



## **EXPLANATORY NOTE**

### **BY-LAW 2017-77**

**A By-law to amend By-law 118-79, as amended**

**2124123 Ontario Ltd. (formerly Scardred Company Limited)  
3940 Highway 7**

### **Lands Affected**

The proposed by-law amendment applies to two blocks of land on the west side of Village Parkway, north of Highway 7.

### **Existing Zoning**

The subject lands are zoned First Density – Medium Density Residential (Hold) [RMD1(H)] and Second Density – High Density Residential (Hold) [RHD2(H)] by By-law 118-79, 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 with a total of 81 townhouses.



## By-law 2017-77

### A By-law to amend By-law 118-79 (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. 118-79 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. 118-79; and,

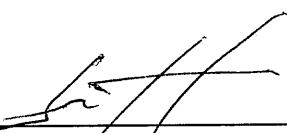
WHEREAS the conditions for removal of the holding symbol have been satisfied to the satisfaction of the City;

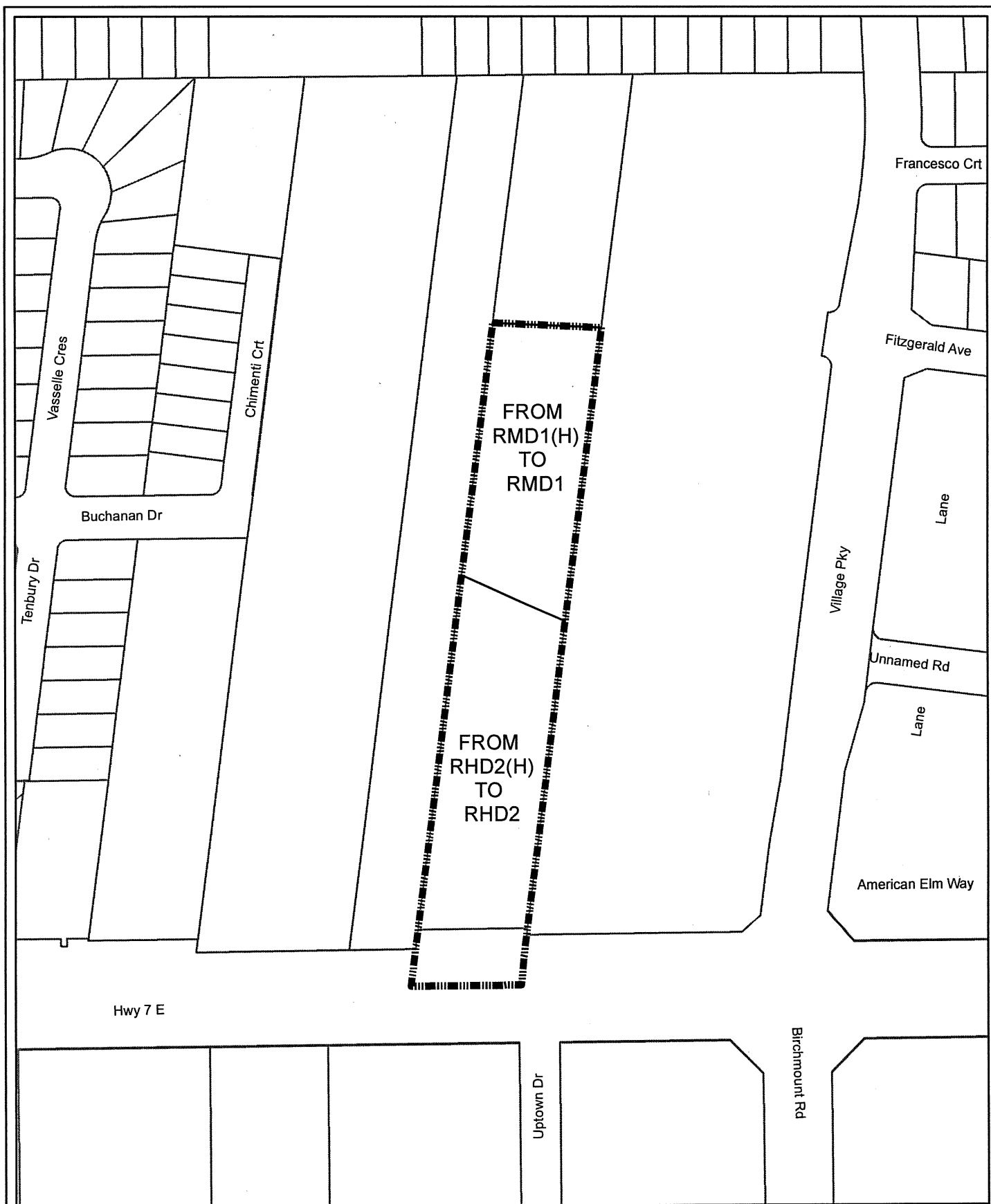
NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

1. THAT By-law 118-79 is hereby further amended as follows:
  - 1.1 By removing the Hold (H) provision from the **First Density – Medium Density Residential (Hold) [RMD1(H)] Zone** and the **Second Density – High Density Residential (Hold) [RHD2(H)] Zone** for the lands outlined on Schedule 'A' attached hereto.
2. THAT Zoning By-law No. 118-79 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.

  
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Kimberley Kitteringham  
City Clerk

  
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Jack Heath  
Deputy Mayor



## SCHEDULE " A " TO BY-LAW 2017-77

AMENDING BY-LAW 118-79 DATED June 27, 2017

	BOUNDARY OF AREA COVERED BY THIS SCHEDULE
	BOUNDARY OF ZONE DESIGNATION(S)
	FIRST DENSITY - MEDIUM DENSITY RESIDENTIAL
	SECOND DENSITY - HIGH DENSITY RESIDENTIAL
	HOLDING PROVISION



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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.



DEVELOPMENT SERVICES COMMISSION

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Drawn By: LW Checked By: SH Date: 14/06/2017

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