



## **EXPLANATORY NOTE**

### **BY-LAW 2016-73**

#### **A By-law to amend By-law 90-81, as amended**

**Akilan Kanagasabapathy**  
**5077 14<sup>th</sup> Avenue**  
**Three (3) single-detached dwellings**

#### **Lands Affected**

The proposed by-law amendment applies to a 0.207 ha (0.5 ac) parcel of land located on the south side of 14<sup>th</sup> Avenue, west of McCowan Road, and municipally known as 5077 14<sup>th</sup> Avenue.

#### **Existing Zoning**

By-law 90-81, as amended, currently zones the subject lands as Residential Development (RD).

#### **Purpose and Effect**

The purpose and effect of this By-law is to amend By-law 90-81, as amended, to rezone the subject property to Eighth Density – Single Detached Residential (Hold) [R8(H) Zone] in order to facilitate the development of three (3) single-detached dwellings. A Hold (H) provision has been placed on the subject lands to ensure certain conditions are met prior to any development proceeding.



## By-law 2016-73

### A By-law to amend By-law 90-81, as amended

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The Council of the Corporation of the City of Markham hereby enacts as follows:

1. By-law 90-81, as amended, is hereby further amended as follows:
- 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto as follows:

from

**Residential Development (RD) Zone**

to

**Eighth Density – Single Detached Residential (Hold) [R8(H)] Zone**

2. **Hold Provision**

For the purposes of this By-law, a Hold (H) provision is hereby established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbol.


No person shall hereafter erect or alter any building or structure on lands subject to the Hold (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.

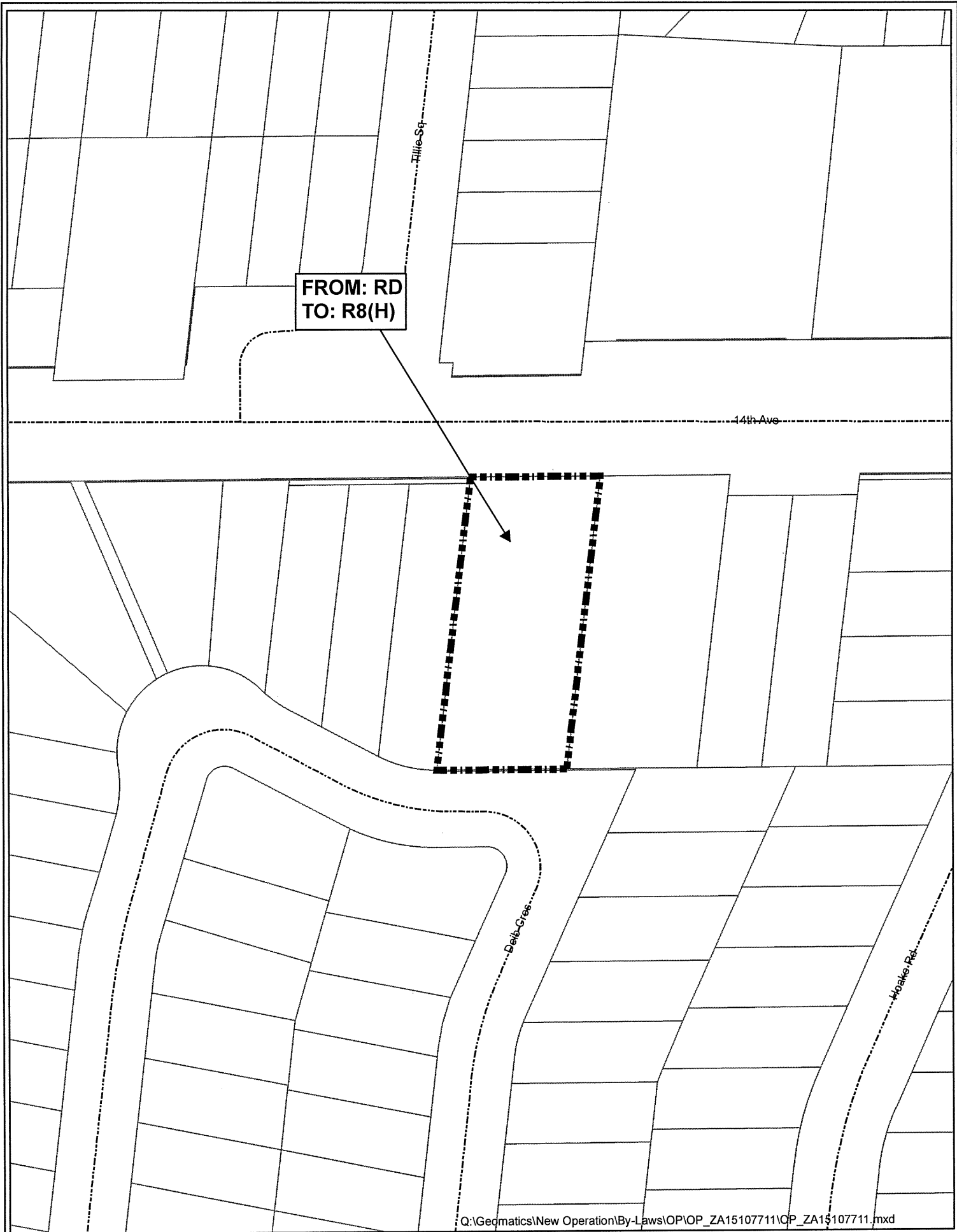
Prior to removing the Hold (H) provision the following conditions must be met to the satisfaction of the City of Markham:

- i) The design, construction and securing of the maintenance of all municipal servicing for the proposed residential lots, to the satisfaction of the Director of Engineering;
- ii) Submission of Letters of Credit and Engineering fees to the satisfaction of the Director of Engineering;
- iii) Confirmation from the City's Waste Management Division that their requirements have been satisfied;
- iv) Submission for review and approval by the City of the following drawings and studies:
  - a. detailed engineering drawings
  - b. a noise report
  - c. a functional servicing report;
  - d. tree preservation plan, planting plan and compensation schedule;
  - e. fencing plan and details; and
  - f. cost estimate(s) respecting any works required in accordance with the said drawings and studies;
- v) Submission to the City of a Letter of Release from the Armadale Developers Group, in a form satisfactory to the City Solicitor, confirming that the Owner has satisfied all its obligations to the Group;

- vi) Payment to the City of any fees related to the review, including peer review, of the drawings and studies referred to in Subsection 2 (iv).
- vii) A clearance letter from York Region confirming that their requirements have been addressed.

Read a first, second, and third time and passed on June 28, 2016.

  
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Kimberley Kitteringham  
City Clerk  
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Frank Scarpitti  
Mayor

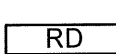
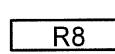
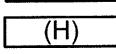


# SCHEDULE "A" TO BY-LAW 2016-73

AMENDING BY-LAW 90-81 DATED June 28, 2016



 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

- |   |                         |  |  |
|---|-------------------------|--|--|
|  RD  | RESIDENTIAL DEVELOPMENT |  R8 | EIGHTH DENSITY SINGLE DETACHED RESIDENTIAL |
|  (H) | HOLD PROVISION          |  |  |

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