



EXPLANATORY NOTE

BY-LAW 2015-40
A By-law to amend By-laws 304-87 and 177-96, as amended.

EP VICTORIA MANORS LTD. (Victoria Square)
East side of Woodbine Avenue, north of Elgin Mills Road
Part Lot 27, Concession 4
Highway 404 North Community

Lands Affected
This by-law amendment applies to 0.837ha. (2.068 acres) of land located on the east side of Woodbine Avenue, north of Elgin Mills Road and the Hamlet of Victoria Square, in the Highway 404 North Community.

Existing Zoning
The lands are presently zoned Rural Residential (RR1) by By-law 304-87, as amended.

Purpose and Effect
The purpose of this by-law amendment is to delete the lands from the area zoned by By-law 304-87, as amended, and incorporate the lands into appropriate residential and open space zone categories within By-law 177-96, as amended, as follows:

Residential Two * 532	R2 * 532
Residential Two – Lane Access * 533	R2 – LA*533
Open Space One	OS1

The effect of this by-law amendment is to permit a plan of subdivision comprised of 32 street-accessed and lane-accessed townhouses and a public walkway.



By-law 2015-40

A By-law to amend By-law 304-87, as amended,
(To delete lands from the designated area 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 area 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 the lands shown on Schedule 'A' attached hereto.

2.2 By zoning the lands:

Residential Two – Lane Access *529	R2 – LA * 529
Residential Two * 532	R2 * 532
Open Space One	OS1

as shown on Schedule 'A' attached hereto.

2.3 By adding the following subsections to Section 7 – EXCEPTIONS:

**“7.532 EP VICTORIA MANORS LTD. (VICTORIA SQUARE)
EAST SIDE OF WOODBINE AVENUE, NORTH OF
ELGIN MILLS ROAD
STREET ACCESSED TOWNHOUSE DWELLINGS**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *532 on Schedule 'A' to this By-law.

7. 532.1 Only Uses Permitted

The following uses are the only uses permitted:

- a) *Townhouse dwellings;*
- b) *Home occupations.*

7.532.2 Zone Standards

The following specific zone standards apply:

- a) Maximum *height* – 14.0 metres;
- b) Minimum *lot frontage* – 8.7 metres;
- c) Minimum rear yard – 6.0 metres.

7.532.3 Special Site Provisions

The following additional provisions apply:

- a) A maximum of three (3) 5.5 metre wide *townhouse dwellings* are permitted within the Residential Two *532 [R2*532] zone;
 - b) No 5.5 metre wide *townhouse dwelling* shall abut another 5.5 metre *townhouse dwelling*;
 - c) *Decks* that have a *height* greater than 1.0 metre above the lowest ground surface at any point around the perimeter of the platform are permitted to extend from the wall closest to the *rear lot line* a maximum of 3.0 metres provided that the floor of the *deck* is not higher than the floor level of the second *storey* of the *main building*;
 - d) Maximum width of an attached *private garage* on a lot of less than 8.7 metres – 4.0 metres;
 - e) Maximum width of a *driveway* and a garage door on a lot of less than 8.7 metres – 3.0 metres;
 - f) Maximum width of an attached *private garage* on a lot 8.7 metres or more – 5.9 metres;
 - g) Maximum width of a *driveway* and a garage door on a lot 8.7 metres or more – 4.9 metres.”
3. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this By-law shall continue to apply.

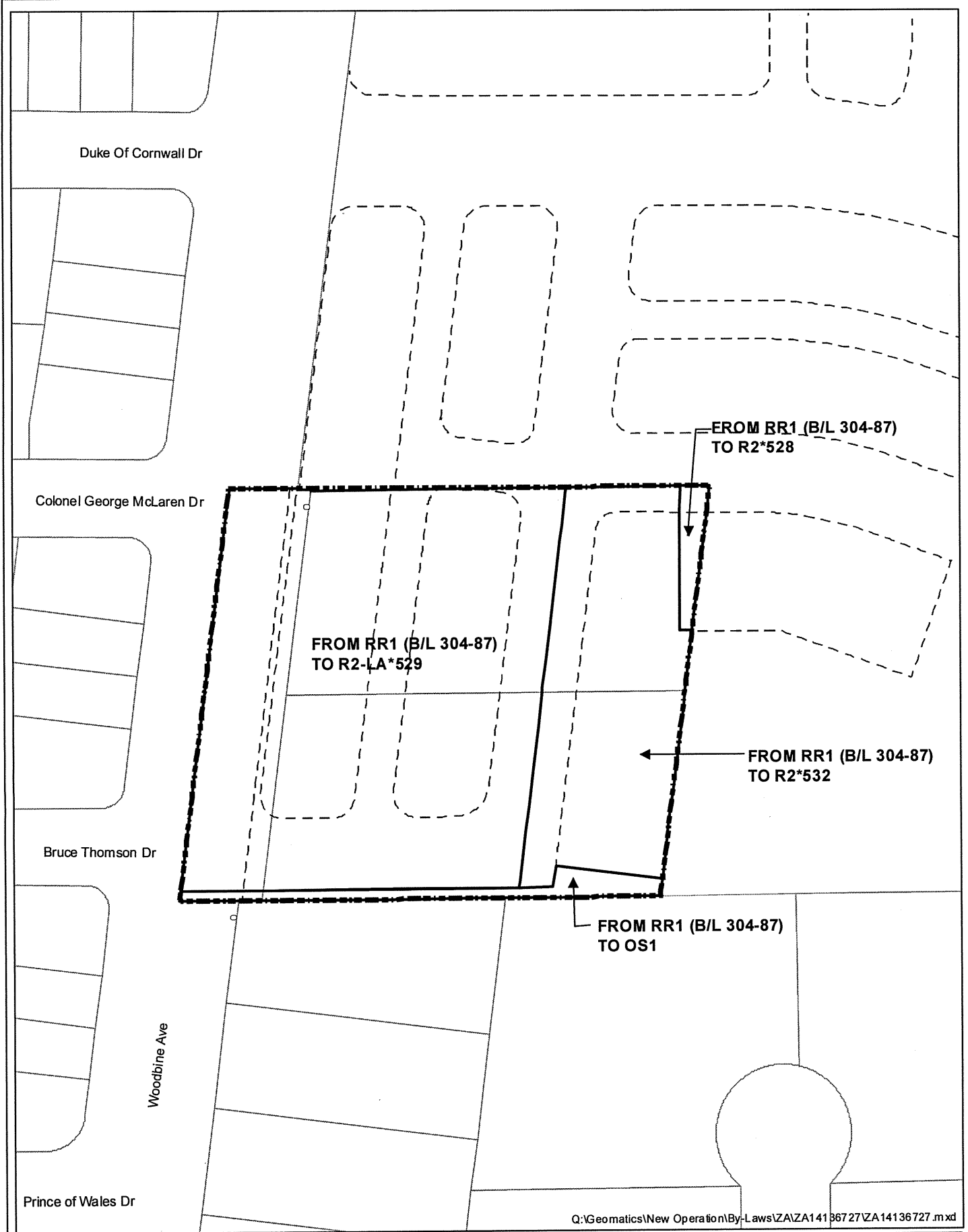
Read a first, second, and third time and passed on April 15, 2015.



Kimberley Kitteringham
City Clerk



Jack Heath
Deputy Mayor




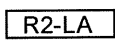
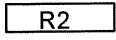
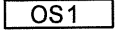
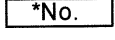
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BY-LAW SCHEDULE "A" TO BY - LAW 2015-40

AMENDING BY-LAWS 304-87 AND 177-96 DATED April 15, 2015

 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)

 RR1	RURAL RESIDENTIAL ONE	 R2-LA	RESIDENTIAL TWO WITH LANE ACCESS		
 R2	RESIDENTIAL TWO	 OS1	OPEN SPACE ONE	 *No.	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