



BY-LAW 2020 - _____

A By-law to amend By-law 1229, as amended,

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. That By-law 1229, as amended, is hereby further amended as it applies to the lands shown on Schedule 'A' attached hereto as follows:

2. By-law 1229, as amended, is hereby further amended as follows:
 - 2.1 By changing the zone classification of the lands outlined on Schedule 'A' attached hereto from:

One – Family Detached Dwellings Zone (R1)

To:

One – Family Semi – Detached Dwellings Zone (R2)

 - 2.2 By adding the following subsections to Section 12 – EXCEPTIONS:

Exception 12.43	Northwest corner of Deer Park Lane and Elizabeth Street (LOT 5)	Parent Zone R1
File ZA 19 128208	Part of Lots 11 and 12, Registered Plan 1149	Amending By-law 0000-000
Notwithstanding any other provisions of By-law 1229, as amended, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law _____. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
12.43.1 Special Zone Standards		
a)	Minimum <i>lot frontage</i> : 13.5 metres	
b)	Minimum <i>lot area</i> of: 600 square metres	
c)	Maximum Building <i>Depth</i> 17.9 m	
d)	Maximum <i>Height</i> : 10.2 metres	

Exception 12.44	Northwest corner of Deer Park Lane and Elizabeth Street (LOT 5) Part of Lots 11 and 12, Registered Plan 1149	Parent Zone R2
File ZA 19 128208		Amending By-law 0000-000
Notwithstanding any other provisions of By-law 1229, as amended, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law _____. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
12.44.1 Special Zone Standards		
a)	For the purposes of this by-law, the <i>front lot line</i> shall be the <i>lot line</i> abutting Deer Park Lane	
b)	Minimum <i>lot frontage</i> for a pair of <i>semi-detached dwellings</i> : 20.0 metres	
c)	Minimum <i>lot area</i> of a pair of <i>semi-detached dwellings</i> : 550 square metres	
d)	Minimum required yards: i) <i>Front Yard</i> – 5.0 metres ii) <i>Rear Yard</i> – 6.0 metres iii) <i>Interior Side Yard</i> – 1.2 metres and 0.0 metres iv) <i>Side yard</i> abutting a <i>street</i> – 3.0 metres	
e)	Maximum <i>lot coverage</i> : 45%	
f)	Notwithstanding the provisions of Section 11.2 (c) (i), unenclosed porches and stairs may encroach 1.3 metres into a minimum required <i>front yard</i> or <i>side yard</i> abutting a <i>street</i>	

3. All other provisions of By-law 1229, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.

Read a first, second and third time and passed this _____2020.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2020 - _____

A By-law to amend By-law 1229, as amended.

**North side of Deer Park Lane, west of Elizabeth Street
Part of Lots 11 and 12, Registered Plan 1149**

**(Proposed Infill Redevelopment)
File No. ZA 19 128208**

Lands Affected

This by-law amendment applies to 0.173 hectares. (0.43 acres) of land located at the northwest corner of Deer Park Lane and Elizabeth Street, in the City of Markham.

Existing Zoning

The lands are presently zoned One- Family Detached Dwelling (R1) within By-law 1229, as amended.

Purpose and Effect

The purpose of this by-law amendment is to amend, and incorporate the lands into on appropriate residential, zone category within By-law 1229, as amended, as follows:

One – Family Detached Dwellings Zone (R1)

To:

One – Family Semi – Detached Dwellings Zone (R2)

The effect of this by-law amendment is to permit a residential re-development of the above aforementioned land with two semi-detached dwellings and one single detached family dwelling. The proposed dwelling units are to have direct frontage and access to the municipal roads of Deer Park Lane and Elizabeth Street.

Site specific design standards are contained within By-law 2020 - _____ to facilitate the construction of the dwelling units as proposed.