



**DRAFT SUBJECT
TO REVISION**

BY-LAW 2018-_____

A By-law to amend By-law 177-96, as amended by By-law 2010-106

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 as it applies to the lands outlined on Schedule 'A' as follows:
 - 1.1 By zoning the subject lands, as outlined on Schedule 'A' attached to By-law #### as follows:

"Residential Two (R2) zone *AAA
Residential Two (R2) zone *BBB
Residential Two (R2) zone *CCC
Open Space One (OS1) zone"
 - 1.2 By adding to Section 7 – Exceptions, the following new subsection:

**"7.## Angus Glen Village Ltd.
4071 & 4289 Major Mackenzie Drive
South of Major Mackenzie Drive, west of Kennedy Road
Plan of Subdivision 19TM-03004**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the subject lands, as shown on Schedule 'A' attached to By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.##.1 Special Site Provisions

- 7.##.1.1 The following additional provision shall apply to the Residential Two (R2) zone *AAA:

(Blocks 1-4, 7-10, 20, 26-27,30)

 - a. For the purposes of this by-law, the rear yard shall be considered the yard abutting the private lane.
 - b. Minimum lot frontage on a lot accessed by a lane:
 - i. Interior unit: 4.5 metres
 - ii. End unit: 6.0 metres
 - iii. End unit on a corner lot: 8.0 metres
 - c. Minimum front yard on a lot accessed by a lane: 2.0 metres
 - d. Minimum interior side yard:
 - i. Interior unit: 0 metres
 - ii. End unit: 1.2 metres
 - iii. Flanking a lane: 1.2 metres
 - e. Minimum rear yard on a lot accessed by a lane: 2.0 metres
 - f. Maximum building height: 13.0 metres
 - g. Maximum garage width and driveway width for a lot accessed by a lane: 6.0 metres
 - h. Notwithstanding Section 6.6, porches are permitted to encroach in the required front yard a distance no less than 0.8 metres to the front lot line.
 - i. Notwithstanding Section 6.6, porches may be permitted to have a maximum height of 6.0 metres, with the height being measured from the established grade to the underside of the rafters, or ceiling of the porch.

7.##.1.2 The following additional provision shall apply to the Residential Two (R2) zone *BBB:

(Blocks 5 and 6)

- a. For the purposes of this by-law, the rear yard shall be considered the yard abutting the private lane.
- b. Minimum lot frontage on a lot accessed by a lane:
 - i. Interior unit: 4.5 metres
 - ii. End unit: 6.0 metres
 - iii. End unit on a corner lot: 8.0 metres
- c. Minimum front yard on a lot accessed by a lane: 2.0 metres
- d. Minimum interior side yard:
 - i. Interior unit: 0 metres
 - ii. End unit: 1.2 metres
 - iii. Flanking a lane: 2.4 metres
 - iv. To the daylighting triangle: 0.6 metres
- e. Minimum rear yard on a lot accessed by a lane: 2.0 metres
- f. Maximum building height: 13.0 metres
- g. Maximum garage width and driveway width for a lot accessed by a lane: 6.0 metres
- h. Notwithstanding Section 6.6, porches are permitted to encroach in the required front yard a distance no less than 0.8 metres to the front lot line.
- i. Notwithstanding Section 6.6, porches may be permitted to have a maximum height of 6.0 metres, with the height being measured from the established grade to the underside of the rafters, or ceiling of the porch.

7.##.1.3 The following additional provision shall apply to the Residential Two (R2) zone *CCC:

(Blocks 11-19, 21, 21-25, 28-29)

- a. For the purposes of this by-law, the front yard shall be considered the yard abutting the private lane.
- b. Minimum lot frontage on a lot accessed by a lane:
 - i. Interior unit: 7.0 metres
 - ii. End unit: 8.3 metres
 - iii. End unit on a corner lot: 9.0 metres
- c. Minimum front yard on a lot accessed by a lane: 3.0 metres
- d. Minimum interior side yard:
 - i. Interior unit: 0 metres
 - ii. End unit: 1.2 metres
 - iii. Flanking a lane: 2.0 metres
- e. Minimum rear yard on a lot accessed by a lane: 5.0 metres
- f. Maximum building height: 14.0 metres
- g. Maximum garage width and driveway width for a lot accessed by a lane: 6.0 metres
- h. Notwithstanding Section 6.6, porches may be permitted to have a maximum height of 6.0 metres, with the height being measured from the established grade to the underside of the rafters, or ceiling of the porch.

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

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

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

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EXPLANATORY NOTE

BY-LAW 2018-____

A By-law to amend By-law 177-96, as amended by By-law 2010-106

**Angus Glen Village Ltd.,
4071 & 4289 Major Mackenzie Drive
South of Major Mackenzie Drive, west of Kennedy Road
Plan of Subdivision 19TM-03004**

Lands Affected

This by-law amendment applies to 7.5 hectares of land, located on the south side of Major Mackenzie Drive, west of Kennedy Road. The subject lands are municipally known as 4071 & 4289 Major Mackenzie Drive.

Existing Zoning

The lands are zoned Residential Four (R4) zone*387 (H2) and Open Space One (OS1) zone by By-law 177-96, as amended by By-law 2010-106.

Purpose and Effect

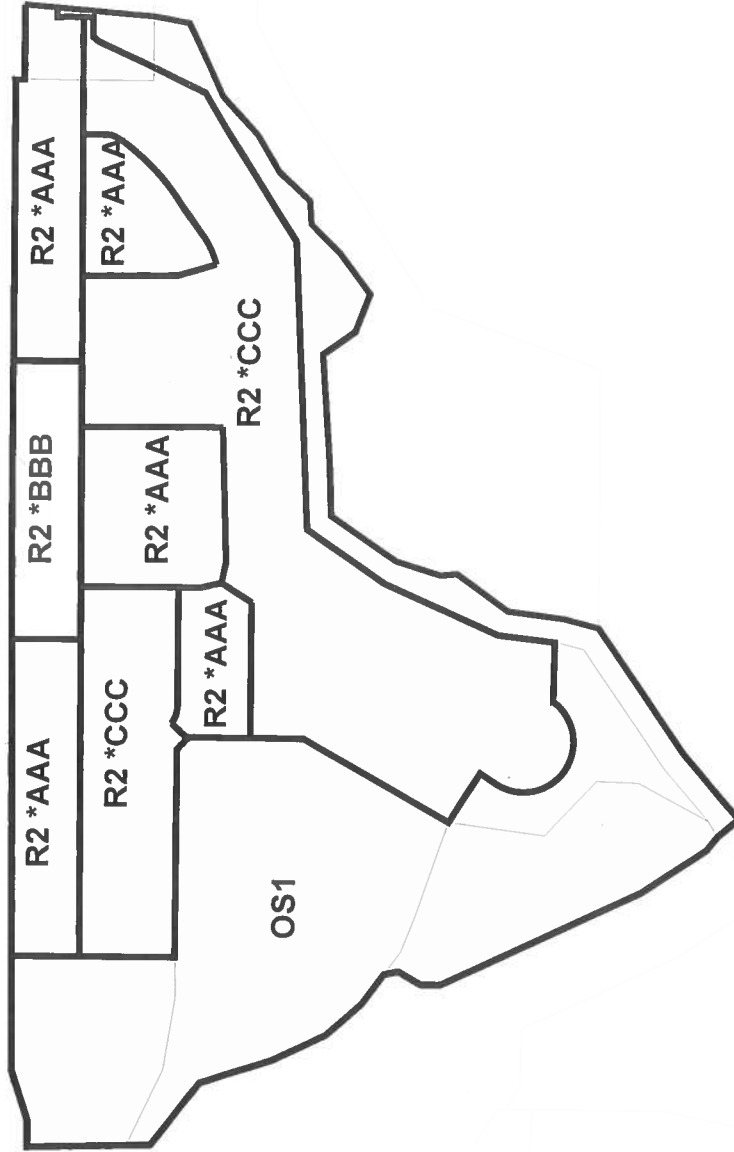
The purpose and effect of this Zoning By-law amendment is to revise the existing zone categories and introduce site-specific exceptions to the zone standards to permit the development of townhouses on the subject lands.

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, unless the Council has declared by resolution that such an application is permitted.

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MAJOR MACKENZIE DRIVE



ST. LLER POND CRESCE.

BY-LAW SCHEDULE "A" TO BY-LAW AMENDING BY-LAW 177-96

BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
☐ RESIDENTIAL TWO
☐ OPEN SPACE

BOUNDARY OF ZONE DESIGNATION(S)

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 the Schedule and the text and zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

2 0.5 0 20 Meters

DEVELOPMENT SERVICES COMMISSION

MARKHAM

DRAWN BY:

CHECKED BY:

DATE:

