



EXPLANATORY NOTE

BY-LAW 2016-____

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

**Shining Hill Homes (John) Inc.
360 John Street**

Lands Affected

The proposed by-law amendment applies to approximately 3.13 hectares (7.70 acres) of land on the north side of John Street between the CN Rail Line and Aileen Road in the Thornhill District.

Existing Zoning

The subject lands are zoned Residential Two (Holding) [R2*513(H)] under By-law 177-96 and Community Amenity Three (Holding) [CA3*523(H)] under By-law 177-96”, as amended.

Purpose and Effect

The purpose and effect of this by-law is to remove the Holding (H) symbol provision from the zoning of the subject property in order to allow a 101 unit street townhouse development on these lands including at grade commercial uses within buildings facing John Street.



BY-LAW 2016-_____

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 holding 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 Holding (H) Symbol from the subject lands have been completed to the satisfaction of the City;

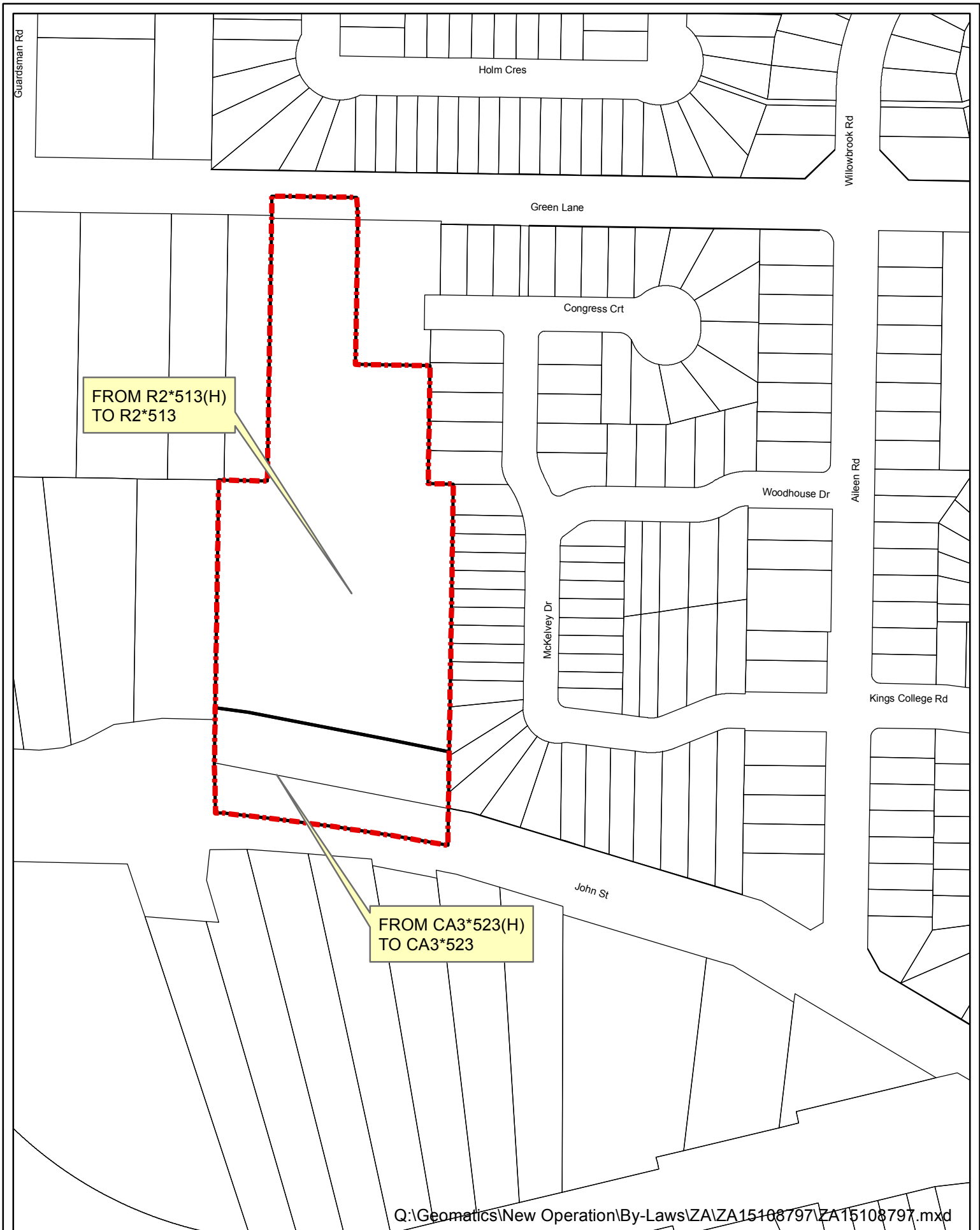
NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

1. THAT By-law 177-96 is hereby further amended as follows:
 - 1.1 By removing the Holding (H) provision from the **R2*513 (H) Zone** and **the CA3*523 (H) Zone** for the lands outlined on Schedule 'A' attached hereto.
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 _____, 2016.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



BY-LAW SCHEDULE "A" TO BY-LAW AMENDING BY-LAW 177-96 DATED



- BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
- BOUNDARY OF ZONE DESIGNATION(S)

- CA3

COMMUNITY AMENITY THREE
- R2

RESIDENTIAL TWO

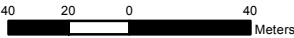
- (H)

HOLDING PROVISION
- *(No)

EXCEPTION NUMBER



DEVELOPMENT SERVICES COMMISSION



Drawn By: DD Checked By: RC

DATE:07/20/16

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