



EXPLANATORY NOTE

BY-LAW 2020-136

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*387 – (R2) Zone under By-law 177-96

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



By-law 2020-136

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*387 – (R2) Zone under By-law 177-96

1.2 By adding the following subsection to Section 7 – EXCEPTIONS

Exception 7.387	Angus Glen Village Ltd. 4071 and 4289 Major Mackenzie Drive East	Parent Zone R2
File ZA 18 154612		Amending By-law 2020-136
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 2020-136. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.387.1 Only Permitted Uses		
The following specific Zone Standards shall apply:		
a)	<i>Townhouse Dwellings</i>	
b)	<i>Accessory Dwellings</i>	
c)	<i>Home Occupations</i>	
d)	<i>Home Child Care</i>	
7.387.2 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*387 – Residential Two Zone shall be deemed to be one <i>lot</i> for the purposes of this By-law.	
b)	The standards of Table B2 (Part 1 of 3) “All Lots Except Wide-Shallow Lots” shall apply to all lots.	
c)	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> .	
d)	Minimum <i>setbacks</i> : i) <i>Front yard</i> – 2.0 metres ii) All other <i>yards</i> – 1.2 metres	
e)	Maximum number of <i>townhouse dwelling units</i> – 173	
f)	One (1) accessory dwelling unit is permitted accessory to a <i>townhouse dwelling</i> .	

g)	Minimum width of any <i>townhouse dwelling</i> unit – 4.5 metres
h)	Maximum <i>garage width and driveway width</i> – 6.0 metres per unit
i)	Maximum <i>building height</i> – 14.0 metres
j)	Notwithstanding Section 6.6.2 a), <i>porches</i> are permitted to encroach into the required <i>front yard</i> , provided no part of the <i>porch</i> is located closer than 0.6 metres from the <i>front lot line</i> .
k)	Notwithstanding Section 6.6.2 a), <i>stairs</i> are permitted to encroach into the <i>front yard</i> , provided no part of the <i>stairs</i> is located closer than 0.3 metres from any <i>lot line</i> .
l)	<i>Decks</i> and <i>balconies</i> are permitted to be located above the <i>first storey</i> , and may project a maximum 3 metres from any wall.
m)	Notwithstanding l) above, <i>decks</i> and <i>balconies</i> are not permitted to project into the required <i>front yard</i> .

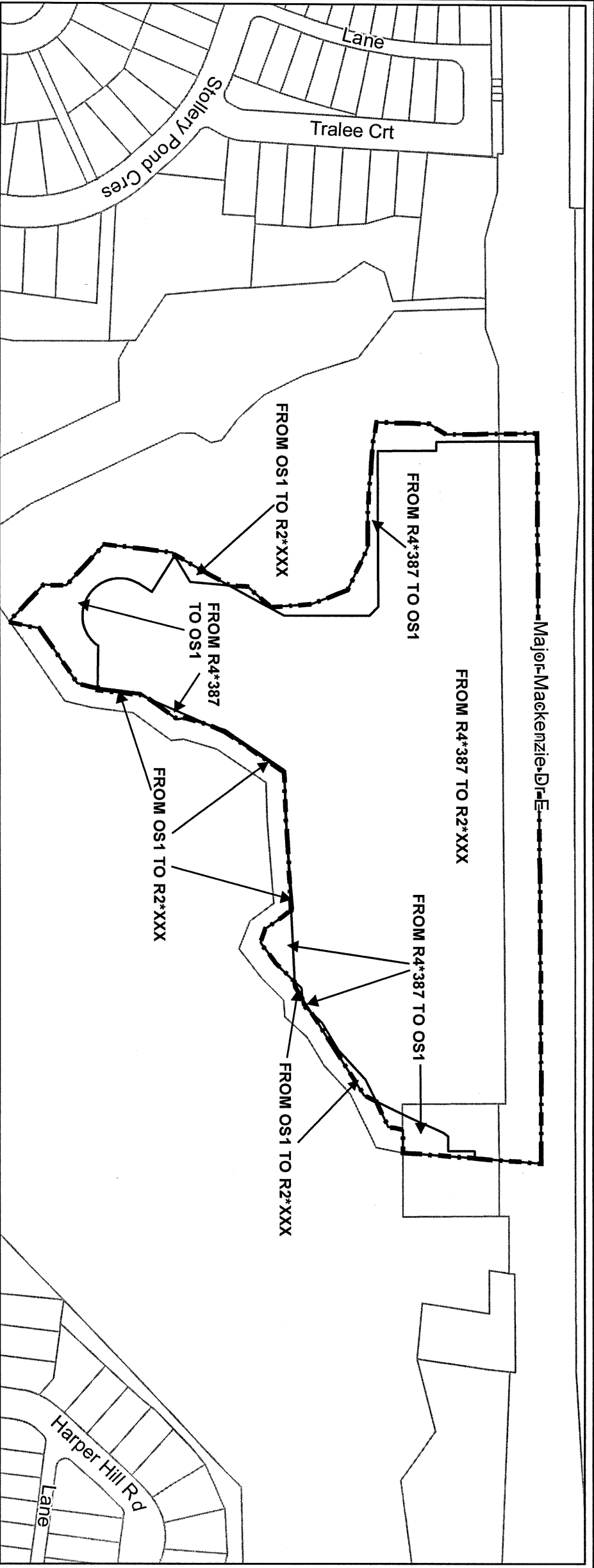
Read a first, second and third time and passed on December 9, 2020.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2020-136

AMENDING BY-LAW 177-96 DATED DECEMBER 9 , 2020

BOUNDARY OF AREA COVERED BY THIS SCHEDULE

BOUNDARY OF ZONE DESIGNATION(S)

☐ R4 ☐ RESIDENTIAL FOUR ☐ 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.

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

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