



**EXPLANATORY NOTE  
BY-LAW 2019-109**

**A By-law to amend By-law 177-96, as amended  
Humboldt Greensborough Valley Holdings Limited  
CON 8 PT LOT 19**

**Lands Affected**

The proposed by-law amendment applies to 3.142 hectares (7.764 acres) of land located on the east side of Donald Cousens Parkway, south of Major Mackenzie Drive, west of Ninth Line, north of Castlemore Avenue.

**Existing Zoning**

By-law 304-87, as amended, currently zones the subject land as “Open Space One (O1)” and “Agriculture One (A1)”.

**Purpose and Effect**

The purpose and effect of this By-law is to amend By-law 177-96, as amended, to rezone the subject property to “Residential Two \*630 (R2\*630)” and “Open Space One (OS1)” in order to facilitate the development of a common element condominium multiple dwelling and townhouse development.



## By-law 2019-109

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. By-law 177-96, as amended, is hereby further amended as follows:
  - 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto as follows:

from:

Agriculture One (A1)  
Open Space (O1)

to:

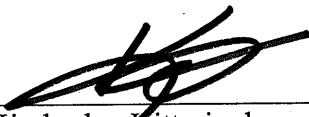

Open Space One (OS1)  
Residential Two \*630 (R2\*630)
  - 1.2 By adding the following subsection to Section 7- EXCEPTIONS

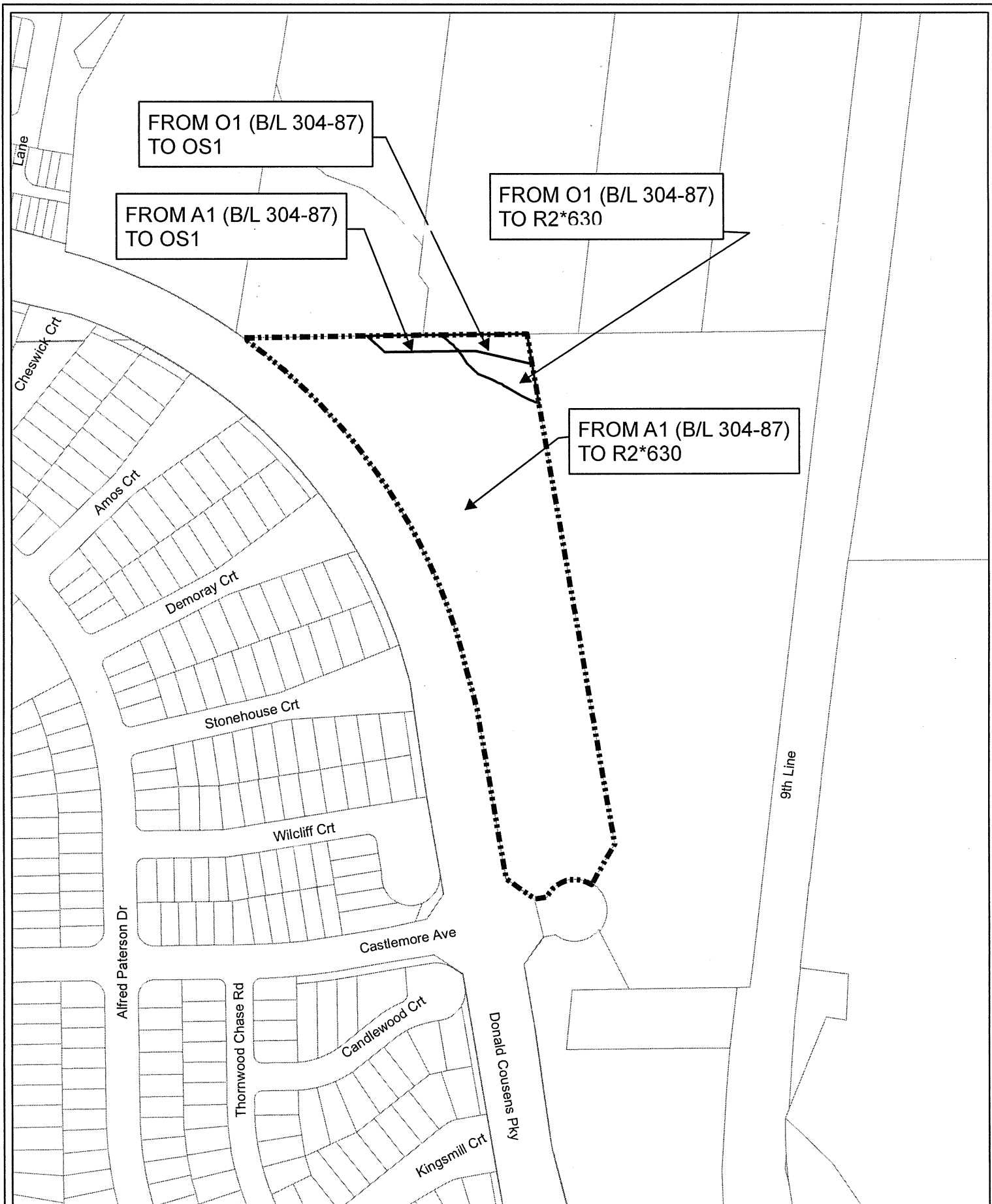
Exception 7.630	Humbold Greensborough Valley Holdings Limited	Parent Zone 177-96
ZA 10132122	Part of Lot 9, Concession 8 (East side of Donald Cousens Parkway, south of Major Mackenzie Drive, north of Castlemore Avenue, west of Ninth Line)	Amending By-law 2019-109
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *630 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands.		
7.630.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	Multiple Dwellings	
b)	Townhouse Dwellings	
c)	Accessory Dwelling Units	
7.630.2 Zone Standards		
The following specific Zone Standards shall apply:		
a)	Notwithstanding any further division or partition of any lands subject to this Section, all lands zoned R2*630 shall be deemed to be one lot for the purposes of this By-law.	
b)	Minimum width of multiple dwellings - 7.3 m	
c)	Notwithstanding b) above, a maximum of 46 multiple dwelling units may have a width of 6.1 metres	
d)	Minimum width of townhouse dwellings - 5.9 m	
e)	Maximum height - 12 m	
f)	Minimum area of outdoor amenity space - 2,000 square metres	
g)	Maximum number of dwelling units <ul style="list-style-type: none"><li>Townhouse Dwellings - 26</li><li>Multiple Dwellings - 121</li></ul>	
h)	Accessory Dwelling units are only permitted within a Townhouse Dwelling	
i)	Minimum Setbacks <ul style="list-style-type: none"><li>Northerly lot line - 6 metres</li><li>All other lot lines - 1 metre</li></ul>	
g)	Notwithstanding the above, the provisions of Table B2 shall not apply	

2. SECTION 37 AGREEMENT

- 2.1 A contribution by the Owner to the City for the purpose of public art, in the amount of \$1000.00 per back-to-back dwelling unit and \$1425.00 per townhouse dwelling, 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. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

Read a first, second and third time and passed on October 29, 2019.

  
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk  
\_\_\_\_\_  
Frank Scarpitti  
Mayor



# **SCHEDULE " A " TO BY-LAW 2019-109**

**AMENDING BY-LAWS 304-87 & 177-96 DATED OCTOBER 29, 2019**

- BOUNDARY OF AREA COVERED BY THIS SCHEDULE
- BOUNDARY OF ZONE DESIGNATION(S)

☐ A1 Agriculture One    ☐ O1 Open Space one    ☐ \*No. Exception Section Number  
☐ R2 Residential Two    ☐ OS1 Open Space 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 on this Schedule shall prevail. The information 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