



EXPLANATORY NOTE

BY-LAW 2021-43

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

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 amend By-law 194-82, as amended with site-specific development standards to permit the existing detached dwelling on site.

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.



By-law 2021-43

A By-law to amend By-law 194-82, as amended

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


- That By-law 194-82, as amended, is hereby further amended as follows:
- By adding the following subsections to Section 12 – EXCEPTIONS

Exception 12.14	Indrajit Chakraborty & Ujjaini Sircar	Parent Zone RRH
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 2021-43
Notwithstanding any other provisions of By-law 194-82, 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.		
12.14.1 Special Zone Standards		
a)	Minimum LOT FRONTAGE : 26 m	
b)	Minimum LOT AREA : 1000 m ²	
c)	Minimum FRONT YARD : 2.90 m	
d)	Minimum FLANKAGE YARD : 0.5 m	
e)	Maximum PRIVATE GARAGE width : 7.0 m	
f)	Minimum setback of a door used for vehicular access from a FRONT or FLANKAGE YARD: 5.8 m	
f)	The provisions of Section 4.5.1 (a) with respect to a minimum building SETBACK to 9 th Line Shall not apply	
h)	The provision of Section 4.6.1 with respect to LANDSCAPING ADJOINING STREETS OR HIGHWAYS shall not apply	
i)	Notwithstanding the provisions of section 6.2, ACCESSORY BUILDINGS shall be located no closer than 1.2 metres from the nearest INTERIOR SIDE or REAR LOT LINE. This setback may be reduced to 1 metre where there are no doors or windows facing the LOT LINE.	

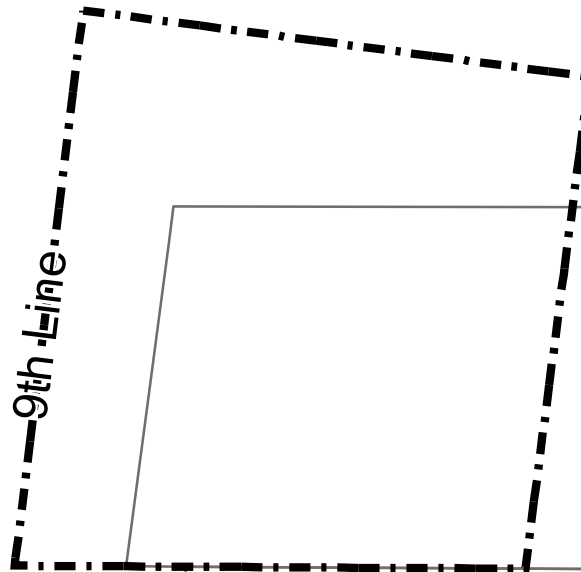
- All other provisions of By-law 194-82, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.

Read a first, second and third time and passed on June 29, 2021


Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor

14th Ave



SCHEDULE "A" TO BY-LAW 2021-43

AMENDING BY-LAW 194-82 DATED JUNE 29, 2021



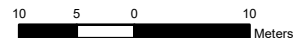
BOUNDARY OF AREA COVERED BY THIS SCHEDULE



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.



DEVELOPMENT SERVICES COMMISSION



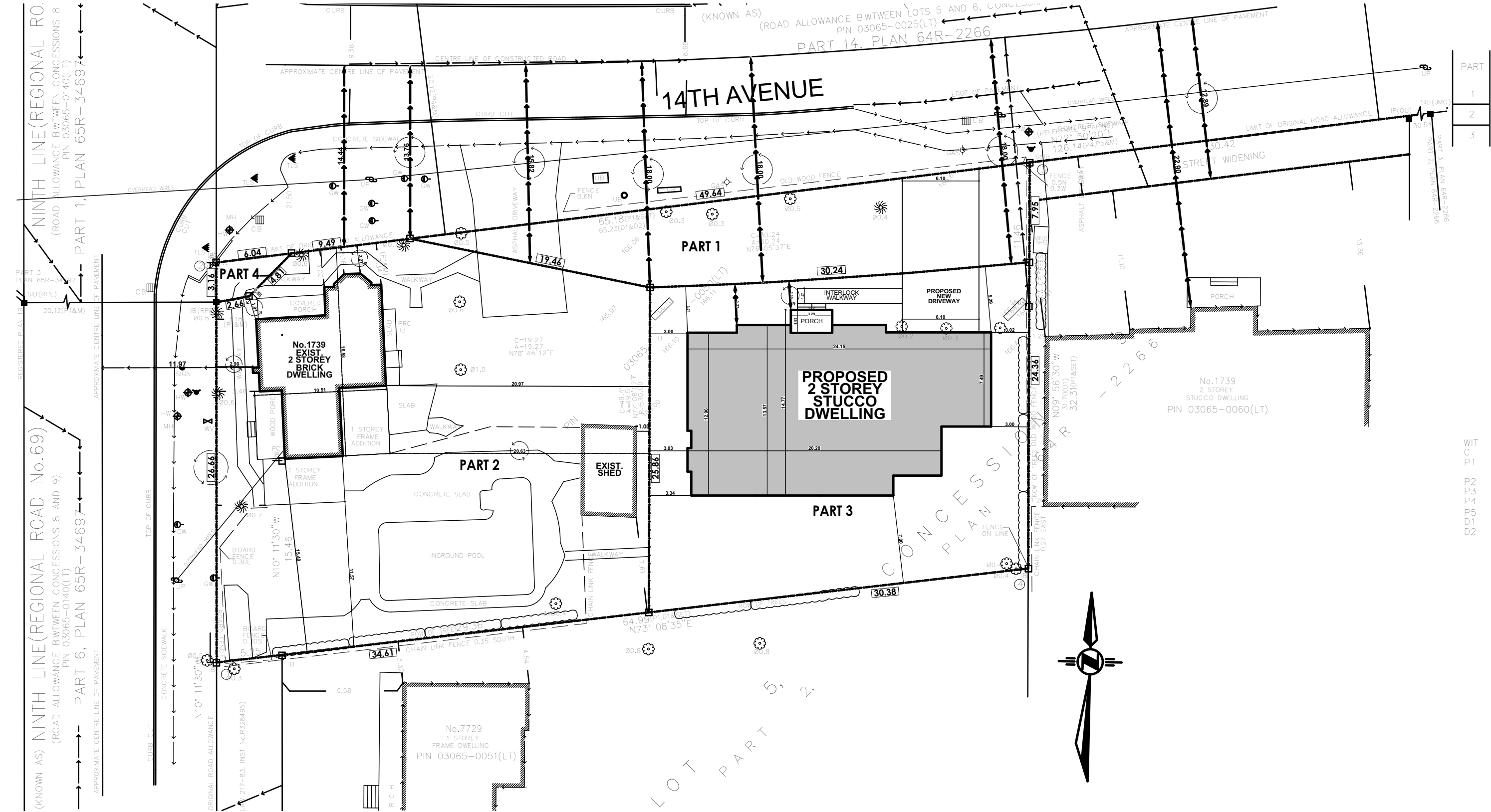
Drawn By: RT

Checked By: AM

DATE: 26/05/2021

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

Q:\Geomatics\New Operation\By-Laws\PLAN\PLAN19_126535\Schedule A.mxd



ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION BEFORE ISSUANCE OF BUILDING PERMIT. CONTRACTORS/BUILDER MUST VERIFY ALL DIMENSIONS/SPECS/DETAILS & AS-BUILT INFORMATION INCLUDING STRUCTURAL AND MECHANICAL PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO MEMAR. DESIGN, DRAWINGS & SPECIFICATIONS ARE ALL PROPERTY OF MEMAR UNDER COPY RIGHT ACT AND MUST NOT BE USED FOR ANY OTHER PROJECT AND/OR BY ANY OTHER PERSON INCLUDING ORIGINAL CLIENT WITHOUT WRITTEN PERMISSION.

DATE:	ISSUED FOR:

DRAWING TITLE:
SITE PLAN
PROJECT TITLE/ADDRESS:
7739 NINTH LINE, MARKHAM

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DESIGN-DRAWN BY
L.M.
CHKD BY
S.T.

SCALE:
1:300
LAST MODIFIED ON:
Tuesday, June 8, 2021



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