



Explanatory Note

By-law 2015-126

A By-law to amend By-law 122-72, as amended,
(to delete lands from the designated area of By-law 122-72)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

Litchfield Developments Limited
North and South Sides of Lichfield Road, west of Sciberras Road

Lands Affected

The proposed By-law amendment applies to a parcel of land located on the north and south sides of the future extension of Lichfield Road, west of Sciberras Road, north of Highway 7.

Existing Zoning

The lands are zoned Rural Residential One (RR1) under By-law 122-72, as amended.

Purpose and Effect

The purpose and effect of this By-law amendment is to remove the subject lands from the designated area of Zoning By-law 122-72, and to rezone the subject lands from Rural Residential One (RR1) under By-law 122-72, as amended, to Residential Two (R2*530) and Community Amenity One (CA1*531) under By-law 177-96, as amended, to facilitate a development comprised of 17 freehold townhouse dwellings and 35 Condominium block townhouse dwellings on the subject lands, consistent with the pattern of development on the adjacent lands to the east.



BY-LAW 2015-126

A By-law to amend By-law 122-72, as amended,
(to delete lands from the designated area of By-law 122-72)
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 122-72, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-laws 122-72, as amended.
- 2 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 the lands shown on Schedule 'A' attached hereto.
 - 2.2 By rezoning the lands:
 - (i) from Rural Residential One (RR1) under By-law 122-72 to Residential Two (R2*530) under By-law 177-96
 - (ii) from Rural Residential One (RR1) under By-law 122-72 to Community Amenity One (CA1*531) under By-law 177-96as shown on Schedule 'A' attached hereto.
- 3 By adding the following subsections to Section 7 – EXCEPTIONS:
 - “7.530 LITCHFIELD DEVELOPMENTS LIMITED
NORTH SIDE OF LICHFIELD ROAD, WEST OF
SCIBERRAS ROAD**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *530 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands.
 - 7.530.1 Only Permitted Uses**

The following uses are the only permitted uses:

 - a) Not more than 17 *Townhouse dwellings*
 - 7.530.2 Zone Standards**

The following specific Zone Standards shall apply:

 - a) Minimum required *lot frontage* - 6.0 metres
 - b) Minimum required *front yard* - 4 metres
 - c) Minimum required *exterior side yard* - 1.2 metres

**7.531 LITCHFIELD DEVELOPMENTS LIMITED
SOUTH SIDE OF LICHFIELD ROAD, WEST OF
SCIBERRAS ROAD**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *531 as shown on ‘Schedule A’ to this By-law subject to any holding provisions applying to the subject lands.

7.531.1 Only Permitted Uses

The following uses are the only permitted uses:

- a) Not more than 35 *Townhouse dwellings*

7.531.2 Zone Standards

The following specific Zone Standards shall apply:

- a) Minimum required *yard* adjoining a *public street* – 3 metres
- b) Maximum *height* – 12 metres

7.531.3 Special Site Provisions

The following additional provisions shall apply:

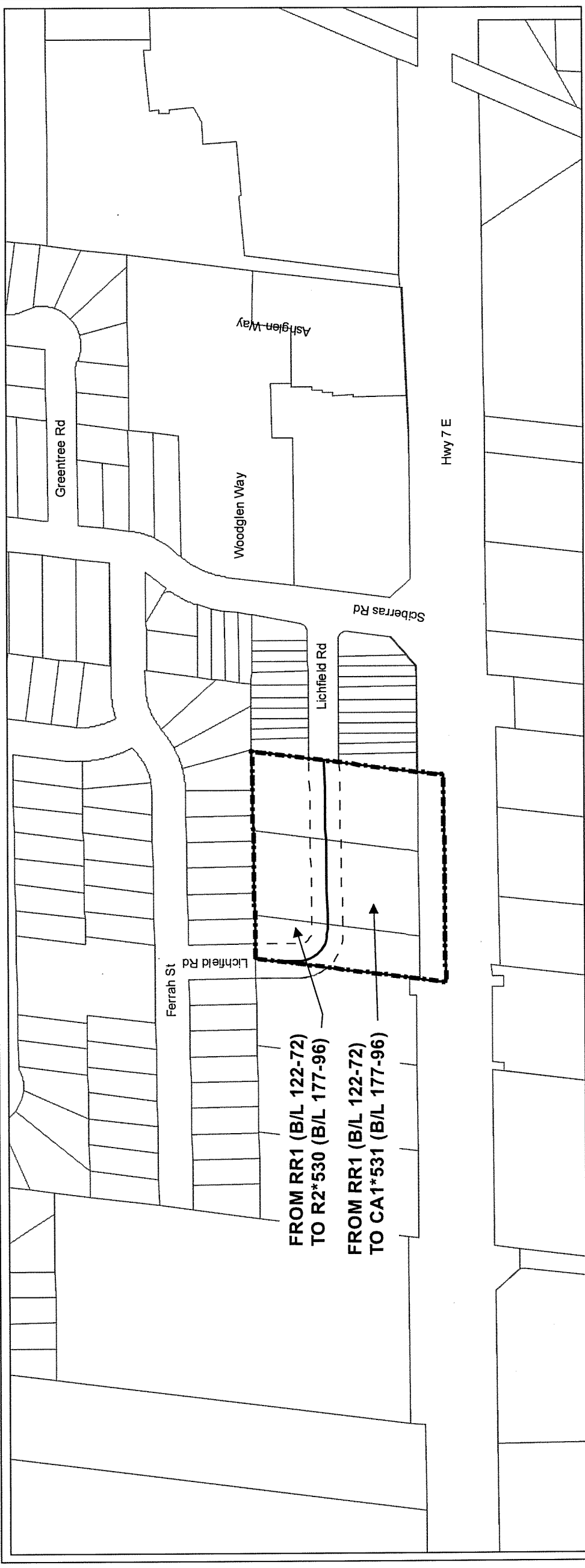
- a) Notwithstanding any further division or partition of lands subject to this Section, all lands zoned with the symbol *531, as shown on Schedule ‘A’, shall together be deemed to be one lot for the purposes of this by-law.
- b) Special Provision (17) shall not apply.
- c) The maximum *floor space index* requirement shall not apply.

7.531.4 Special Parking Provisions

- a) Parking shall be provided at a rate of 2 *parking spaces* per *dwelling unit*.”

- 4 All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

Approved by the Ontario Municipal Board on April 16, 2015.



BY-LAW SCHEDULE "A " TO BY-LAW By-law 2015-126

AMENDING BY-LAWS 122-72 AND 177-96 DATED April 16, 2015 (Approved by OMB)

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

BOUNDARY OF ZONE DESIGNATION(S)

<input type="checkbox"/> RR1	<input type="checkbox"/> RURAL RESIDENTIAL ONE	<input type="checkbox"/> CA1	<input type="checkbox"/> COMMUNITY AMENITY ONE
<input type="checkbox"/> R2	<input type="checkbox"/> RESIDENTIAL TWO	<input type="checkbox"/> *No.	<input type="checkbox"/> EXCEPTION SECTION NUMBER

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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