



EXPLANATORY NOTE

BY-LAW 2014-50

A By-law to amend By-law 177-96, as amended

Angus Glen Village Ltd.

Draft Approved Plan of Subdivision 19TM-03004 (Phase 2D)

Part of Lot 20, Concession 5

Lands Affected

The proposed by-law amendment applies to 4.29 hectares (10.61 acres) at the southeast corner of Major Mackenzie Drive East and Angus Glen Boulevard. The lands comprise Phase 2D of draft approved plan of subdivision 19TM-03004.

Existing Zoning

The lands are presently zoned Residential Two (Hold 1) (R2 (H1)), Residential Two*288 (Hold 1) (R2*288(H1)), Residential Two*383 (Hold 3) (R2*383(H3)), Residential Two*384 (Hold 1) (R2*384(H1)), Residential Two*385 (Hold 1) (R2*385(H1)), Residential Two*384*385*386 (Hold 1) (R2*384*385*386(H1)), Residential Two*386 (Hold 1) (R2*386(H1)) and Open Space One (OS1).

Purpose and Effect

The purpose and effect of this by-law amendment is to incorporate the lands into the appropriate residential and open space zone categories within By-law 177-96, as amended, to implement a revised draft plan of subdivision comprised of 27 single detached lots, two park blocks and three valleyland blocks.

Exceptions that were previously approved and that will be maintained include:

- minimum setback requirements for lots abutting an Open Space Zone (valleylands);
- permission for a *personal service shop* or a *single detached dwelling* within the Francis Stiver Farm House; and
- permission for 3 car garages on lots with a frontage of 15 m (50 ft.) or greater.

A new exception is being added:

- reduced minimum rear yard setback for the lots fronting on the park

The Holding provision (H1) that has been applied to the subject lands is no longer required since the subject revised draft plan of subdivision has received servicing allocation and construction of the Angus Glen Boulevard Bridge has commenced.

The Holding provision (H3) that has been applied to the Francis Stiver Farm House lot is to remain until site plan approval is issued for the lot.



By-law 2014-50

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THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1.0 By-law 177-96, as amended, is hereby further amended as follows:

1.1 By rezoning the lands comprising Part of Lot 20, Concession 5, as outlined on Schedule 'A' attached hereto:

From:

Residential Two (Hold 1)	(R2 (H1))
Residential Two*288 (Hold 1)	(R2*288(H1))
Residential Two*383 (Hold 3)	(R2*383(H3))
Residential Two*384 (Hold 1)	(R2*384(H1))
Residential Two*385 (Hold 1)	(R2*385(H1))
Residential Two*384*385*386 (Hold 1)	(R2*384*385*386(H1))
Residential Two*386 (Hold 1)	(R2*386(H1))
Open Space One	(OS1)

To:

Residential Two-Lane Access*118	(R2-LA*118)
Residential Two-Lane Access*118*522	(R2-LA*118*522)
Residential Two*383 (Hold 3)	(R2*383 (H3))
Residential Two*384	(R2*384)
Residential Two*384*385	(R2*384*385)
Residential Two*384*385*386	(R2*384*385*386)
Open Space One	(OS1)

as shown on Schedule "A" attached hereto.

1.2 By adding the following subsection to Section 7 – EXCEPTIONS:

"7. 522 Kylemore Communities (West Village) Ltd.

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol ***522** on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

7. 522.1 Zone Standards

The following specific *zone* standard applies:

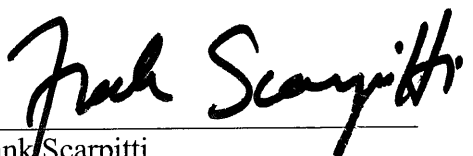
- a) Minimum required *rear yard* – 13.75 metres."

- 1.3 By amending the provisions of EXCEPTION Section 7.383.3 by deleting subsection b) and replacing it with the following:

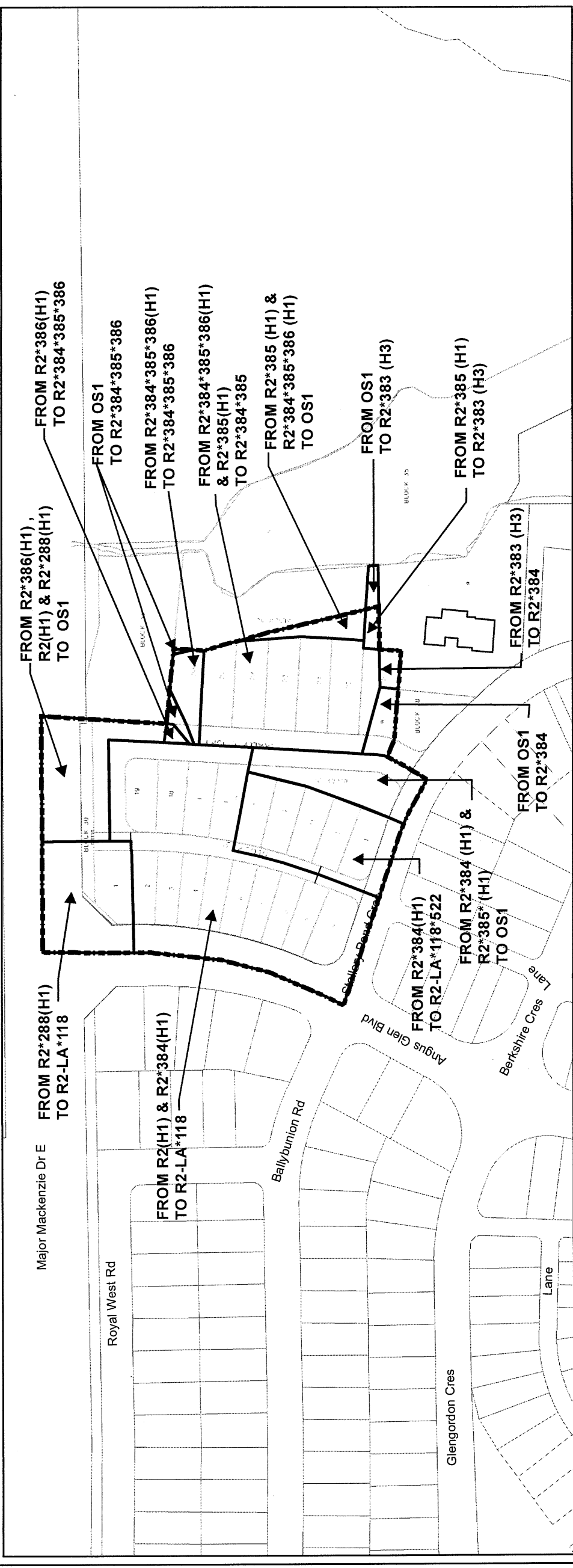
“b) No *buildings, structures*, architectural elements including but not limited to asphalt, brickwork, concrete stonework or any other private infrastructure are permitted within 3.0 metres of the eastern and northern Open Space One (OS1) zone boundary.”
- 1.4 By amending the provisions of EXCEPTION Section 7.385 by deleting subsection 7.385.2
- 2.0 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 30, 2014.



Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



BY-LAW SCHEDULE "A" TO BY-LAW 2014-50

AMENDING BY-LAW 177-96 DATED April 30, 2014

BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE ☐ BOUNDARY OF ZONE DESIGNATION(S) ☐

RESIDENTIAL TWO ☐ OPEN SPACE ONE ☐ *No. ☐ EXCEPTION SECTION NUMBER ☐

RESIDENTIAL TWO WITH LANE ACCESS ☐ H1, H3 ☐ HOLDING PROVISIONS ☐