



EXPLANATORY NOTE

BY-LAW 2018-5

A By-law to amend By-law 304-87, as amended

(to delete lands from the designated area of By-law 304-87)

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

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

World Tech Construction Inc.

221 Helen Avenue

Lands Affected

The proposed by-law amendment applies to a property located at the south-east corner of Helen Avenue and Romer Gate, municipally known as 221 Helen Avenue.

Existing Zoning

The subject lands are zoned “Rural Residential One” (RR1) under By-law 304-87, as amended.

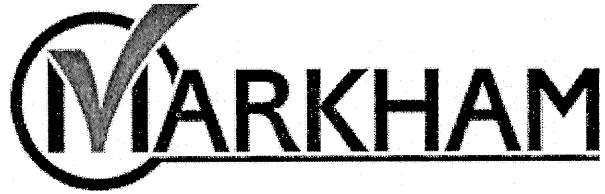
Purpose and Effect

The purpose of this By-law is to facilitate the severance of the subject property to create one additional building lot.

The applicant is proposing to demolish the existing dwelling and construct a new single detached dwelling on each of the two proposed lots.

Note Regarding Further Planning Applications

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of a zoning by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



By-law 2018-5

A By-law to amend By-laws 304-87, as amended
(to delete lands from the designated areas of By-law 304-87)
and to amend 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 304-87, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 304-87, as amended.
2. That By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include additional lands as shown on Schedule "A" attached hereto.
 - 2.2 By zoning the lands outlined on Schedule "A" attached hereto:

Residential Two*31 (R2*31)

Read a first, second, and third time and passed on February 13, 2018.



Kimberley Kitchingham
City Clerk



Frank Scarpitti
Mayor

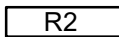


SCHEDULE " A " TO BY-LAW 2018-5

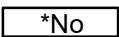
AMENDING BY-LAWS 304-87 AND 177-96 DATED FEB. 13, 2018



BOUNDARY OF AREA COVERED BY THIS SCHEDULE
TO BE DELETED FROM 304-87 AND ADDED TO 177-96



RESIDENTIAL TWO



EXCEPTION SECTION NUMBER



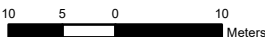
RURAL RESIDENTIAL ONE

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.

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DEVELOPMENT SERVICES COMMISSION



Drawn By: LW

Checked By: SC

Date: 21/11/2017

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