

## **EXPLANATORY NOTE**

### **BY-LAW 2017-59**

**A By-law to amend By-law 304-87, as amended and to amend By-law 122-72, as amended**

**Tung Van Lam  
26 Oakcrest Ave  
CON 6 PT LOT 9  
File No. ZA 16 134042**

### **Lands Affected**

This By-law applies to approximately 0.16 hectares of land municipally known as 26 Oakcrest Avenue. The lands are located on the west side of Oakcrest Avenue, north of Castan Avenue, south of Highway 7 East.

### **Existing Zoning**

The subject lands are zoned Agricultural One (A1) under By-law 304-87, as amended.

### **Purpose and Effect**

The purpose and effect of this By-law amendment is to rezone the subject lands from Agricultural One (A1) under By-law 304-87, as amended to Single Family Residential (R3) under By-law 122-72, as amended, including a site-specific frontage requirement of a minimum of 17 metres, in order to facilitate a severance to create one additional building lot.

### **Note Regarding Further Planning Applications on this Property**

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended.



## By-law 2017-59

**A By-law to amend By-law 304-87, as amended**  
(To delete lands from the designated area of By-law 304-87, as amended)  
**and to amend By-law 122-72, as amended**  
(To incorporate the lands into the designated area of By-law 122-72, as amended)

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

1. 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. By-law 122-72, as amended, is hereby further amended as follows:
  - 2.1 By adding the lands outlined on Schedule 'A' attached to this by-law to the designated area of By-law 122-72, as amended.
  - 2.2 By zoning the lands outlined on Schedule 'A' attached hereto as follows:

Single Family Residential (R3)
  - 2.3 By adding to Section 19 – Exceptions, the following new subsection:

**“19.28 26 OAKCREST AVENUE, TUNG VAN LAM**

Notwithstanding any other provisions of the By-law, the provisions in this section shall apply to those lands outlined on Schedule 'A' attached to this by-law:

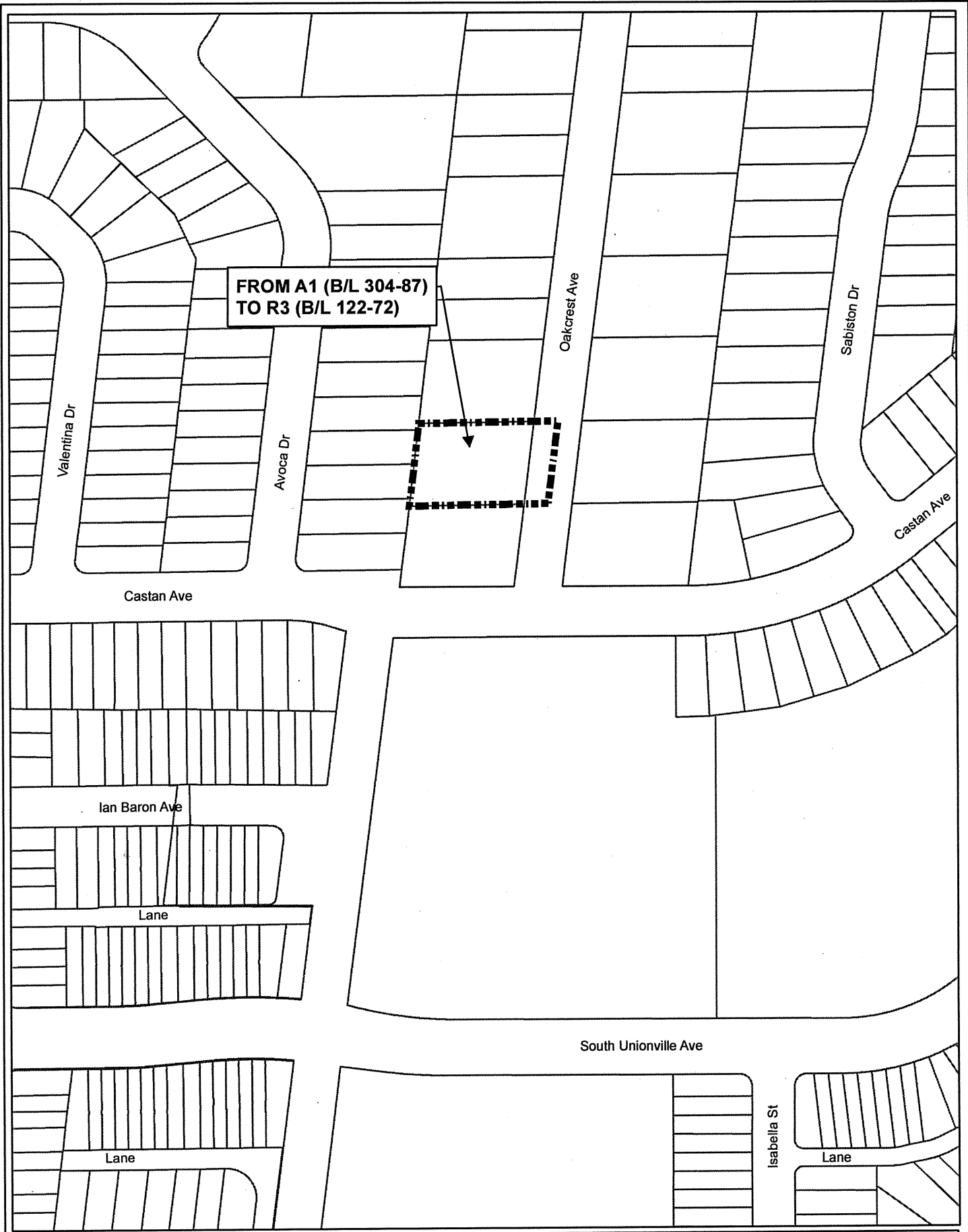
**19.28.1 Special Zone Standard:**

- a) Minimum LOT FRONTAGE:  
17 metres”
3. All provisions of By-law 122-72, as amended, not inconsistent with the provisions of this by-law shall continue to apply.


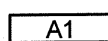
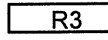
Read a first, second, and third time and passed on June 13, 2017.

Martha Pettit  
Deputy City Clerk

Frank Scarpitti  
Mayor



**SCHEDULE "A " TO BY-LAW 2017-59**  
**AMENDING BY-LAWS 304-87 AND 122-72 DATED June 13, 2017**

-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE TO BE DELETED FROM 304-87 AND ADDED TO 122-72
-  A1 AGRICULTURE ONE
-  R3 SINGLE FAMILY RESIDENTIAL

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