



EXPLANATORY NOTE

BY-LAW 2013-160

A By-law to amend By-law No. 1229, as amended

Joe Dimartino

5 Rouge St

PLAN 18 BLK A LOT 4 PT LOTS 1, 2 & 3

The subject property is located within the Markham Heritage Conservation District, east of Main Street South and immediately north of Highway 407. This by-law amendment applies to a parcel of land located between Rouge Street and James Scott Road, municipally known as 5 Rouge Street. The land is zoned as One Family Detached Residential (R1).

The zoning by-law amendment will facilitate the creation of additional residential lots. A concept plan submitted with the zoning by-law amendment envisions the severance of the existing property into three residential parcels. The proposal is to retain the existing lot fronting Rouge Street and to divide the severed rear portion of the lot into two new residential lots fronting James Scott Road. The existing detached dwelling is proposed to remain, while two new single detached dwellings are proposed to be constructed and addressed as 16 and 18 James Scott Road.

The purpose of this application is to revise the development standards of the By-law to permit the creation of the two new residential lots and single detached dwellings, as well as to bring the existing dwelling at 5 Rouge St. into conformity with the By-law. Modified development standards have been included in the By-law amendment.

The effect of the By-law amendment is to facilitate the creation of two new building lots and the construction of two new single detached dwellings fronting James Scott Road.



BY-LAW 2013-160

A By-law to amend Zoning By-law 1229, as amended

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

1. By-law 1229, as amended, be and the same is hereby further amended as follows:

By adding to Section 12, entitled "EXCEPTIONS TO STANDARDS AND PERMITTED USES", the following new subsection:

- 12.35 Notwithstanding any other provision of By-law 1229, as amended, the following provisions shall apply to those lands shown as Parts 1, 2 & 3 on Schedule 'A' of By-law 2013-160. All other provisions of By-law 1229, as amended, unless specifically amended by this section, continue to apply to the lands subject to this section.

12.35.1 Zone Standards

The following specific zone standards shall apply:

- a) PART 1

Maximum BUILDING DEPTH	17.06 m
Minimum SIDE YARD (East)	13 ft
- b) PART 2

Minimum LOT FRONTAGE	36.4 ft
Minimum LOT AREA	3,830 ft ²
Minimum FRONT YARD SETBACK	24.6 ft
Minimum SIDE YARD ((EAST)	2 ft
Minimum SIDE YARD (WEST)	4 ft
Minimum REAR YARD SETBACK	23.1 ft
Maximum LOT COVERAGE	44.1%
Maximum BUILDING DEPTH	17.32 m
Maximum NET FLOOR AREA RATIO	81.0%
Minimum SETBACK FOR A DRIVEWAY IN A FRONT YARD	2 ft
- c) PART 3

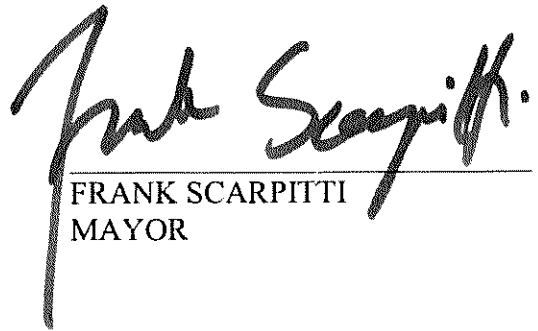
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Minimum LOT AREA	3,830 ft ²
Minimum FRONT YARD SETBACK	24.6 ft
Minimum SIDE YARD ((EAST)	4 ft
Minimum SIDE YARD (WEST)	2 ft
Minimum REAR YARD SETBACK	23.1 ft
Maximum LOT COVERAGE	44.1%
Maximum BUILDING DEPTH	17.32 m
Maximum NET FLOOR AREA RATIO	81%
Minimum SETBACK FOR A DRIVEWAY IN A FRONT YARD	2 ft

2. All other provisions of By-law 1229, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

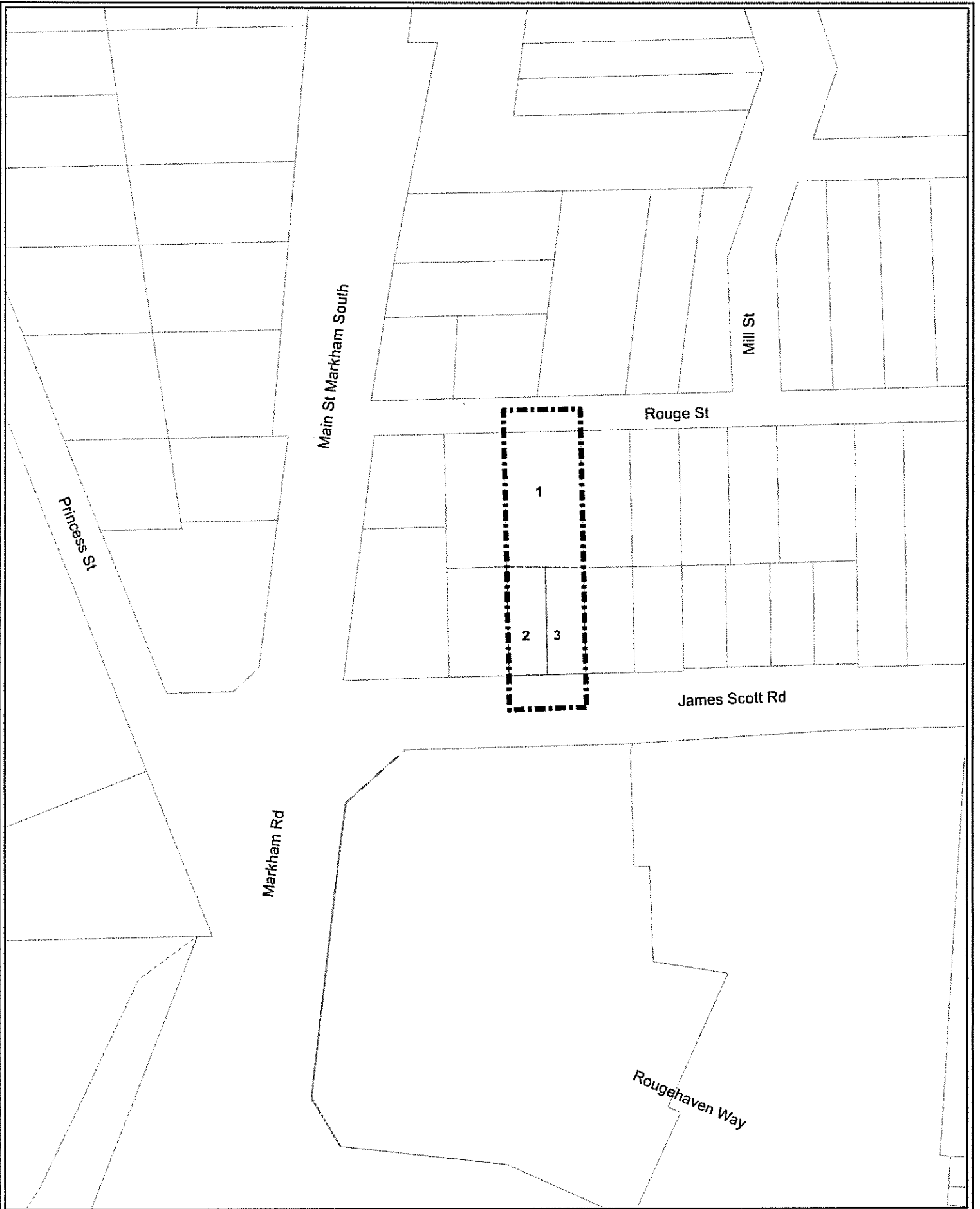
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
8TH DAY OF OCTOBER, 2013.



KIMBERLEY KITTERINGHAM
CITY CLERK



FRANK SCARPITTI
MAYOR



BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 1229



BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

SUBJECT TO SECTION 12.35 OF BY-LAW 1229



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BY-LAW AMENDMENT No. 2013-160 PASSED October 8, 2013

Meters
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(MAYOR)

 (CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: PW

DATE: 27/08/2013

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