



EXPLANATORY NOTE

BY-LAW 2016-112

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

Cornell Rouge Development Corporation

Draft Plan of Subdivision 19TM-08002

South of 16th Avenue, west of Donald Cousens Parkway

Lands Affected

The proposed by-law amendment applies to parcels of land with an approximate area of 8.56 hectares located south of 16th Avenue and west of Donald Cousens Parkway. The subject lands are within Draft Approved Plan of Subdivision 19TM-08002, Phase 7.

Existing Zoning

The subject lands are zoned in accordance with By-law 177-96, as amended, as follows:

Residential Two*190*192 (Holding One)	R2*190*192(H1)
Residential Two*190*192*514 (Holding One)	R2*190*192*514(H1)
Residential Two*190*193*487 (Holding One)	R2*190*193*487(H1)
Residential Two*190*193*488 (Holding One)	R2*190*193*488(H1)

Purpose and Effect

The purpose and effect of this by-law is to remove the Holding One (H1) symbol provision from the zoning of the subject property in order to permit the property to be developed with 107 single detached dwelling units and 70 townhouse dwelling units.



BY-LAW 2016-112

A By-law to amend By-law 177-96 (Removal of Hold Provision)

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;

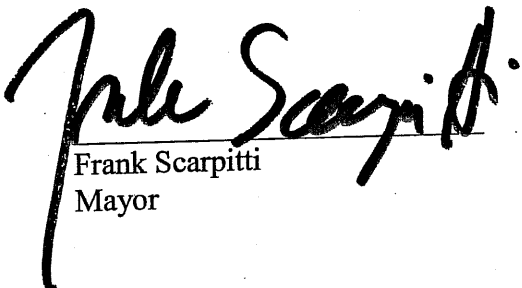
NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

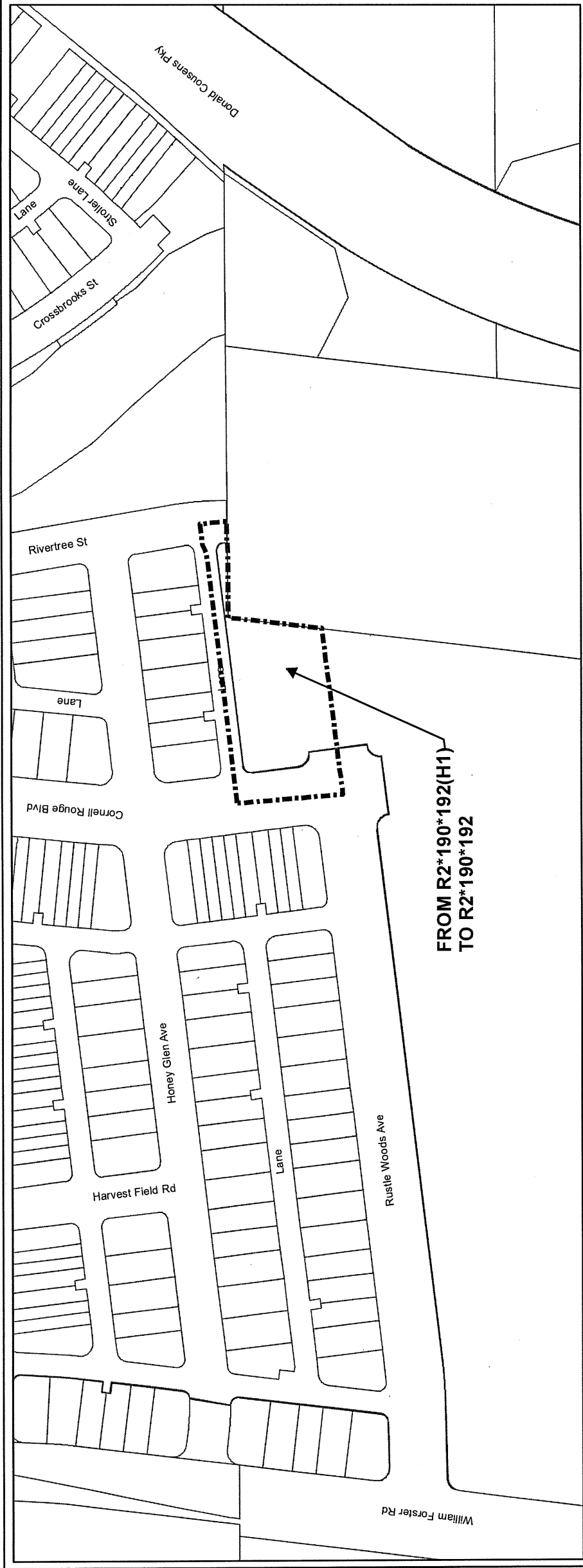
1. THAT By-law 177-96 is hereby further amended as follows:
 - 1.1 By removing the Holding One (H1) provision from the following zones for the lands outlined on Schedules 'A' and 'B' attached hereto:

Residential Two*190*192 (Holding One)	R2*190*192(H1)
Residential Two*190*192*514 (Holding One)	R2*190*192*514(H1)
Residential Two*190*193*487 (Holding One)	R2*190*193*487(H1)
Residential Two*190*193*488 (Holding One)	R2*190*193*488(H1)
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 November 1, 2016.


Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor



FROM R2*190*192(H1)
TO R2*190*192

BY-LAW SCHEDULE "B" TO BY-LAW 2016-112

AMENDING BY-LAW 177-96 DATED November 1, 2016

BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

R2 RESIDENTIAL TWO
(H1) HOLDING PROVISION ONE

*No. EXCEPTION NUMBER



Drawn By: CPW
Checked By: SC
DATE: 13/10/2016

MARKHAM DEVELOPMENT SERVICES COMMISSION

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

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