

**EXPLANATORY NOTE BYLAW 2023-XX**  
**A By-law to amend By-law 1229, as amended**

**Plenus Development Group Ltd.**  
**Part of Lot 15, Concession 8**  
**South of Deer Park Lane, East of Main Street North**

**Lands Affected**

The proposed by-law amendment applies to a parcel of land with an approximate area of 0.3 hectares (0.6 acres) located on the south side of Deer Park Lane, east of Main Street North.

**Existing Zoning**

The subject lands are zoned Service Commercial [C3] Zone under By-law 1229, as amended.

**Purpose and Effect**

The purpose and effect of this By-law is to rezone the subject lands under By-law 1229, as amended as follows:

from:

**Service Commercial [C3] Zone**

to:

**Residential Medium Density One [RMD1] Zone**

in order to permit a residential development on the lands comprised of 14 townhouses with site-specific development standards.

# By-law 2023-XX

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 outlined on Schedule 'A' as follows:

- 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto

from:

**Service Commercial [C3] Zone**

to:

**Residential Medium Density 1 [RMD1] Zone**

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

Exception 12.XX	Plenus Development Group Ltd. South of Deer Park Lane, East of Main Street North	Parent Zone RMD1
File PLAN 19 123553		Amending By-law 2023-XX
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted 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.		
12.XX.1 Permitted Uses		
The following are the only permitted uses		
a)	TOWNHOUSE DWELLINGS	
12.XX.2 Special Zone Standards		
The RMD1 Zone standards in By-law 218-2000 do not apply. The following special zone standards shall apply:		
a)	Notwithstanding any further division or partition of land subject to this Section, all lands zoned with Exception 12.XX shall be deemed to be one lot for the purposes of this By-law	
b)	For the purposes of this By-law, the LOT LINE abutting Main Street North shall be deemed to be the FRONT LOT LINE.	
c)	For the purposes of this by-law, TOWNHOUSE DWELLINGS	

	shall not be required to abut or front onto a STREET.
d)	Minimum LOT AREA - 2,000 square metres
e)	Maximum Number of TOWNHOUSE DWELLING UNITS - 14
f)	Minimum Width of a TOWNHOUSE DWELLING - 6 metres
h)	Minimum FRONT YARD setback - 1.6 metres
i)	Minimum North SIDE YARD setback -1.5 metres
j)	Minimum REAR YARD setback - 4.9 metres
k)	Minimum South SIDE YARD setback - 10 metres
l)	Maximum BUILDING HEIGHT - 10.8 metres
m)	Minimum setback from a sight triangle: 0m
n)	Encroachment Provisions – Covered porches, stairs, chimney breasts, bay windows and similar architectural features may encroach into a required FRONT and SIDE YARD a distance equal to 50% of the required YARD depth. An encroachment of up to 1.5 metres is permitted into a required REAR YARD.

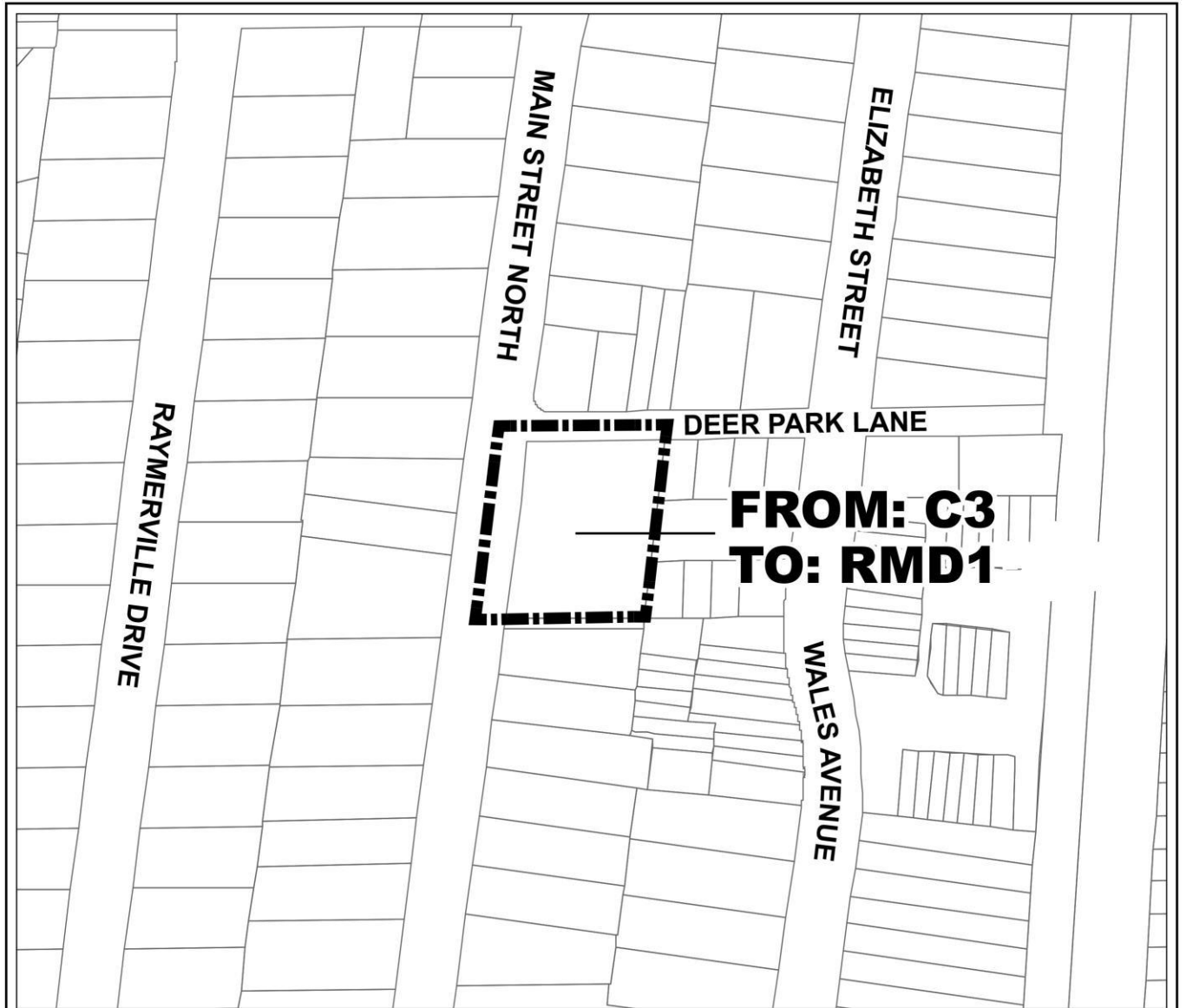
Read and first, second and third time and passed on July XX, 2023.

---

Kimberly Kitteringham  
City Clerk

---

Frank Scarpitti  
Mayor



**SCHEDULE 'A' TO BY-LAW 202 -XX**