



# By-law 2019-\_\_\_\_\_

## A By-law to amend By-law 1229, as amended

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

1. That By-law 1229, as amended, is hereby further amended as it applies to the lands outlined on Schedule ‘A’ as follows:
  - 1.1 By adding to Section 12 – EXCEPTIONS TO STANDARDS AND PERMITTED USES, the following new subsection

Exception 12.43	269 Main Street North, Markham	Parent Zone R1
File ZA 17 151164		Amending By-law 2019- _____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted on schedule “A” to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
<b>12.43.1 Additional Permitted Uses</b>		
The following additional uses are permitted:		
a)	TRIPLEX DWELLING	
<b>12.43.2 Special Zone Standards</b>		
The following special zone standards shall apply to a TRIPLEX DWELLING:		
a)	Minimum LOT FRONTAGE – 60 feet	
b)	Minimum required FRONT YARD – 25 feet	
c)	Minimum required SIDE YARD – 6 feet	
d)	Minimum required REAR YARD – 25 feet	
e)	Maximum BUILDING HEIGHT – 35 feet	
f)	Maximum LOT COVERAGE – 24%	
g)	Minimum LOT AREA – 6600 square feet	

Read a first, second and third time and passed this 29<sup>th</sup> day of January, 2019.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



## **EXPLANATORY NOTE**

### **BY-LAW 2019-\_\_\_\_ A By-law to amend By-law 1229, as amended**

**Esther Wong c/o Louis Mak  
269 Main Street North  
ZA 17 151164**

#### **Lands Affected**

The proposed by-law amendment applies to a parcel of land with an approximate area of 0.09 hectares (0.02 acres), which is located north of Parkway Avenue and south of 16<sup>th</sup> Avenue in the Mount Joy Community.

#### **Existing Zoning**

The subject lands are zoned residential (R1) Zone under By-law 1229, as amended.

#### **Purpose and Effect**

The subject lands are zoned residential (R1) Zone under By-law 1229, as amended, by adding a triplex dwelling as an additional permitted use, in order to facilitate a residential development in the form of an addition to the existing heritage dwelling.

#### **Note Regarding Further Planning Applications on this Property**

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.