



## **EXPLANATORY NOTE**

### **BY-LAW 2019-49**

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

##### **F.J. Homes Limited**

**West side of Roy Rainey Avenue and south side of Country Ridge Drive. File No. ZA 18 155326**

##### **Lands Affected**

The proposed by-law amendment applies to a parcel of land with an approximate area of 0.74 hectares (1.8 acres) located on the west side of Roy Rainey Avenue and south side of Country Ridge Drive, within the Wismer Commons community.

##### **Existing Zoning**

The subject lands are zoned Open Space Two\*94 (OS2\*94) under By-law 177-96, as amended.

##### **Purpose and Effect**

The purpose and effect of this By-law is to rezone the lands from the “Open Space Two\*94 (OS2\*94)” zone to a “Residential Two\*624 (R2\*624)” and “Residential Two\*624\*626 (R2\*624\*626)” zone under By-law 177-96, as amended, to permit the development of 14 single detached dwellings. It will also zone portions of the site to an Open Space One (OS1) zone under By-law 177-96, as amended, for lands intended to be conveyed to the City and added to an adjacent natural heritage buffer.

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

In accordance with Section 45(1.3) and 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended on July 1, 2016 through the enactment of Bill 73, no person shall apply for a minor variance from the provisions of the by-law in respect of land, building or structure before the second anniversary of the day on which the by-law was amended, unless Council has declared by resolution that such an application is permitted.



## By-law 2019-49

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

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

1. That By-law 177-96, as amended, is hereby further amended by zoning the lands outlined on Schedule 'A' attached hereto as follows:

from:

**Open Space Two \*94 (OS2\*94) Zone**

to:

**Residential Two\*624 (R2\*624) Zone**

**Residential Two\*624\*626 (R2\*624\*626) Zone**

**Open Space One (OS1) Zone**

3. By adding the following subsection to Section 7- EXCEPTIONS


Exception 7.624	F.J. Homes Limited West side of Roy Rainey Avenue, south side of Country Ridge Drive	Parent Zone R2
File ZA 17 152211		Amending By-law 2019-49
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the land denoted by the symbol *624 on the schedule to this By-law.		
<b>7.624.1 Special Zone Standards</b>		
The following special zone standards shall apply:		
a)	Minimum required <i>rear yard</i> – 6.0 m	


Exception 7.626	F.J. Homes Limited West side of Roy Rainey Avenue, south side of Country Ridge Drive	Parent Zone R2
File ZA 17 152211		Amending By-law 2019-49
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the land denoted by the symbol *624 on the schedule to this By-law.		
<b>7.626.1 Special Zone Standards</b>		
The following special zone standards shall apply:		
a)	Maximum number of <i>storeys</i> – 2	

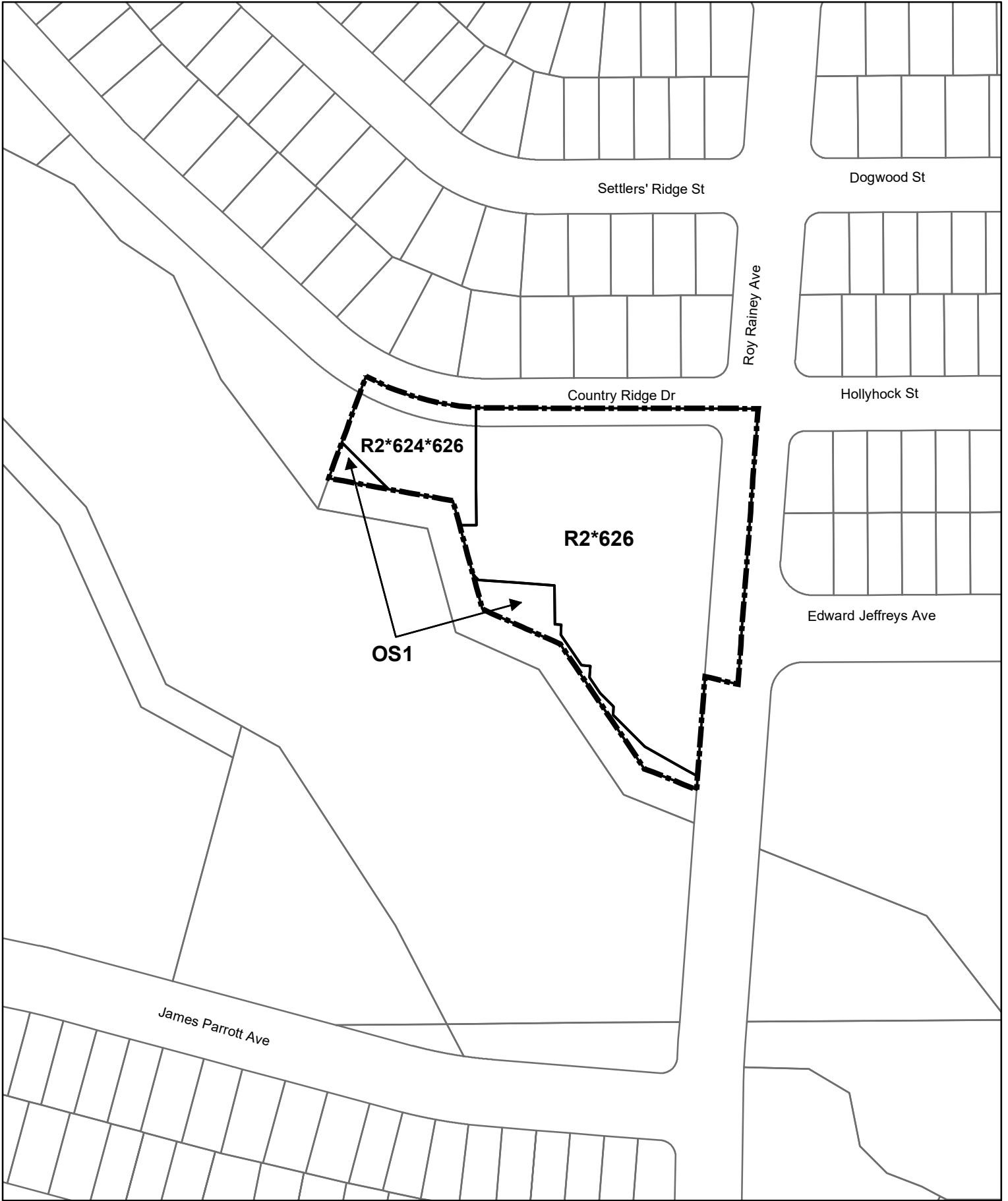
4. SECTION 37 CONTRIBUTION

- 4.1 A contribution by the Owner to the City for the purposes of public art, in the amount of \$32,200.00 in 2019 dollars, to be indexed to the Ontario rate of inflation as per the consumer price index (CPI), in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution.

Read a first, second, and third time and passed April 16, 2019.

  
Kimberley Kitteringham  
City Clerk


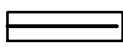
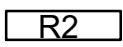
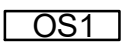
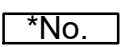
  
Frank Scarpitti  
Mayor



# SCHEDULE " A " TO BY-LAW 2019-49

## AMENDING BY-LAW 177-96 DATED APRIL 16, 2019



-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  BOUNDARY OF ZONE DESIGNATION(S)
-  Residential Two
-  Open Space One
-  Exception Section Number

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.

Q:\Geomatics\New Operation\By-Laws\SU\SU\_ZA17155326\SU\_ZA17155326.mxd

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