



## **Explanatory Note**

### **By-law 2014-83**

**A By-law to Amend By-laws 1229, 1767, 1914, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612 and 11-72, as amended**

#### **Lands Affected**

The proposed by-law amendment applies to all land that are subject to By-law's 1229, 1767, 1914, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612 and 11-72, as amended. This proposed By-law also applies to all land that are subject to Infill Area By-laws within the above noted By-laws, being By-laws 99-90, 100-90, 101-90, 16-93, and 223-94.

#### **Existing Zoning**

The affected lands are zoned under a variety of designations in accordance with Zoning By-law's 1229, 1767, 1914, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612 and 11-72, as amended.

#### **Purpose and Effect**

The purpose and effect of this By-law is to amend the above-noted zoning by-laws by updating the way lot coverage is defined and then applied.



## By-law 2014-83

Being a By-law to amend By-laws 1229, 1767, 1914, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612 and 11-72

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**Whereas** the City of Markham is empowered to pass By-laws pursuant to the Planning Act R.S.O. 1990 c.P 13; and,

**Whereas** the City of Markham wishes to ensure that a consistent definition of "*Lot Coverage*" is used in all zoning by-laws in the City;

**Now therefore** The Council for the *Corporation* of the City of Markham enacts as follows:

1. The definition for '*Lot Coverage*' in By-laws 1229 and 1767, as amended, is deleted and replaced with a new definition of "*Lot Coverage*" as set out below:

*"Lot Coverage* means that percentage of the lot covered by all buildings and shall not include that portion of such lot area which is occupied by a building or portion thereof which is completely below grade. Lot coverage in each zone shall be deemed to apply only to that portion of such lot which is located within said Zone."

2. The term '*Coverage*' in By-laws 1914, 2053, 2237, 2284-68, 2402, 2489, 2571, 2612 and 11-72, as amended is deleted and replaced with the term "*Lot Coverage*".
3. The definition for '*Coverage*' in By-laws 1914, 2053, 2237, 2284-68, 2402, 2489, 2571, 2612 and 11-72, as amended, is deleted and replaced with a new definition of "*Lot Coverage*" as set out below:

*"Lot Coverage* means that percentage of the lot covered by all buildings and shall not include that portion of such lot area which is occupied by a building or portion thereof which is completely below grade. Lot coverage in each zone shall be deemed to apply only to that portion of such lot which is located within said Zone."

4. By-law 2551, as amended, is further amended by adding the definition of "*Lot Coverage*" as set out below:

*"Lot Coverage* means that percentage of the lot covered by all buildings and shall not include that portion of such lot area which is occupied by a building or portion thereof which is completely below grade. Lot coverage in each zone shall be deemed to apply only to that portion of such lot which is located within said Zone."

Read a first, second, and third time and passed on June 11, 2014.

Martha Pettit  
Deputy City Clerk

Frank Scarpitti  
Mayor