



EXPLANATORY NOTE

BY-LAW 2022-16

A By-law to amend By-laws 304-87 and 177-96, as amended

SV SISDIMZ CORP.

PART OF LOT 28, CONCESSION 4, CITY OF MARKHAM

11087 VICTORIA SQUARE BOULEVARD

PLAN 19 161649

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 0.605 hectares (1.495 acres), which is located on the east side of Victoria Square Boulevard, south of Woodbine Avenue.

Existing Zoning

The subject lands are zoned Highway Commercial Two 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:
Highway Commercial Two (HC2) Zone

to:
Residential Three (R3*705) Exception Zone.

in order to permit the development of 26 townhouse dwelling units.

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 2022-16

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:
Highway Commercial Two (HC2) Zone

to:
Residential Three (R3*705) Exception Zone
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.705	SV Sisdimz Corp. 11087 Victoria Square Boulevard	Parent Zone R3
File ZA 19 161649		Amending By-law 2022-16
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *705 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.		
7.705.1 Only Permitted Uses		
a)	Townhouse Dwellings	
b)	One (1) Accessory Dwelling Unit within a Townhouse Dwelling	
c)	Home Occupations	
d)	Home Child Care	
7.705.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *705 shall be deemed to be one lot for the purposes of this By-law and all zone standards are applicable to the lands zoned with Exception *705 as a whole and not to any subdivided part thereof.	
b)	For the purposes of this By-law, the provisions of Table B5 do not apply.	
c)	For the purposes of this By-law, Note (2) of Table A1 does not apply.	

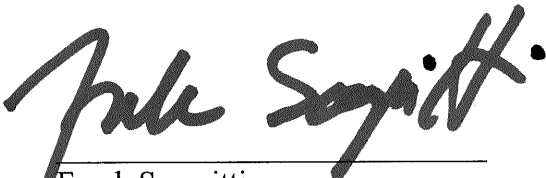
e)	For the purposes of this By-law, the <i>lot line</i> abutting Victoria Square Boulevard shall be deemed to be the <i>front lot line</i> .
f)	Minimum <i>Lot Frontage</i> – 65 metres
g)	Minimum <i>Lot Area</i> – 0.60 hectares
h)	Minimum Required <i>Front Yard</i> – 1.5 metres
i)	Minimum Required <i>Rear Yard</i> – 6.0 metres
j)	Minimum Required <i>Interior Side Yard</i> – 2.4 metres
k)	Minimum Required <i>Exterior Side Yard</i> – 2.4 metres
l)	Minimum Width of a <i>Townhouse Dwelling</i> – 5.5 metres
n)	Maximum <i>Height</i> – 12.0 metres
m)	Maximum Number of <i>Townhouse Dwelling Units</i> - 26

4. A contribution by the Owner to the City of facilities, services, or matters in accordance with Section 37 of the Planning Act, as amended, shall be required. 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.

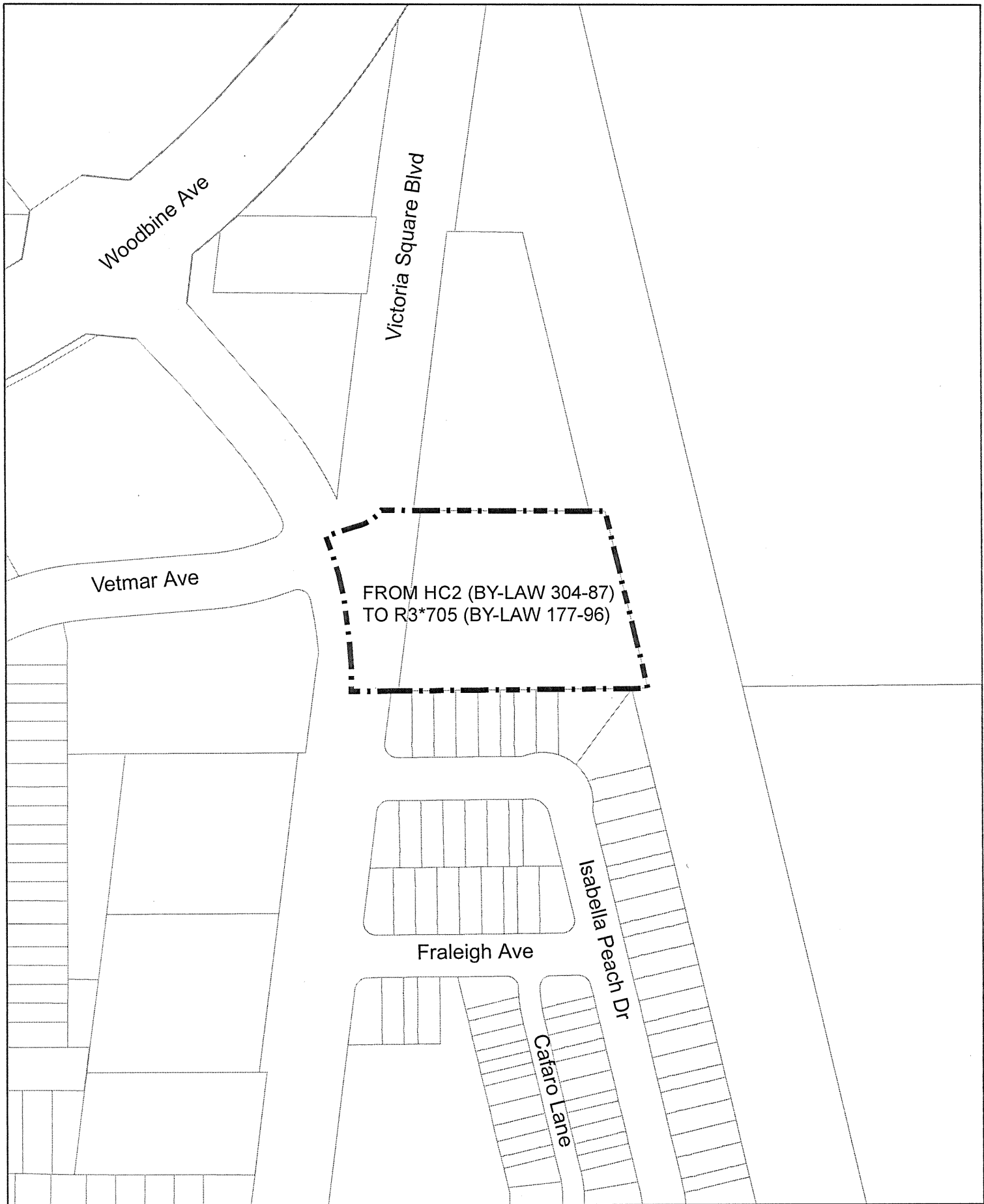
Read and first, second and third time and passed on March 8, 2022.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2022-16

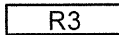
AMENDING BY-LAWS 304-87 AND 177-96 DATED MARCH 8 2022



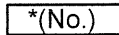
BOUNDARY OF AREA COVERED BY THIS SCHEDULE
TO BE DELETED FROM BY-LAW 304-87 AND ADDED TO BY-LAW 177-96



HIGHWAY COMMERCIAL TWO



RESIDENTIAL THREE



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.

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DEVELOPMENT SERVICES COMMISSION



Drawn By: RT Checked By: MR

DATE:31/01/2022

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