



By-law 2017-114

A By-law to amend By-law 194-82, as amended
(to delete lands from the designated area of By-law 194-82)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

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

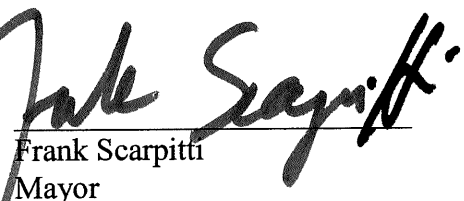
1. That By-law 194-82, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 194-82, as amended.
2. That By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule "A" attached hereto.
 - 2.2 By zoning the lands outlined on Schedule "A" attached hereto
from:
**Single Family Rural Residential (RRH) Zone (By-law 194-82) and
Open Space 1 (OS1) Zone (By-law 177-96)**
to:
Residential Two (R2*587) Zone (By-law 177-96)

Exception 7.587	Riverwalk Meadows 7605 9 th Line, 7597 9 th Line & Block 228, Plan 65M-3976	Parent Zone R2
File ZA 17 132402		Amending By-law 2017-114
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2017-114. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
587.1 Only Permitted Use		
The following is the only permitted use:		
a)	Single-detached dwelling	

3. A contribution by the Owner to the City for the purposes of community benefits and public art, in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

Read a first, second and third time and passed on December 12, 2017.


Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2017-114

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and to amend By-law 177-96, as amended

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Riverwalk Meadows

7605 and 7597 9th Line

Block 228, Plan 65M-3976

ZA 17 132402

Lands Affected

The proposed by-law amendment applies to three parcels of land with a combined approximate area of 0.5135 hectares, located on the east side of 9th Line and north of Riverwalk Drive which is south of 14th Avenue and west of the Box Grove By-pass.

Existing Zoning

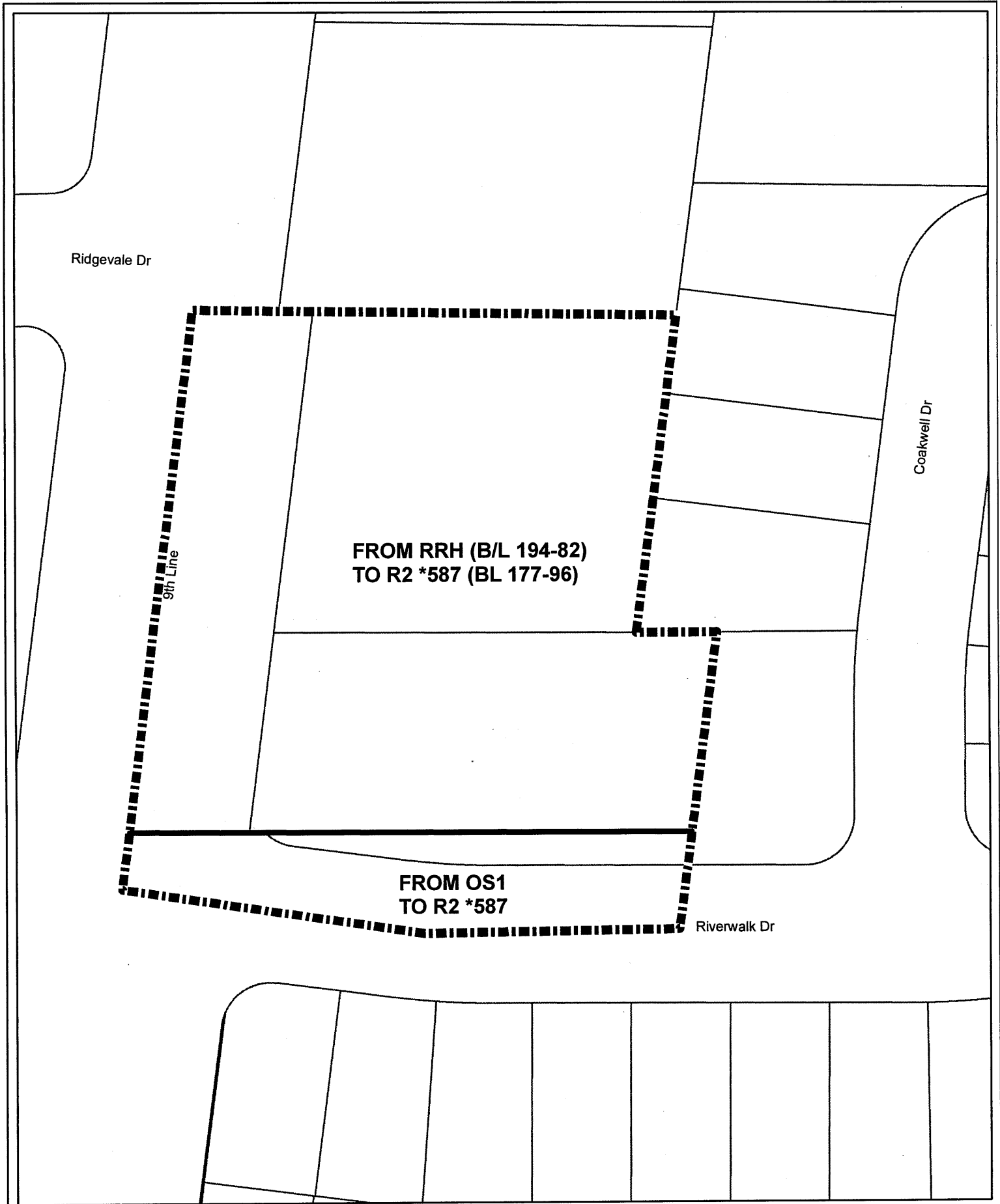
The subject lands are zoned Single Family Rural Residential (RRH) under Bylaw 194-82, as amended, and Open Space One (OS1) under Bylaw 177-96, as amended.

Purpose and Effect

The purpose and effect of this By-law is to remove the subject lands from the designated area of By-law 194-82, as amended, to be incorporated into the designated area of By-law 177-96, as amended by rezoning the lands into the Residential Two Zone to permit the use of the lands for Single Detached Dwellings.

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.



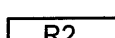
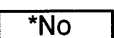
SCHEDULE " A " TO BY-LAW 2017-114

AMENDING BY-LAWS 194-82 AND 177-96 DATED Dec. 12, 2017

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE
TO BE DELETED FROM 194-82 AND ADDED TO 177-96

 BOUNDARY OF ZONE DESIGNATION(S)

 RRH RURAL RESIDENTIAL  OS1 OPEN SPACE

 R2 RESIDENTIAL TWO  *No EXCEPTION SECTION NUMBER

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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DEVELOPMENT SERVICES COMMISSION

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Drawn By:

Checked By:

DATE: