



EXPLANATORY NOTE

BY-LAW 2013-181

A By-law to amend By-law 193-81, as amended

**Jeff Pechenkov and Chris Pechenkovski
18 Lee Avenue
PLAN 2440 PT LOT 18 PT LOT 19**

Lands Affected

The proposed by-law amendment applies to lands zoned (H)SUR3 located at the rear of 18 Lee Avenue, fronting on Alai Circle. The lands subject of this by-law amendment were severed from 18 Lee Avenue through the Committee of Adjustment to create two new residential building lots identified as Part 3 and Parts 4 & 8 on Plan 65R-34057.

Existing Zoning

The two new lots fronting onto Alai Circle are split-zoned where the front portion of the two new lots are zoned Suburban Residential Third Density (Hold) - (H)SUR3 and the rear portions are zoned Suburban Residential Second Density – SUR2. The SUR2 zone is outside of the proposed building envelope. The zoning provisions in the above noted By-law, under both zone categories, allow for residential uses including detached dwellings. The Holding (H) provision, which only applies to the SUR3 zone, includes the requirement that the owner enter into a subdivision agreement with the City.

Purpose and Effect

The purpose of this By-law is to amend the above-noted Zoning By-law in order to lift the Hold provisions within the By-law.

The effect of the By-law is to allow for the use of the two new residential building lots for the purpose of two new detached dwellings.



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THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

- 1.0 By-law 193-81, as amended, be and the same is hereby further amended as follows:

By rezoning the lands from:

Suburban Residential Third Density (Hold) - (H)SUR3


to

Suburban Residential Third Density - SUR3

as shown on Schedule 'A' attached hereto.

- 2.0 All other provisions of By-law 193-81, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

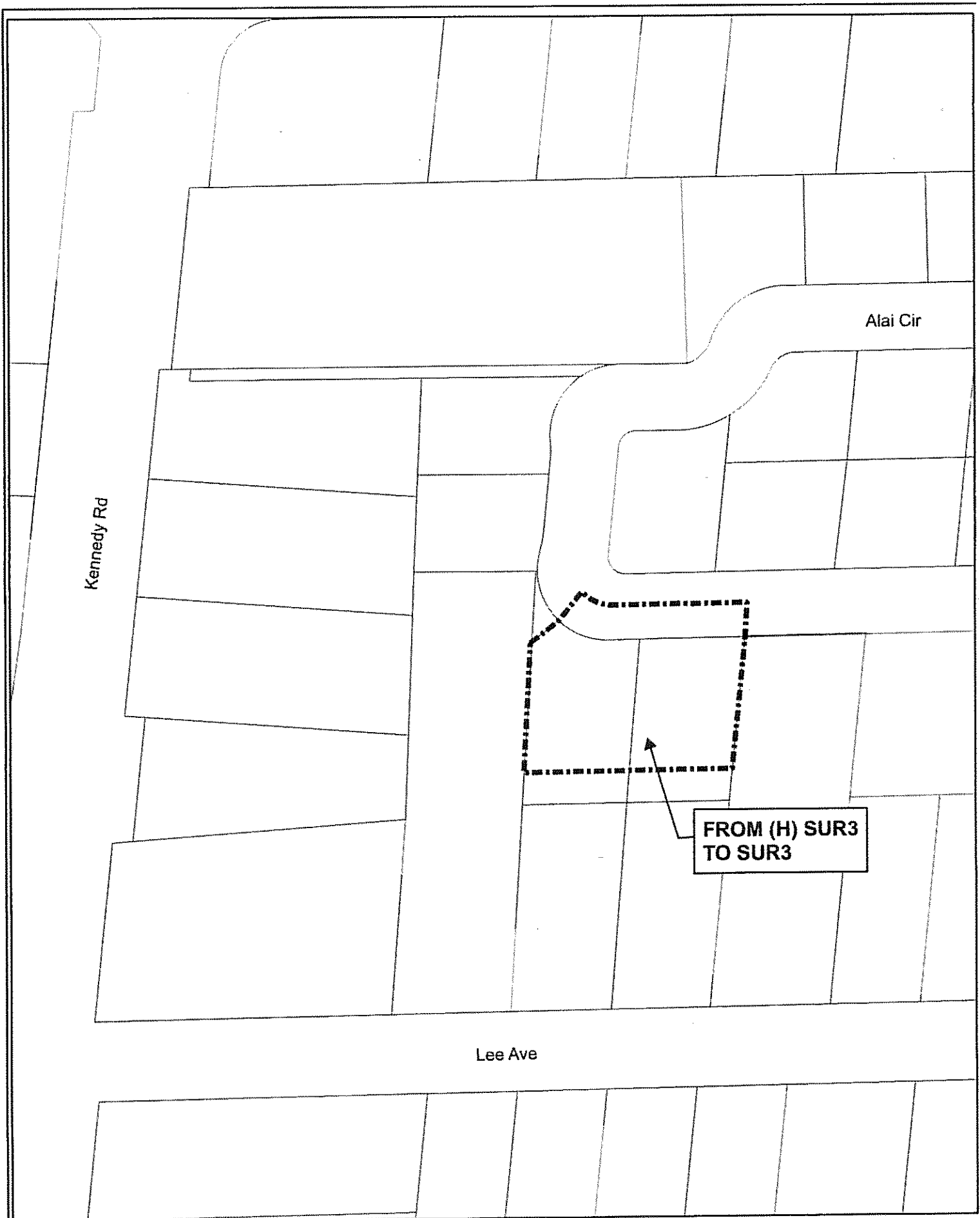
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
12TH DAY OF NOVEMBER, 2013.




KIMBERLEY KITTERINGHAM
CITY CLERK



FRANK SCARPITTI
MAYOR



BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 193-81

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE



 SUBURBAN RESIDENTIAL THIRD DENSITY

 HOLD PROVISION

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BY-LAW AMENDMENT No. 2013-181 PASSED November 12, 2013

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 (MAYOR)  (CLERK)

 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: MF

DATE: 06/11/2013

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