



[Title]

A By-law to amend By-law 194-82, as amended
(to delete lands from the designated area of By-law 194-82)
and By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

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

- 1. That By-law 194-82, as amended, is hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated area of By-law 194-82, as amended.
- 2. By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule ‘A’ attached hereto.

2.1 By zoning the lands outlined on Schedule ‘A’ attached hereto from:

Single Family Rural Residential (RRH) Zone
to
Residential One (R1-F30*683) Zone

- 3. By adding the following subsection to Section 12 – EXCEPTIONS

Exception 7.683	Indrajit Chakraborty & Ujjaini Sircar	Parent Zone R1-F30
File ZA 19 126535	Southeast corner of 9 th Line and 14 th Avenue (LOT 5, CONCESSION 9) Part 1, Registered Plan 64R-2266	Amending By-law 0000-000
Notwithstanding any other provisions of By-law 177-96, as amended, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.683.1 Special Zone Standards		
a)	Minimum <i>lot area</i> : 750 m2	
b)	Minimum required front yard on a lot not accessed by a lane: 3.2	
c)	Minimum required interior side yard on a lot with a lot frontage of 12.0 m or greater: 3 m	
d)	Minimum require rear yard on a lot not accessed by a lane: 7 m	

- 4. All other provisions of By-law 177-96, as amended, not inconsistent with the forgoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.

Read a first, second, and third time and passed on_____, 2021.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2021-

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(to delete lands from the designated area of By-law 194-82)

And By-law 177-96, as amended

(to incorporate lands into the designated area of By-law 177-96)

Indrajit Chakraborty & Ujjaini Sircar

Southeast corner of 9th Line and 14th Avenue (LOT 5, CONCESSION 9)

Part 1, Registered Plan 64R-2266

(Proposed Infill Redevelopment)

File No. ZA 19 126535

Lands Affected

The proposed by-law amendment applies 0.207 hectares (ac) of land located at the southeast corner of 9th Line and 14th Avenue, in the City of Markham.

Existing Zoning

The lands are zoned RRH – SINGLE FAMILY RURAL RESIDENTIAL ZONE within with By-law 194-82, as amended.

Purpose and Effect

The purpose and effect of this By-law is to delete the lands from By-law 194-82, as amended and incorporate lands into the designated area of By-law 177-96, as amended.

Site-specific development standards are contained within By-law 2021 - ____ to facilitate the construction of the dwelling unit as proposed.

Notice Regarding Further Planning Applications on this Property

In accordance with Section 45(1.3) and 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended on July 1, 2016 through the enactment of Bill 73, no person shall apply for a minor variance from the provisions of the by-law in respect of land, building or structure before the second anniversary of the day on which the by-law was amended, unless Council has declared by resolution that such an application is permitted.