



EXPLANATORY NOTE

BY-LAW 2014-38

A By-law to amend By-laws 304-87 and 194-82, as amended,
(to delete lands from the designated area of By-laws 304-87 and 194-82)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

Plan B Homes Inc. & 2381423 Ontario Inc.
6827 & 6805 14th Ave
Blocks 1 and 2 and Lots 1 to 14, Draft Plan of Subdivision 19TM-12007

Lands Affected

The proposed by-law amendment applies to approximately 1.0 ha. (2.47 ac.) of land on the south side of 14th Avenue, east of 9th Line and west of Box Grove By-Pass in the Box Grove Planning District.

Existing Zoning

The lands are zoned Single Rural Residential Zone (RRH) and Single Residential Zone (RR1) under By-law 194-82, Rural Residential Four (RR4) under By-law 304-87, and Residential Two Zone (R2*224*326*332) and Residential Two Zone (R2*224*323) under By-law 177-96.

Purpose and Effect

The purpose of this By-law amendment is to rezone the subject lands from RRH and RR1 under By-law 194-82, RR4 under By-law 304-87, R2*224*323, and R2*224*326*332 under By-law 177-96 to R2*521 under By-law 177-96.

The effect of the By-law is that the construction of 14 detached dwellings shall be permitted.

This By-law includes site specific zone standards and provisions.



BY-LAW 2014-38

**A By-law to amend By-laws 304-87 and 194-82, as amended,
(to delete lands from the designated areas of By-laws 304-87 and 194-82)
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:

- 1.0 THAT By-laws 304-87 and 194-82, as amended, are hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-laws 304-87 and 194-82, as amended.
- 2.0 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 Single Family Rural Residential Zone (RRH) under By-law 194-82 to Residential Two Zone (R2 *521) under By-law 177-96
 - (ii) from Rural Residential Four Zone (RR4) under By-law 304-87 to Residential Two Zone (R2 *521) under By-law 177-96
 - (iii) from Residential Two Zone (R2*224*326*332) to Residential Two*521 Zone (R2*521)
 - (iv) from Residential Two Zone (R2*224*323) to Residential Two*521 Zone (R2*521)as shown on Schedule 'A' attached hereto.
- 2.3 By adding the following subsection to Section 7 – EXCEPTIONS:

**“7.521 Plan B Homes Inc. & 2381423 Ontario Inc.
6827 & 6805 14th Ave - Blocks 1 and 2 and Lots 1 to
14, Draft Plan of Subdivision 19TM-12007**


Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol R2*521 as shown on 'Schedule A' to this By-law. All other provisions of By-law 177-96, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.


7.521.1 Special Site Provisions

- (a) The maximum *driveway* width, for a *lot* that shares its vehicular access on 14th Avenue with an adjacent *lot*, shall be 3.0 m where the driveway meets the front *lot line*.
- (b) The minimum *lot frontage* for a *lot* that abuts 14th Avenue shall be 15.0 m.
- (c) The minimum *lot frontage* for a *lot* that abuts Kentwood Crescent shall be 12.0 m.

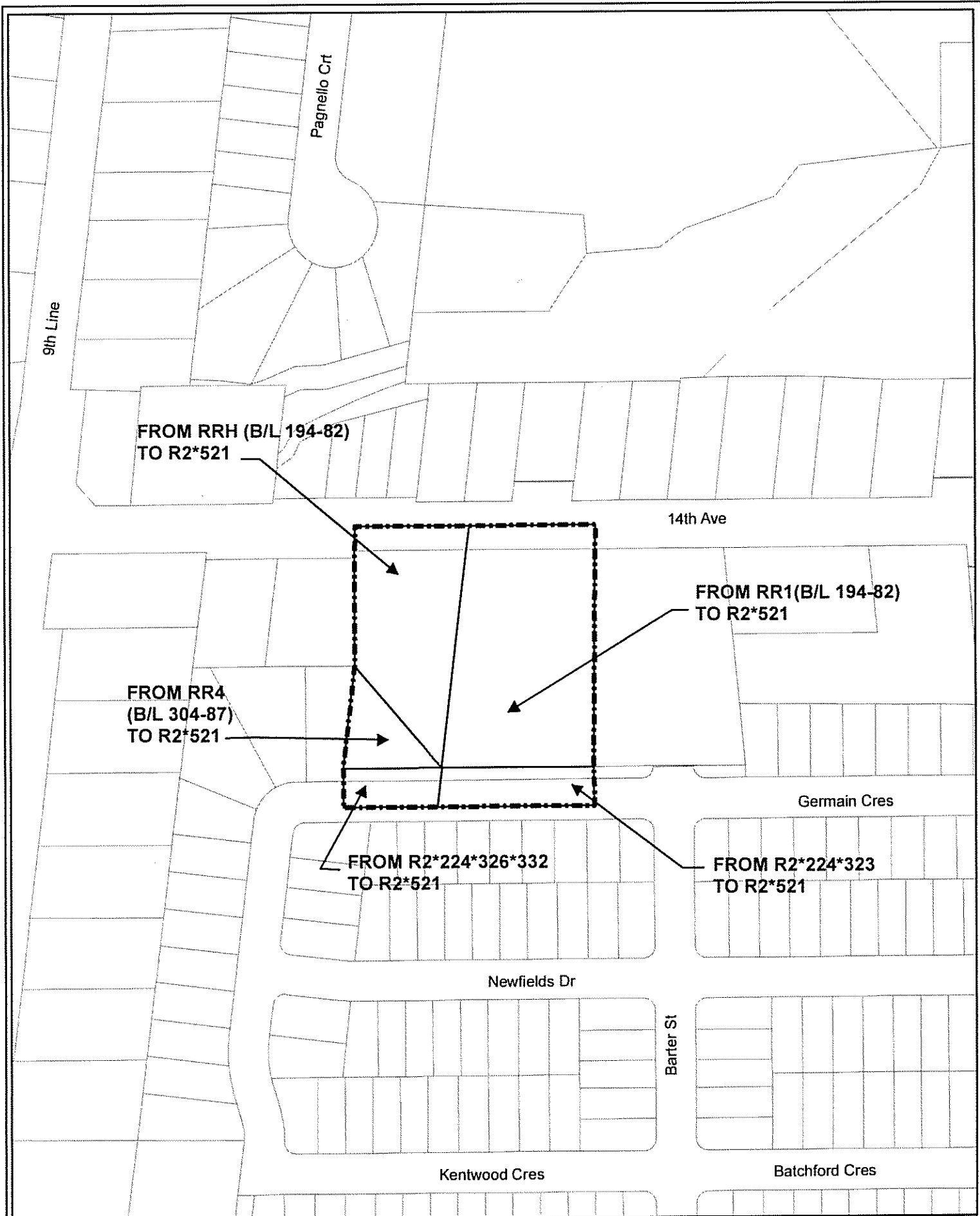
3.0 All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

Read a first, second, and third time and passed on March 25, 2014.



Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



BY-LAW SCHEDULE 'A' TO AMEND BY-LAWS 304-87, 194-82 & 177-96

- BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE TO BE DELETED FROM BY-LAWS 304-87, 194-82 & ADDED TO BY -LAW 177-96
- BOUNDARY OF ZONE DESIGNATION(S)
- | | | | |
|-----|---------------------------------|-----|---------------------------------|
| R2 | RESIDENTIAL TWO | RR4 | RURAL RESIDENTIAL |
| RR1 | SINGLE FAMILY RURAL RESIDENTIAL | RRH | SINGLE FAMILY RURAL RESIDENTIAL |

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BY-LAW AMENDMENT No. 2014-38 PASSED March 25, 2014

(MAYOR) (CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION Drawn By: CPW Checked By: RC

Meters
20 0 20

DATE: 20/01/2014

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the Town of Markham Clerk's Office