



## **EXPLANATORY NOTE**

### **BY-LAW 2019-25**

**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.



## By-law 2019-25

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

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

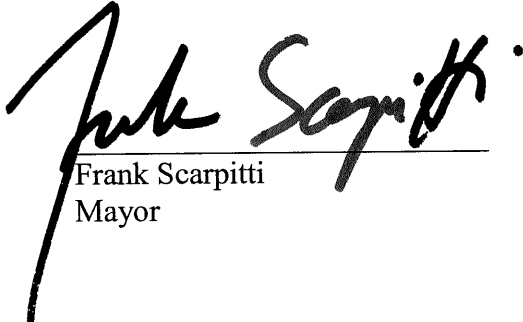
1. That By-law 1229, as amended, is hereby further amended as it applies to the lands outlined on Schedule 'A' as follows:

1.1 By adding to Section 12 – EXCEPTIONS TO STANDARDS AND PERMITTED USES, the following new subsection

<b>Exception 12.43</b>	269 Main Street North, Markham	<b>Parent Zone R1</b>
File ZA 17 151164		Amending By-law 2019-25
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.

  
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 Kimberly Kitteringham  
 City Clerk

  
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 Frank Scarpitti  
 Mayor

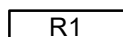


# SCHEDULE "A" TO BY-LAW 2019-25

## AMENDING BY-LAW 1229 AND DATED JANUARY 29, 2019

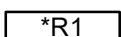


BOUNDARY OF AREA COVERED BY THIS SCHEDULE



R1

ZONE DESIGNATION



\*R1

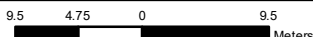
ZONE DESIGNATION

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

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DEVELOPMENT SERVICES COMMISSION



Drawn By:

Checked By:

DATE:

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