



EXPLANATORY NOTE

BY-LAW 2013-198

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

**Wykland Estates Inc.
South of 16th Avenue, west of Cornell Centre Blvd.
Part of Lots 16 to 20, Concession 9**

Lands Affected

The proposed by-law amendment applies to lands within the Cornell Planning District, south of 16th Avenue, west of Cornell Centre Blvd.

Existing Zoning

The lands subject to this By-law are currently zoned:

Residential Two*190 (R2*190)
Residential Two*190*432 (R2*190*432)

Purpose and Effect

The purpose and effect of the proposed By-law is to rezone the lands in order to provide zoning by-law provisions that are consistent with the provisions granted in previous phases of this development, as well as to allow for rear yard porch encroachments. This By-law will facilitate the development of the lands for 156 single detached, semi-detached and townhouse units.



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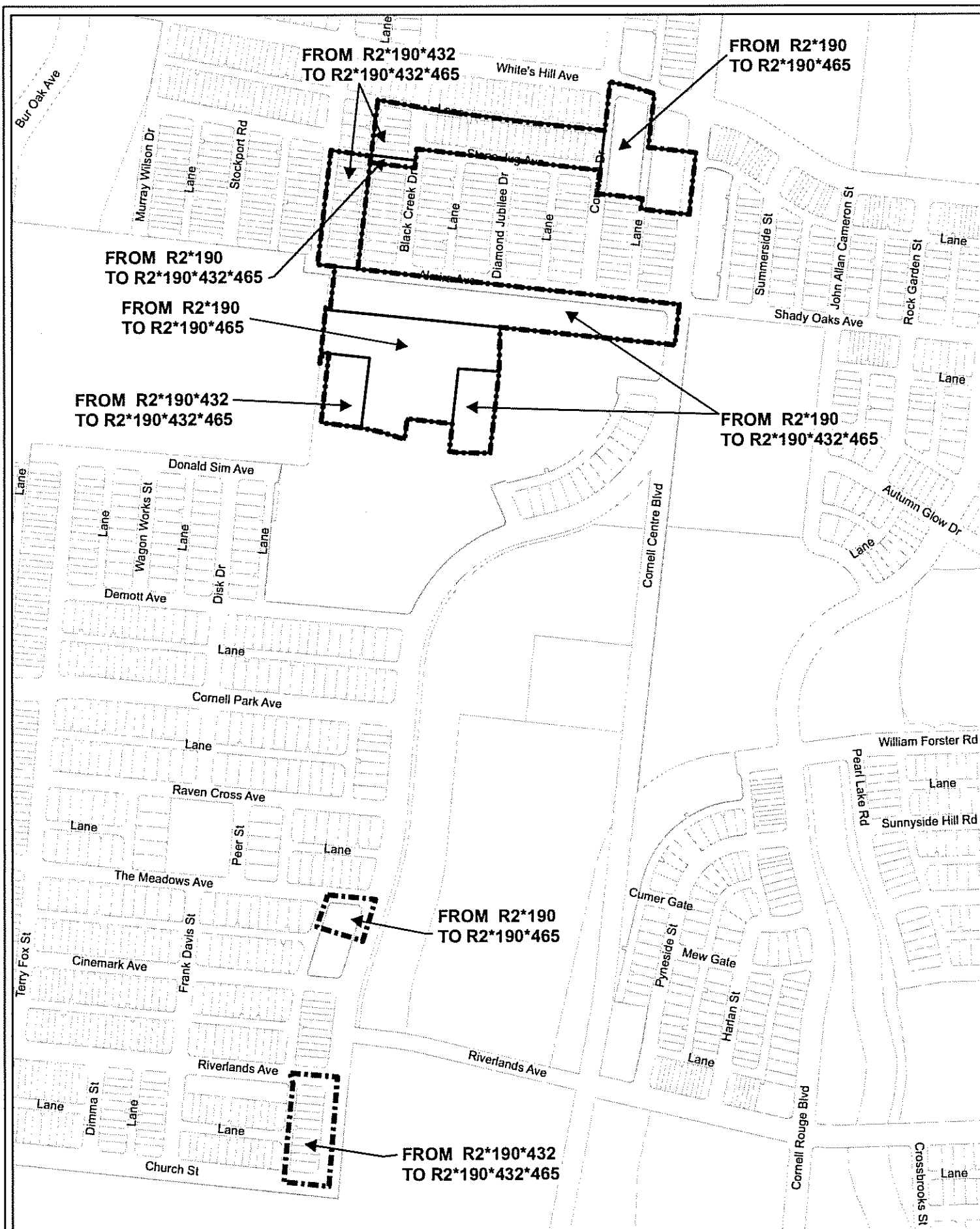
THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

- 1.0 By-law 177-96, as amended, be and the same is hereby further amended as follows:
- 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto from:
- Residential Two*190 (R2*190) to
Residential Two*190*432*465 (R2*190*432*465)
- Residential Two*190 (R2*190) to
Residential Two*190*465 (R2*190*465)
- Residential Two*190*432 (R2*190*432) to
Residential Two*190*432*465
- 1.2 Additional Permitted Uses to be added to Section 7.432.1:
- Section 7.432.1 is amended by adding the following to the list of permitted uses:
- a) One (1) *accessory dwelling unit* is permitted on a *lot* provided that:
- i) It is *accessory* to a *single detached, semi-detached or townhouse dwelling unit* on the same *lot*;
- ii) It is located above a *private garage* in either the main building or an *accessory building* on the same *lot*, excepting that stairways providing access to the *accessory dwelling unit* may extend down to grade; and,
- iii) The required *parking space* is independently accessible from the parking spaces for the *main dwelling unit* on the *lot*.
- 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 THIS
10TH DAY OF DECEMBER, 2013.


KIMBERLEY KITTERINGHAM
CITY CLERK


FRANK SCARPITTI
MAYOR



BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 177-96



BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

BOUNDARY OF ZONE DESIGNATION(S)

R2

RESIDENTIAL TWO

*No.

EXCEPTION SECTION NUMBER

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BY-LAW AMENDMENT No. 2013-198 PASSED DECEMBER 10, 2013

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(MARKHAM) DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SK

DATE: 09/10/2013

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