



## **EXPLANATORY NOTE**

### **BY-LAW 2016-59**

**A By-law to amend By-law 177-96, as amended by By-law 2013-124**

**6937 Highway 7 East**

**Lindvest Properties (Cornell) Limited**

### **Lands Affected**

The proposed by-law amendment applies to lands located at the southeast corner of Highway 7 East and Stoney Stanton Drive

### **Existing Zoning**

The subject lands are zoned “Community Amenity Three \*494 (Holding) [CA3\*494(H)]” under By-law 177-96, as amended.

### **Purpose and Effect**

The purpose of this By-law is to remove the Holding (H) provision from the zoning of subject lands. The Holding (H) provision was implemented to ensure that conditions related Region of York approval, servicing allocation, acceptance of a transportation study, and registration of plan of subdivision and site plan agreement occurs prior to development on the subject lands.

The effect of the By-law is to permit the construction of 192 stacked townhouse dwellings on the subject lands within eight stacked townhouse buildings.



## BY-LAW 2016-59

### A By-law to amend By-law 177-96 (Removal of Holding 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 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 has been completed to the satisfaction of the City;

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

- 1.0 THAT By-law 177-96 is hereby further amended as follows:
  - 1.1 By removing the Holding (H) provision from the **Community Amenity Three\*494 Zone (CA3\*494) Zone** for the lands outlined on Schedule 'A' attached hereto.
- 2.0 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.
- 3.0 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 May 31, 2016.

Martha Pettit  
Deputy City Clerk

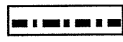
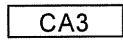
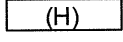
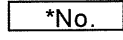
Frank Scarpitti  
Mayor



# SCHEDULE "A " TO BY-LAW 2016-59

## AMENDING BY-LAW 177-96 DATED May 31, 2016



-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  COMMUNITY AMENITY THREE
-  HOLDING PROVISION
-  EXCEPTION SECTION NUMBER

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