



## **EXPLANATORY NOTE**

### **BY-LAW 2012-145**

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

**93 Helen Avenue**

**PART 3, PLAN 65R-32684**

#### **Lands Affected**

The proposed by-law amendment applies to Lot 3 of the draft-approved subdivision plan for 93 Helen Avenue, which makes up part of PART 3, PLAN 65R-32684.

#### **Existing Zoning**

The lands subject to this by-law are presently zoned “Residential Two\*31 (Hold) [R2\*31(H)]” under By-law 177-96, as amended. The Hold (H) provision requires that prior to the lifting of the Hold (H), the owner will execute a subdivision agreement and construct the new public road.

#### **Purpose and Effect**

The purpose of this by-law is to lift the Hold (H) on the subject lands. Since the subdivision containing the subject lands have now merged with lands to the east, the conditions of the Hold removal can be addressed through a subdivision agreement for the remainder of the merged property, which will also provide for the construction of the new public road.

The effect of this by-law is to permit the construction of a detached dwelling fronting onto Helen Avenue.



## BY-LAW 2012-145

A By-law to amend Zoning By-law 177-96, as amended.  
(To remove a Holding provision)

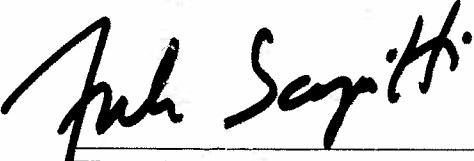
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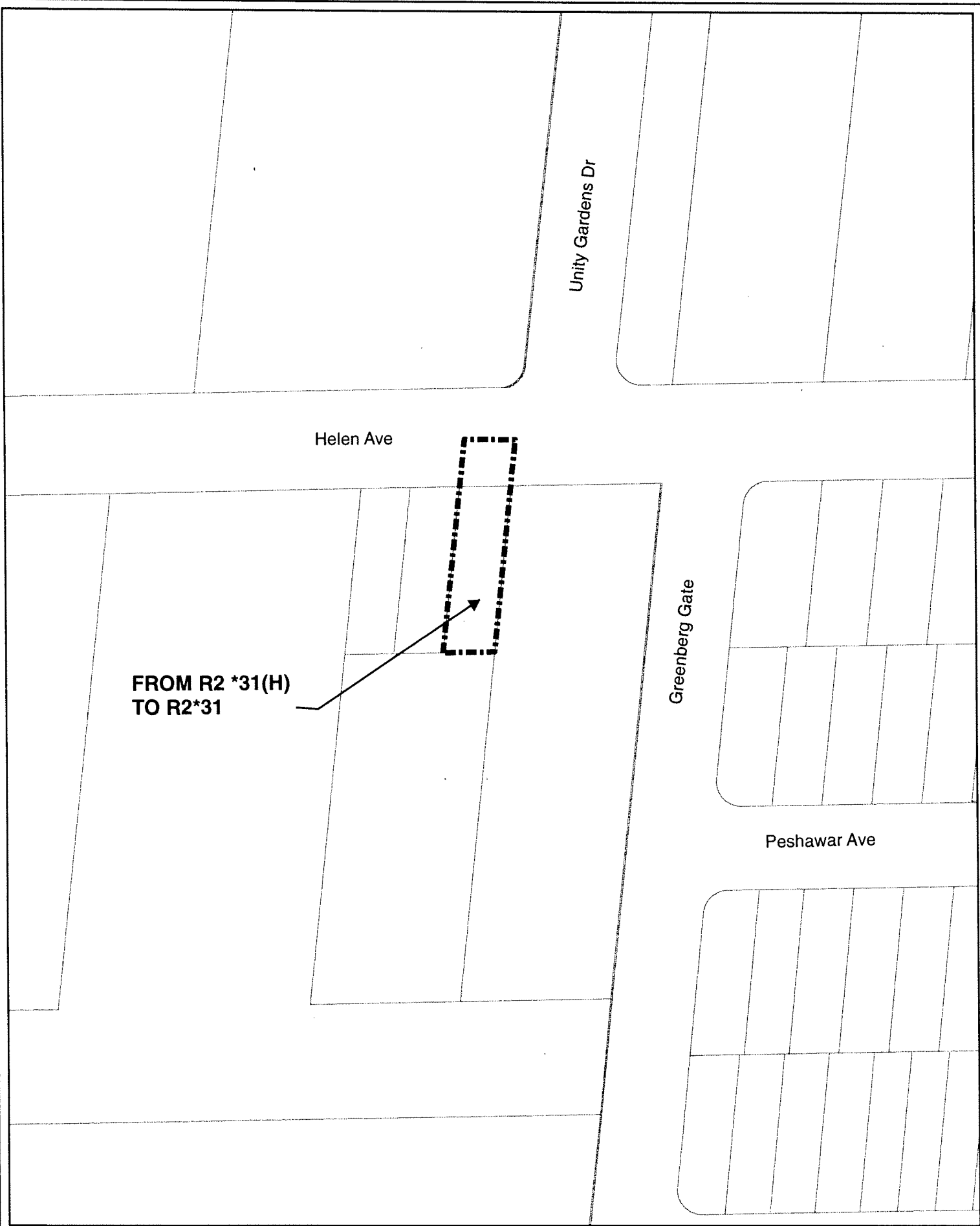
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

- 1.0 By-law 177-96, as amended, be and the same is hereby further amended as follows:
- 1.1 By rezoning the lands outlined on Schedule 'A' hereto from
- |                           |          |
|---------------------------|----------|
| Residential Two*31 (Hold) | R2*31(H) |
| To                        |          |
| Residential Two*31        | R2*31    |
- 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.


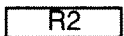
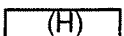
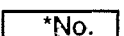
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
26<sup>TH</sup> AND 27<sup>TH</sup> DAY OF JUNE, 2012.

  
KIMBERLEY KITTERINGHAM  
TOWN CLERK


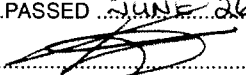
  
FRANK SCARPITTI  
MAYOR



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

-  BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
-  RESIDENTIAL TWO
-  HOLDING PROVISION
-  EXCEPTION SECTION NUMBER

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BY-LAW AMENDMENT No. 2012-145 PASSED JUNE 26th AND JUNE 27th, 2012  
 (MAYOR)  (CLERK)

 MARKHAM DEVELOPMENT SERVICES COMMISSION Drawn By: CPW Checked By: MF DATE: 06/19/2012

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