



## **EXPLANATORY NOTE**

### **BY-LAW 2013-128**

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

**Grandfield Homes (Oakford) Limited  
Oakford Drive  
PLAN 65M-3526 BLK 226 & PLAN 65M-3559 BLK 77**

#### **Lands Affected**

The proposed by-law amendment applies to lands located on the west side of Woodbine Avenue, north of 16<sup>th</sup> Avenue and south of Major Mackenzie Drive, known as Block 226 on Plan 65M-3526 and Block 77 on Plan 65M-3526, in the Woodbine North Secondary Plan.

#### **Existing Zoning**

The lands are currently zoned Residential Two Special [R2-S\*70 (H)] by By-law 177-96 as amended.

#### **Purpose and Effect**

The lands were formally intended for a school site, now declared surplus. The purpose and effect of the By-law will be to permit 48 single detached dwellings on the site and to introduce site specific development standards. Servicing allocation has been provided for the 48 dwelling units, satisfying the holding provision. The 'H' has been removed from the site.



## BY-LAW 2013-128

A By-law to amend Urban Expansion Area  
Zoning By-law 177-96, as amended

---

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 within the designated area of this By-law as shown on Schedule 'A' hereto from:

Residential Two - Special \*70 (Hold) [R2-S\*70(H)] to  
Residential Two – Special \*70 [R2-S\*70]

1.2 That By-law 177-96, as amended, is hereby further amended by deleting Section 7.70 and replacing with the following:

### **“7.70 WOODBINE NORTH FORMER SCHOOL SITE**

Notwithstanding the provisions of this By-law, the provisions in this Section shall apply to those lands by the symbol \*70 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

#### **7.70.1 Only Uses Permitted**

The following is the only use permitted:

- a) Single detached dwellings.

#### **7.70.2 Zone Standards**

The following specific Zone Standards apply:

- a) The maximum garage width shall be 5.5 metres;
- b) Maximum driveway width shall be 6.1 metres;
- c) The minimum exterior side yard shall be 2.0 metres;
- d) Minimum rear yard setback of 6.5m;
- e) Minimum lot depth for a wide shallow lot of 24.0m”.

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 THIS  
26<sup>TH</sup> DAY OF JUNE, 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

R2-S RESIDENTIAL TWO - SPECIAL (H) HOLDING PROVISION  
 \*No EXCEPTION NUMBER

BY-LAW AMENDMENT No. 2013-128 PASSED June 26, 2013  
 (MAYOR) (CLERK)



MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: RP

DATE: 05/28/13

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