



EXPLANATORY NOTE

BY-LAW 2017-69

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

Wykland Estates Inc. (Mattamy Cornell Centre)

Block 28, Plan 65M 4526

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate located at the southeast corner of Bur Oak Avenue and Rustle Woods Avenue within Cornell Centre.

Existing Zoning

The subject lands are zoned Community Amenity One*547(Hold) [CA1*547(H)] in accordance with By-law 177-96, as amended.

Purpose and Effect

The purpose and effect of this by-law is to remove the Hold (H) symbol provision from the zoning of the subject property in order to permit the property to be developed with a mixed use apartment building containing 100 apartment units and 5 non residential units, as well as 6 stacked townhouse dwellings. The condition required to remove the Hold has been satisfied.



By-law 2017-69

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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. 177-96 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. 177-96; 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:

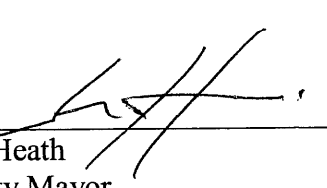
1. THAT By-law 177-96 is hereby further amended as follows:
 - 1.1 By removing the Hold (H) provision from the following zone for the lands outlined on Schedules 'A' attached hereto:

Community Amenity One*547 (Hold) CA1*547(H)
2. THAT Zoning By-law No. 177-96 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.

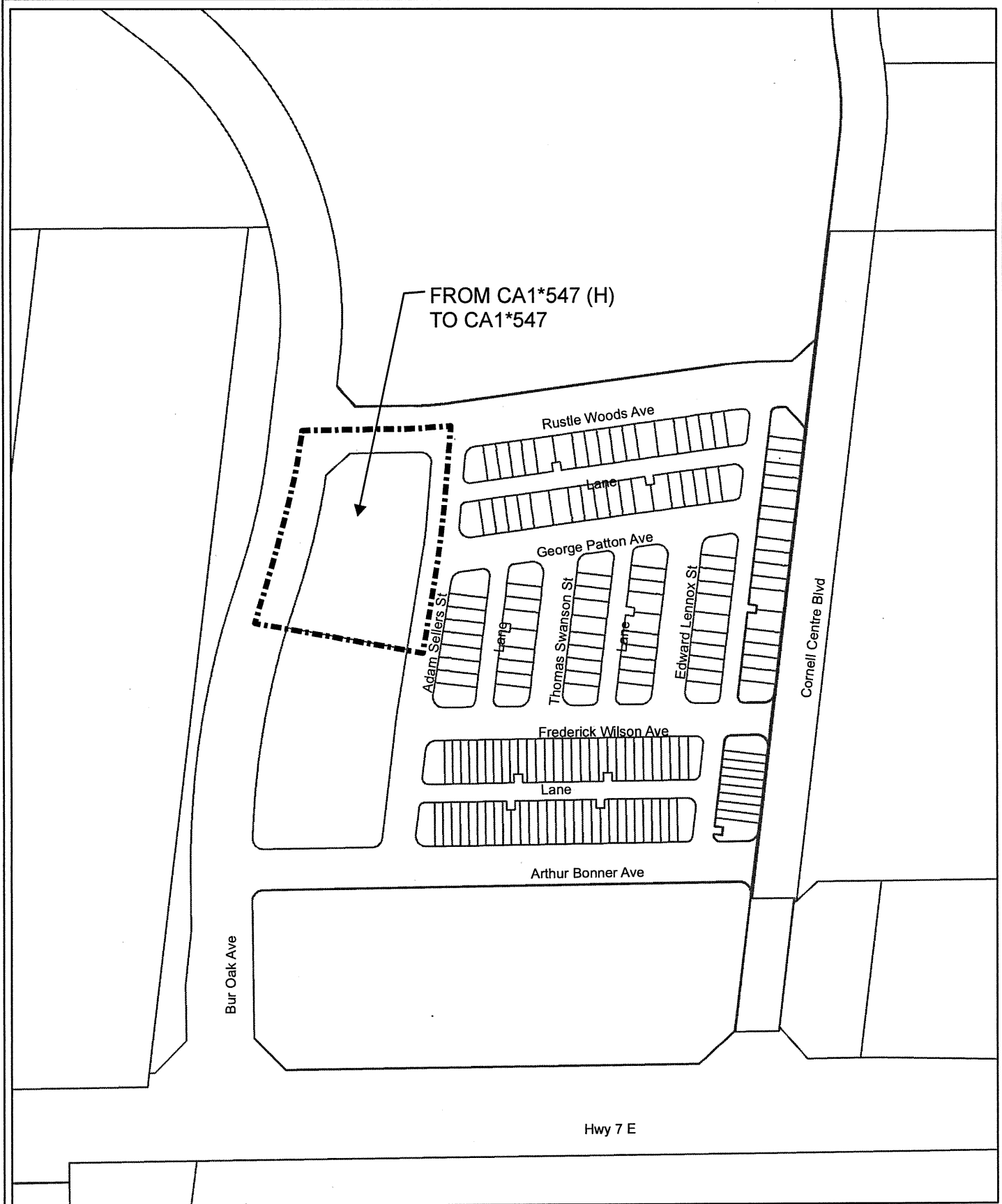
Read a first, second, and third time and passed on June 27, 2017.



Kimberley Kibben
City Clerk



Jack Heath
Deputy Mayor



SCHEDULE "A " TO BY-LAW 2017-69

AMENDING BY-LAW 177-96 DATED June 27, 2017

- BOUNDARY OF AREA COVERED BY THIS SCHEDULE
- CA1** COMMUNITY AMENITY ONE
- (H)** HOLDING PROVISION
- *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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