



EXPLANATORY NOTE

BY-LAW 2016-70

A By-law to amend By-law 151-75, as amended

Shiying Tan

28 Aileen Road

Lands Affected

The proposed by-law amendment applies to 0.14 ha (0.34 ac.) of lands located on the west side of Aileen Road, north of John Street in the Thornhill Planning District.

Existing Zoning

The subject lands are zoned “(Hold) Eighth Density – Single Family Residential (H)R8 Zone” per By-law 151-75, 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 allow for the severance of the lot to create two residential lots from the original property. The future lots will be subject to the development standards of the R8 Zone per By-law 151-75, as amended.



By-law 2016-70

A By-law to amend By-law 151-75 (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. 151-75 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. 151-75; 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 151-75 is hereby further amended as follows:
 - 1.1 By removing the Hold (H) provision from the (Hold) **Eighth Density – Single Family Residential (H)R8 Zone** for the lands outlined on Schedule 'A' attached hereto.
2. THAT Zoning By-law No. 151-75 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 28, 2016.


Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor



SCHEDULE " A " TO BY-LAW 2016-70

AMENDING BY-LAW 151-75 DATED June 28, 2016



 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

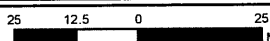
 EIGHTH DENSITY RESIDENTIAL ZONE

 HOLDING PROVISION

Q:\Geomatics\New Operation\By-Laws\ZA\ZA16162571\ZA16162571.mxd



DEVELOPMENT SERVICES COMMISSION



Drawn By: CPW Checked By: RC

DATE:09/06/2016

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