

## **EXPLANATORY NOTE**

### **BY-LAW 2013-127**

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

**Mackenzie Builders and Developers Ltd.**

**Major Mackenzie Drive East and Mingay Avenue**

**Wismer Commons Community**

**Plan 19TM-12005; Part 1, Plan 65R-32681; and Part 43, Plan 65R-32389**

**Wismer Markham Developments Inc.**

**Parts 1, 2 and 3, Plan 65R-30147**

### **LANDS AFFECTED**

The proposed by-law amendment applies to the following parcels of land:

- a 1.22 ha (3.015 ac) parcel of land, located at the south west corner of Major Mackenzie Drive East and Mingay Avenue
- a 163.1m<sup>2</sup> (1,755ft<sup>2</sup>) parcel of land, located on the south side of Fred McLaren Boulevard on the east side of Begonia Street
- a 135.2m<sup>2</sup> (1,455ft<sup>2</sup>) parcel of land, located on the south side of Fred McLaren Boulevard on the west side of Greenspire Avenue
- a 576.9m<sup>2</sup> (6,209ft<sup>2</sup>) parcel of land, located on the north side of Fred McLaren Boulevard on the west side of Willow Street
- a 188.6m<sup>2</sup> (2,030 ft<sup>2</sup>) parcel of land, located north of Fred McLaren Boulevard on the west side of Titus Street
- a 288.4m<sup>2</sup> (3,104ft<sup>2</sup>) parcel of land, located north of Fred McLaren Boulevard on the east side of Titus Street

### **EXISTING ZONING**

The lands subject to this amendment are currently zoned Rural Residential Four (RR4) and Agricultural One (A1) under By-law 304-87, as amended.

### **PURPOSE AND EFFECT**

The purpose and effect of this By-law is to incorporate the lands into By-law 177-96, as amended, and to apply to the lands specific residential zone categories and development standards. The proposed zone categories are:

Residential Two \*185  
Residential Two \*185\*490  
Residential Two \*185\*496  
Residential Two \*421  
Residential Two\*421\*483

This will permit the development of 27.5 single-detached, 12 semi-detached and 32 townhouse units on the plan of subdivision and part lots.



## BY-LAW 2013-127

A By-law to amend Zoning By-law 177-96, as amended  
(To incorporate lands into the designated area of this By-law)

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

1. That By-law 177-96, as amended, is hereby further amended as follows:

1.1 By expanding the designated area of By-law 177-96 to include those lands comprising Part of Lot 20, Concession 7, as more particularly outlined on Schedule 'A' hereto, and by zoning the lands:

Residential Two*185	R2*185
Residential Two*185*490	R2*185*490
Residential Two*185*496	R2*185*496
Residential Two-Special*185	R2-S*185
Residential Two*421	R2*421
Residential Two*421*483	R2*421*483

1.2 By adding the following new subsections to Section 7 – EXCEPTIONS:

**“7.490 Block 7, Part of Blocks 8, 9 and 16, Plan 19TM-12005, Wismer Commons Community**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted with the symbol \*490 on Schedule 'A' to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

**7.490.1 Zone Standards**

The following specific zone standards apply to *townhouse dwellings on wide shallow lots* not accessed by a lane:

- a) Minimum *lot frontage* – 6.0 metres
- b) Minimum *porch* width – 2.0 metres
- c) Minimum *porch* depth – 2.0 metres

**“7.496 Lots 1 to 5, Plan 19TM-12005, Wismer Commons Community**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted with the symbol \*496 on Schedule 'A' to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.


7.496.1 Zone Standards

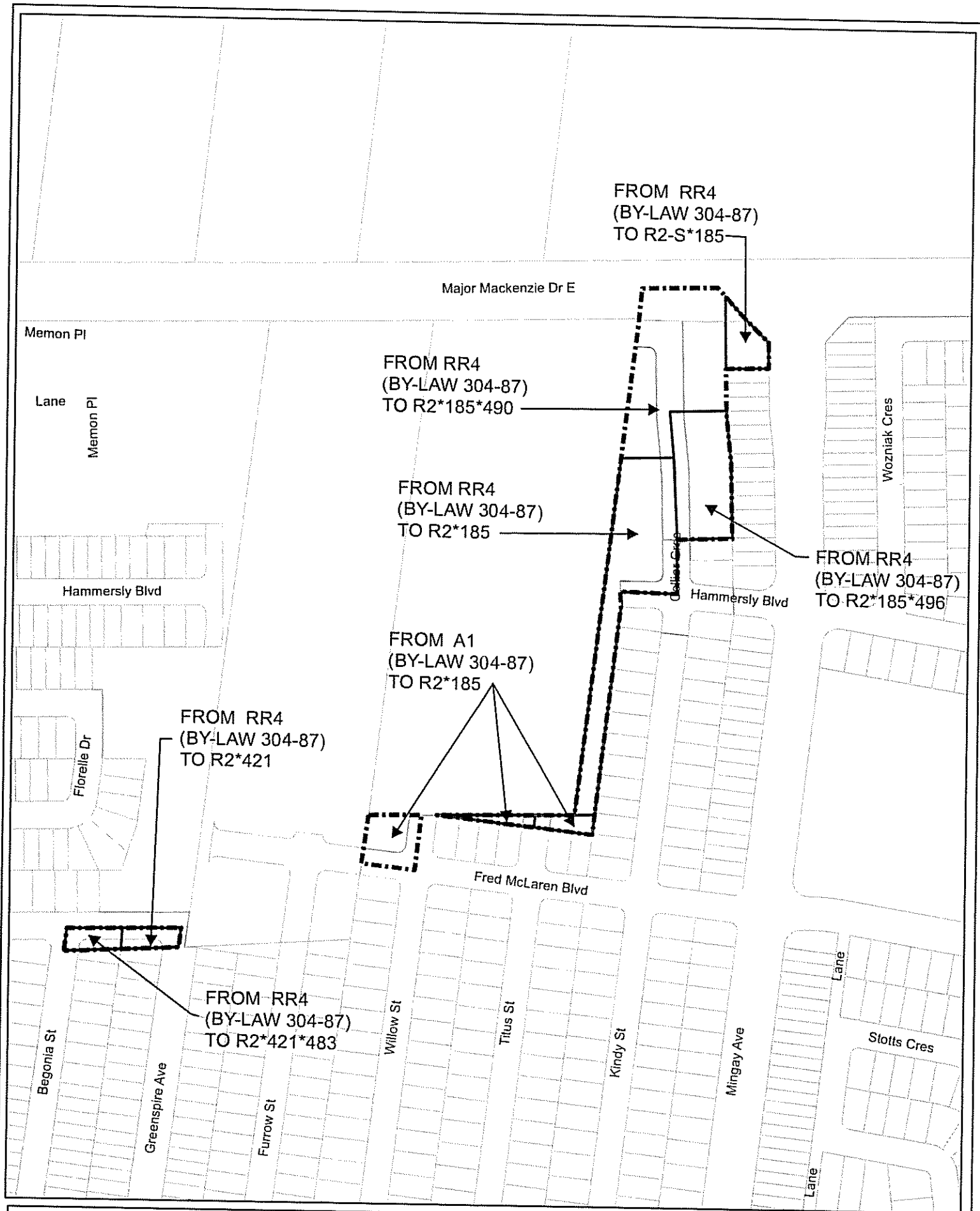
The following specific zone standards apply to *semi-detached dwellings on wide shallow lots* not accessed by a lane:

- a) Minimum *lot frontage* – 7.5 metres
- b) Minimum *porch* width – 2.0 metres
- c) Minimum *porch* depth – 2.0 metres

2. 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  
26<sup>TH</sup> DAY OF JUNE, 2013.

  
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KIMBERLEY KITTERINGHAM  
CITY CLERK  
\_\_\_\_\_  
FRANK SCARPITTI  
MAYOR

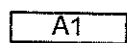


## BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 177-96

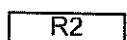


BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

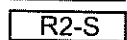
BOUNDARY OF ZONE DESIGNATION(S)



ARICULTURE ONE



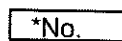
RESIDENTIAL TWO



RESIDENTIAL TWO - SPECIAL



RURAL RESIDENTIAL FOUR



EXCEPTION SECTION NUMBER

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BY-LAW AMENDMENT No. 2013-127 PASSED June 26, 2013

(MAYOR)

(CLERK)

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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SC

DATE: 05/08/2013

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