



EXPLANATORY NOTE

BY-LAW 2016-45

A By-law to amend By-law 304-87, as amended by By-law 2012-144

**76 Chatelaine Drive and 39 Carolwood Crescent
PLAN 5937 PT LOT 4 RP 65R35193 PT 1**

Lands Affected

The proposed by-law amendment applies to lands located at the north-east corner of Chatelaine Drive and Carolwood Crescent and municipally known as 76 Chatelaine Drive and 39 Carolwood Crescent.

Existing Zoning

The subject lands are zoned “Rural Residential Estate Zone (Holding) [RRE(H)]”.

Purpose and Effect

The purpose of this By-law is to remove the Holding (H) provision from the zoning of 76 Chatelaine Drive and 39 Carolwood Crescent. 76 Chatelaine Drive was previously severed from 39 Carolwood Crescent and the Holding (H) provision was implemented on the subject lands to ensure that site plan approval was obtained for new construction on the subject lands as a result of the previous severance.

The effect of the By-law is to permit the construction of a single detached dwelling at 76 Chatelaine Drive.



By-law 2016-45

A By-law to amend By-law 304-87 (Removal of Holding 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. 304-87 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. 304-87; 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 304-87 is hereby further amended as follows:
 - 1.1 By removing the Holding (H) provision from the **Rural Residential Estate Zone (RRE) Zone** for the lands outlined on Schedule 'A' attached hereto.
- 2.0 THAT Zoning By-law No. 304-87 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 3, 2016.

Martha Pettit
Deputy City Clerk

Frank Scarpitti
Mayor



BY-LAW SCHEDULE "A" TO BY-LAW 2016-45

AMENDING BY-LAW 304-87 DATED May 3, 2016

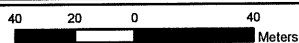


 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

 RURAL RESIDENTIAL ESTATE  HOLDING PROVISION



DEVELOPMENT SERVICES COMMISSION



Drawn By:DD Checked By:SM

DATE:04/08/16

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