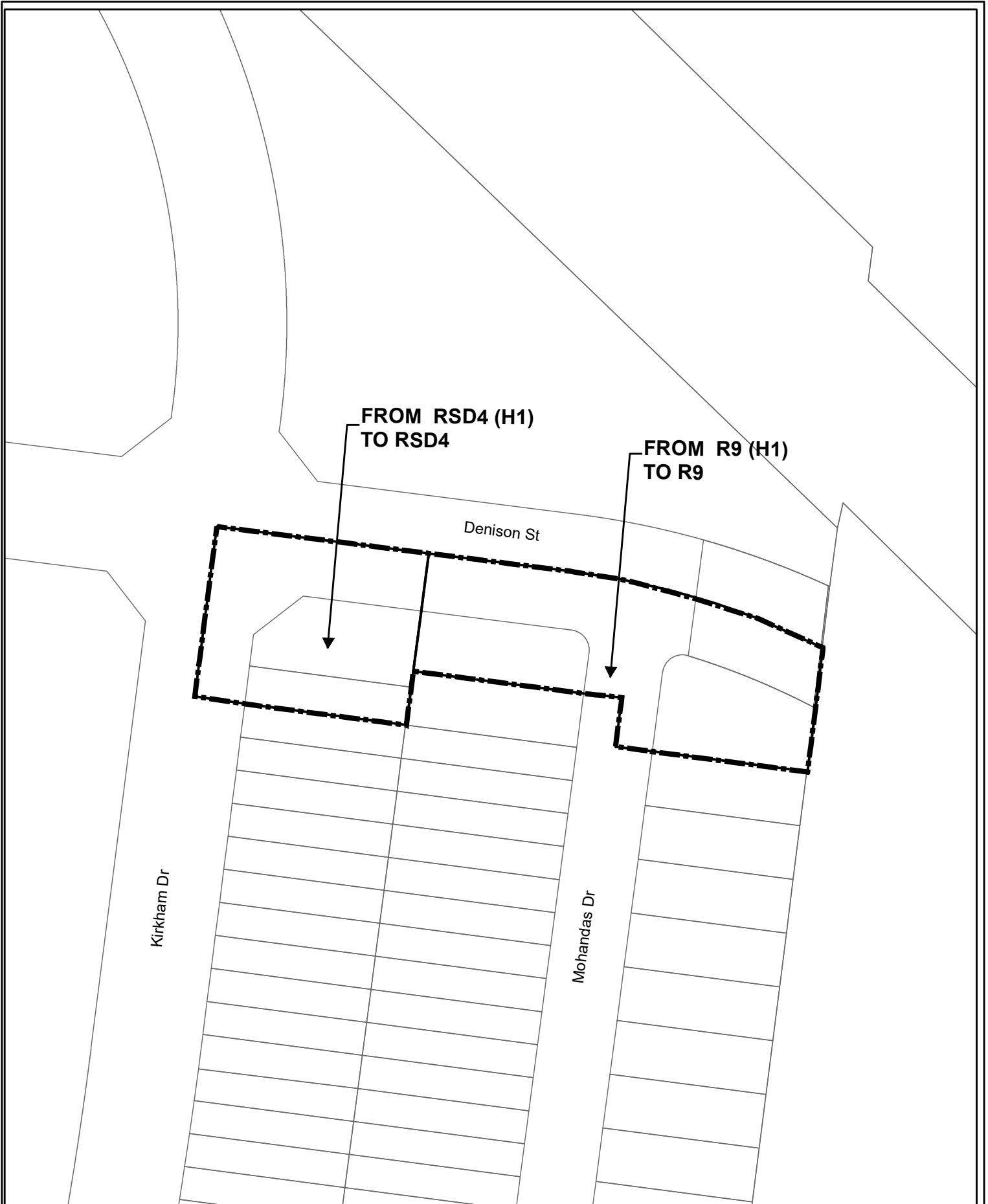
NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

1. THAT By-law 2015-6 is hereby further amended as follows:
  - 1.1 By removing the Hold (H1) provision from the **Ninth Density – Single Detached Residential (Hold 1) [R9(H1)] Zone** and the **Fourth Density – Semi-detached Residential (Hold 1) [RSD4(H1)] Zone** for the lands outlined on Schedule 'A' attached hereto.
2. THAT Zoning By-law No. 2015-6 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 September 12, 2018.

  
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Kimberley Kitteringham  
City Clerk






  
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Frank Scarpitti  
Mayor



# BY-LAW SCHEDULE "A" TO BY-LAW 2018-127

## AMENDING BY-LAW 90-81 DATED SEPTEMBER 12, 2018



-  BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
-  BOUNDARY OF ZONE DESIGNATION(S)
-  R9 NINTH DENSITY-SINGLE DETACHED RESIDENTIAL
-  RSD4 FOURTH DENSITY SEMI-DETACHED RESIDENTIAL
-  (H1) HOLDING PROVISION ONE

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.

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