



Angus Glen Village Brownstones Draft By_law.Appendix A.docx

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 from:

from:
**Residential Four*387 – (R4) Zone
Open Space One (OS1) Zone
under By-law 177-96**
to:
Residential Two*XXX – (R2) Zone under By-law 177-96
 - 1.2 By adding the following subsection to Section 7 – EXCEPTIONS

Exception 7.XXX	Angus Glen Village Ltd. 4071 and 4289 Major Mackenzie Drive East	Parent Zone R2
File ZA 18 154612		Amending By-law 2020-XX
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2020-XX. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.XXX.1 Special 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*XXX – Residential Two Zone shall be deemed to be one <i>lot</i> for the purposes of this By-law.	
b)	Minimum <i>front yard setback</i> – 2.0 metres	
c)	i) Minimum <i>rear yard setback</i> – 5.0 metres ii) Minimum <i>rear yard setback</i> for lots abutting an Open Space One (OS1) Zone – 1.2 metres	
d)	For the purposes of this By-law, the <i>lot line</i> abutting Major Mackenzie Drive East shall be deemed to be the <i>front lot line</i> .	
e)	Minimum <i>side yard setback</i> – 1.2 metres	
f)	Minimum outdoor <i>amenity</i> area per <i>dwelling</i> unit – 25 square metres	
g)	Maximum number of <i>dwelling units</i> – 173	
h)	Maximum <i>garage width</i> – 6.0 metres	
i)	Maximum <i>building height</i> – 14.0 metres	
j)	Notwithstanding Section 6.6.2 a), porches are permitted to encroach into the required front yard, provided no part of the porch is located closer than 0.8 metres from the front lot line.	

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

Read a first, second and third time and passed on September XX, 2020.

City Clerk

Mayor



EXPLANATORY NOTE

BY-LAW 2020-_____

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

**4071, 4289 Major Mackenzie Drive East
CON 5 PT LT 20 65R1229 PT 2 and
CON 5 PT LOT 20 RP 65R30308 PT PART 1
(Proposed Townhouse Development)**

Lands Affected

The proposed by-law amendment applies to 7.5 hectares (18.53 acres) of land located on the south side of Major Mackenzie Drive East, between Angus Glen Boulevard and Prospectors Drive, and municipally known as 4071 and 4289 Major Mackenzie Drive East.

Existing Zoning

By-law 177-96, as amended, currently zones the subject lands as Residential Four*387 – (R4) Zone and Open Space One – (OS1) under By-law Zone.

Purpose and Effect

The purpose and effect of this By-law is to amend the current development standards under By-law 177-96, and rezone the subject property as follows:

from:

**Residential Four*387 – (R4) Zone
Open Space One – (OS1) Zone
under By-law 177-96**

to:

Residential Two*XXX – (R2) Zone under By-law 177-96

In order to permit the development of one hundred and seventy three (173) 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.