



EXPLANATORY NOTE

BY-LAW 2013-27

A By-law to amend By-law 177-96, as amended

**2303484 Ontario Inc
103 Helen Ave
PLAN 2196 PT LOT 12 RP 65R33887 PT 2**

Lands Affected

The proposed By-law amendment applies to Part 2 Registered Plan 65R-33887, municipally addressed as 103 Helen Avenue.

Existing Zoning

The subject lands are zoned Rural Residential One (RR1) under Zoning By-law No. 304-87 which permits detached residential dwellings on lots with a minimum lot frontage of 45m and minimum lot area of 0.4h.

Purpose and Effect

The purpose of this By-law is to include the subject lands in the designated area of By-law 177-96, as amended and to rezone these lands to Residential Two *31 (R2*31), Residential Two *31 (Hold) [R2*31(H)] and Open Space One (OS1), consistent with the zoning of the lands to the east and west.

The effect of the By-law is that the subject lands will be added to the designated area of By-law 177-96, as amended, to permit 6 residential detached dwellings within the R2 Zone and park uses within the OS1 Zone. The detached dwelling lots would be subject to a minimum lot frontage requirement of 9m. The R2 Zone would be subject to By-law Exception 31 (*31) which includes additional zone standards for semi-detached and townhouse units, as well as special parking provisions and garage setback provisions. Exception 31 (*31) currently applies to much of the residential area in the immediate vicinity.

A portion of the R2 Zone would also be subject to a HOLD provision (H) which will require that the owners enter into a subdivision agreement, construct or make provisions to construct Street "A", and provide stormwater management facilities prior to lifting of the HOLD provision.



BY-LAW 2013-27

A By-law to amend Zoning By-law No. 177-96, as amended

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

1.0 By-law 177-96, as amended, be and the same is hereby further amended as follows:

1.1 By expanding the designated area of By-law 177-96, as amended, to include those lands comprising Part 2 of Registered Plan 65R-33887, as outlined on Schedule 'A' attached hereto;

1.2 By zoning those lands as outlined and identified on Schedule 'A', attached hereto, to;

Residential Two *31	R2*31
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Residential Two *31 (Hold)	R2*31(H)
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Open Space One	OS1
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1.3 HOLDING PROVISIONS:

For the purpose of this By-law, a Holding Zone is hereby established and is identified on Schedule 'A' hereto by the letter (H) in parenthesis following the zoning symbol.

a) No person shall hereafter ERECT or ALTER any BUILDING or STRUCTURE on lands subject to a Hold (H) provision, for the purposes permitted under this By-law until amendments to this By-law to remove the Hold (H) provision have come into effect pursuant to Section 36 of the Planning Act, R.S.O. 1990.

b) Prior to removing the Hold (H) provision, the following conditions must be met to the satisfaction of the City of Markham:


i) the Owner shall execute a subdivision agreement and register a subdivision plan to the satisfaction of the Director of Planning and Urban Design, and

ii) the Owner shall construct or make provisions for the construction of Street "A" to municipal standards and convey same to the City, including the construction of a temporary turning circle at the western terminus of Street "A" to the satisfaction of the Director of Engineering.


- iii) the Owner shall make provisions for stormwater management facilities to the satisfaction of the Director of Engineering.

2.0 All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this By-law shall continue to apply.

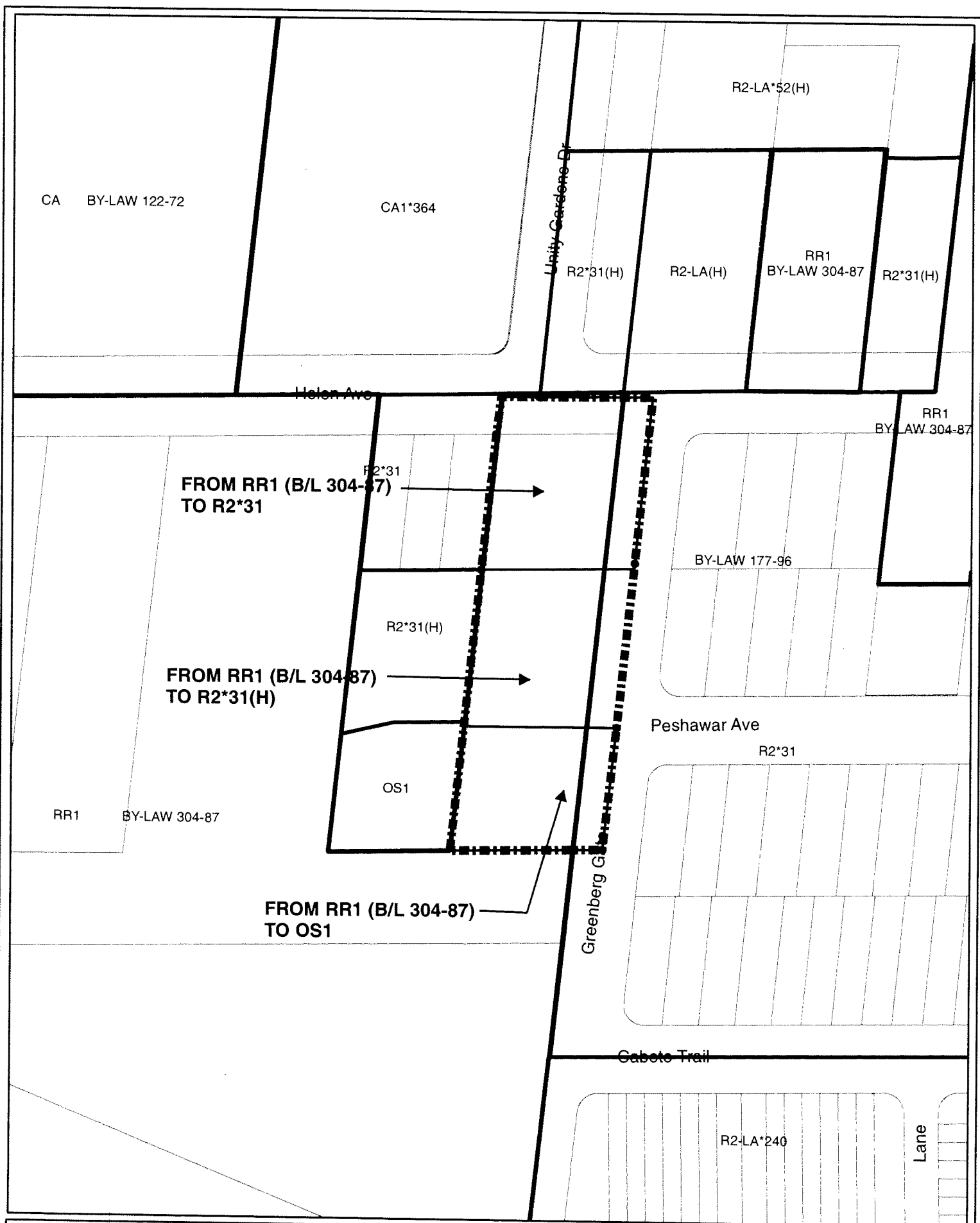
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
6TH DAY OF MARCH, 2013.



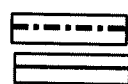
STEPHEN M.A. HUYCKE
ACTING DEPUTY CLERK



FRANK SCARPITTI
MAYOR



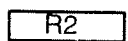
BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 177-96



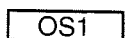
BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
ZONE BOUNDARY



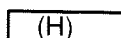
RURAL RESIDENTIAL ONE



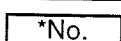
RESIDENTIAL TWO



OPEN SPACE ONE



HOLD PROVISION



EXCEPTION SECTION NUMBER



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BY-LAW AMENDMENT No. 2013-27

PASSED

MARCH 6, 2013



DEVELOPMENT SERVICES COMMISSION

(MAYOR)

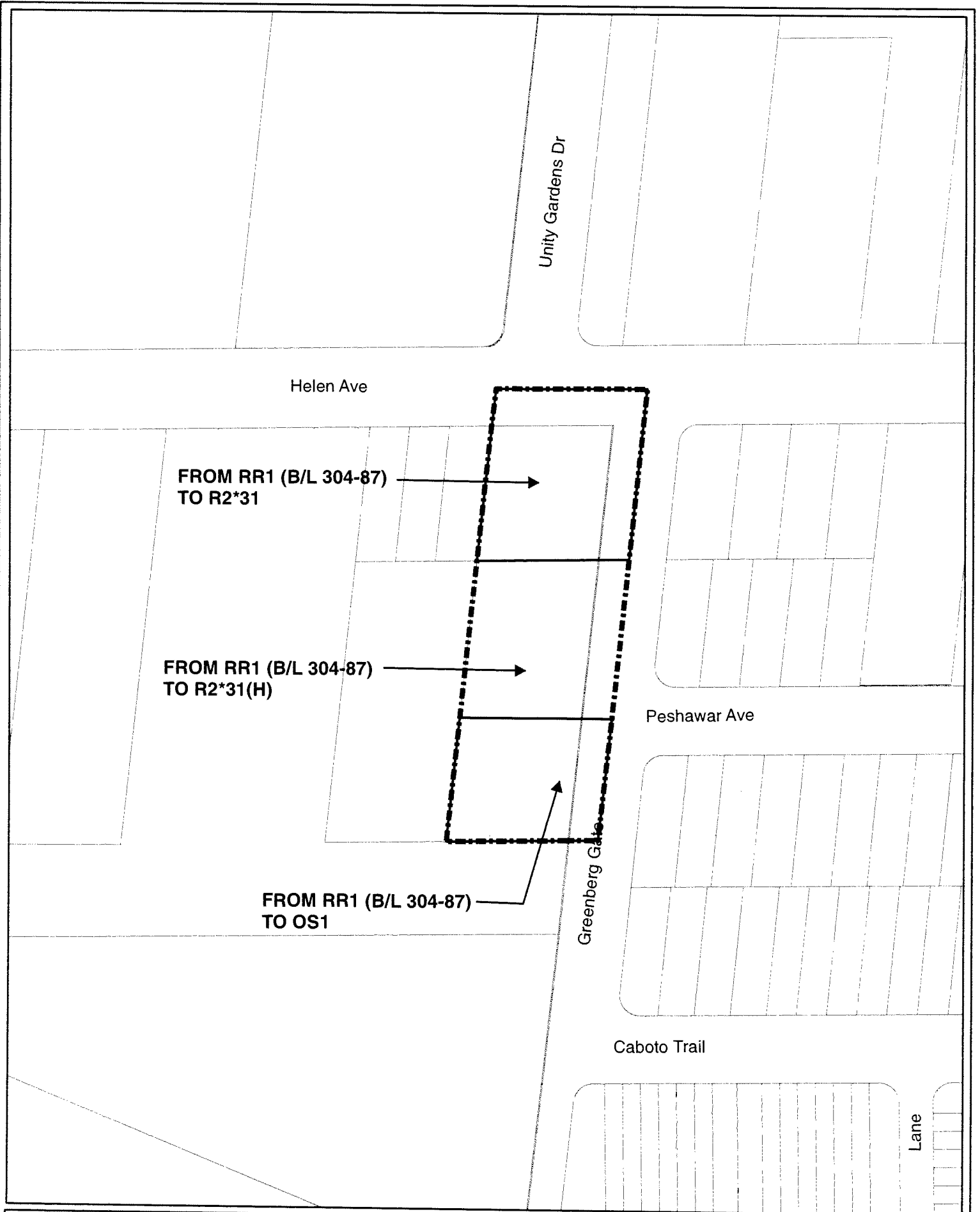
Drawn By: CPW

Checked By: MF

ACTING DEPUTY
(CLERK)

DATE: 01/08/2013

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



BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 177-96

	BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE		
	ZONE BOUNDARY		
	RURAL RESIDENTIAL ONE		HOLD PROVISION
	RESIDENTIAL TWO		EXCEPTION SECTION NUMBER
	OPEN SPACE ONE		

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BY-LAW AMENDMENT No. 2013-27 PASSED MARCH 6, 2013

John Smith (MAYOR) [Signature] ACTING DEPUTY (CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION Drawn By: CPW Checked By: MF DATE: 01/08/2013

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