



EXPLANATORY NOTE

BY-LAW 2021-26

A By-law to amend By-law 304-87, as amended

Nest (VS) GP Inc.

Part of Lot 22, Concession 4

10165 Victoria Square Boulevard

PLAN 19 179145

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 0.58 hectares (1.44 acres), which is located north of Woodbine Avenue and south of Vine Cliff Boulevard.

Existing Zoning

The subject lands are zoned Rural Residential One (RR1) Zone under By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands under By-law 177-96, as amended as follows:

from:

Rural Residential One (RR1) Zone

to:

Residential Two *666 (R2*666) Zone and Open Space One (OS1) Zone;

in order to permit a residential development on the 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.



By-law 2021-26

A By-law to amend By-law 304-87, as amended
(to delete lands from the designated areas of By-law 304-87)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

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

1. That By-law 304-87, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of By-law 304-87, as amended.
2. That By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include additional lands as shown on Schedule "A" attached hereto.
 - 2.2 By zoning the lands outlined on Schedule "A" attached hereto:

from:
Rural Residential One (RR1) Zone


to:
Residential Two *666 (R2*666) Zone and Open Space One (OS1) Zone
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.666	Nest (VS) GP Inc. 10165 Victoria Square Boulevard Part of Lot 22, Concession 4	Parent Zone R2
File ZA 20 000000		Amending By-law 2021-26
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *666 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.666.1 Only Uses Permitted		
The following uses are the only permitted uses:		
a)	Dwelling, Townhouse	
b)	One (1) Accessory Dwelling Unit within a Townhouse Dwelling	
c)	Home Occupation	
d)	Home Child Care	
7.666.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any further division or partition of any of the lands subject to this By-law, all lands zoned R2*666 shall be deemed to be one <i>lot</i>	
b)	For the purpose of this by-law, any lot line abutting an OS1 zone shall be deemed to be a rear yard.	
c)	Minimum <i>lot frontage</i> – 75 metres	
d)	Minimum north <i>side yard</i> – 1.2 metres	
e)	Minimum south <i>side yard</i> – 1.2 metres	
f)	Minimum width of any townhouse dwelling unit – 6.0 metres	


g)	Minimum <i>rear yard</i> : i) For the two (2) most northerly <i>dwelling units</i> - 0.8 metres ii) For the three (3) most southerly <i>dwelling units</i> - 5.5 metres iii) For all other <i>units</i> – 7.5 metres
h)	Minimum <i>front yard</i> – 15 metres
i)	Maximum <i>front yard</i> – 22 metres
j)	Maximum <i>height</i> – 13.5 metres
k)	Maximum number of townhouse dwelling units – 12
l)	Minimum number of visitor parking spaces – 3

4. A contribution by the Owner to the City for the purposes of public art, in the amount of \$1425.00 per unit in 2020 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. 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.

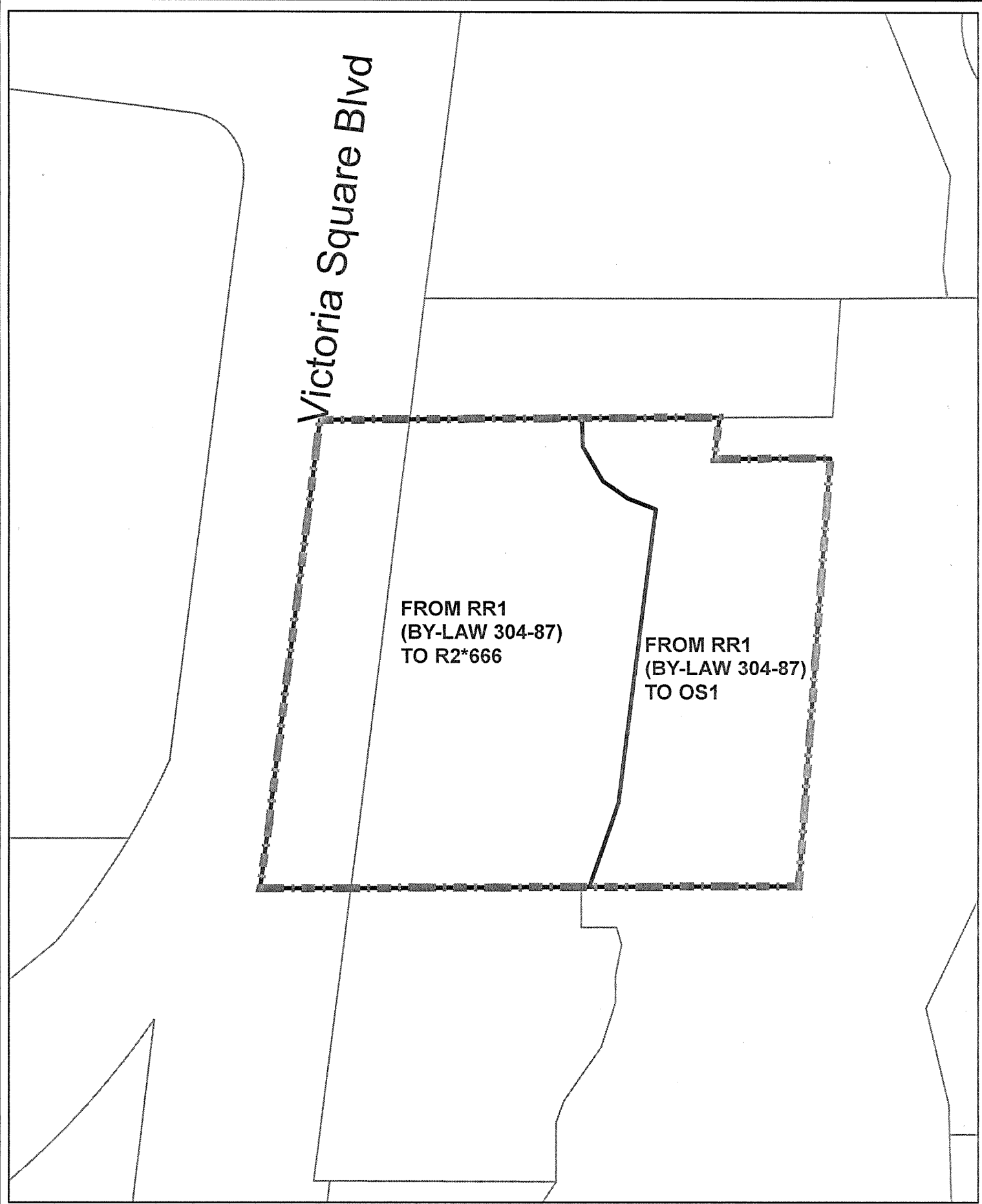
Read and first, second and third time and passed on March 31, 2021.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

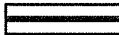


SCHEDULE "A" TO BY-LAW 2021-26

ENDING BY-LAWS 304-87 AND 177-96 DATED MARCH 31 2021



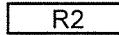
BOUNDARY OF AREA COVERED BY THIS SCHEDULE



BOUNDARY OF ZONE DESIGNATION(S)



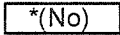
RR1 RURAL RESIDENTIAL ONE



R2 RESIDENTIAL TWO



OS1 OPEN SPACE ONE



*(No) EXCEPTION 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\PLANPLAN19_179145\Schedule A.mxd



DEVELOPMENT SERVICES COMMISSION



Drawn By: RT Checked By: MR

DATE:08/10/2020

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