



## **EXPLANATORY NOTE**

### **BY-LAW 2013-118**

**A By-law to amend By-law 194-82, as amended**

**1232548 Alberta Inc  
6750 14th Avenue, 7784 & 7790 9<sup>th</sup> Line  
PLAN 19 PT LOT 1 BLK C RS65R8220 PART 1**

#### **Lands Affected**

The proposed by-law amendment applies to approximately 0.67 ha. (1.65 ac.) of land on the northwest corner of 14<sup>th</sup> Avenue at 9<sup>th</sup> Line in the Box Grove Planning District.

#### **Existing Zoning**

The lands are currently zoned Rural Residential (RRH) under By-law 194-82, as amended.

#### **Purpose and Effect**

The purpose of this By-law is to amend the above-noted Zoning By-law in order to allow 6 residential lots to be created for single detached dwellings fronting onto 9<sup>th</sup> Line.

The effect of the By-law is that the lands will be zoned to permit the construction of 5 new single detached dwellings plus the relocation of a Heritage dwelling on the subject lands. This By-law also includes site specific zone standards and provisions.



## BY-LAW 2013-118

A By-law to amend By-law 194-82

---

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

1.0 By-law 194-82, as amended, is hereby further amended as follows:

1.1 By adding the following new sub-section 12.13 to Section 12 – EXCEPTIONS:

**“12.13** The following provisions shall apply to the lands municipally known as 6750 14<sup>th</sup> Avenue, 7784 9<sup>th</sup> Line and 7790 9<sup>th</sup> Line.

Notwithstanding any other provisions of this By-law or By-law 28-97 as amended by By-law 2006-96, the provisions in this section shall apply to those lands subject to By-law 2013-118, as shown on Schedule ‘A’ attached hereto.

**12.13.1 ZONE STANDARDS**

The following specific zone standards apply to the lands shown on Schedule ‘A’:

a) INTERIOR LOT

- i. Minimum LOT FRONTAGE – 18.0 m
- ii. Minimum LOT AREA – 900 m<sup>2</sup>
- iii. MINIMUM FRONT YARD – 10.5 m
- iv. MINIMUM REAR YARD – 13.5 m
- v. MINIMUM SIDE YARD – 3.0 m
- vi. Maximum Building HEIGHT – 11.0 m
- vii. Maximum PRIVATE GARAGE Width – 7.0 m

b) CORNER LOT

- i. Minimum LOT FRONTAGE – 12.0 m
- ii. Minimum LOT AREA – 900 m<sup>2</sup>
- iii. MINIMUM FRONT YARD – 2.0 m
- iv. MINIMUM REAR YARD – 13.5 m
- v. Minimum FLANKAGE YARD – 3.0 m
- vi. Minimum Interior SIDE YARD – 3.0 m
- vii. Maximum Building HEIGHT – 11.0 m
- viii. Maximum PRIVATE GARAGE Width – 7.0 m



**12.13.2 Special Site Provisions:**

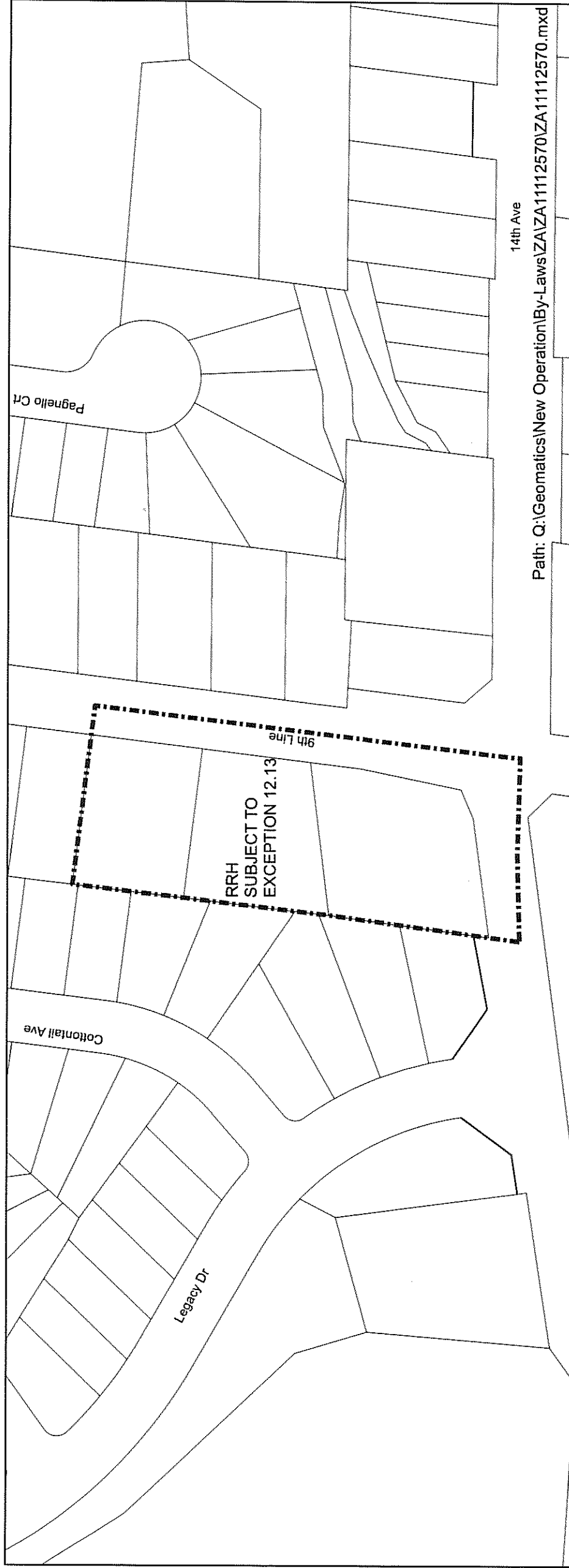
- a) Porches, balconies and steps may encroach a maximum of 2.0 m into the MINIMUM FRONT YARD.
- b) An attached PRIVATE GARAGE shall be SETBACK a minimum of 1.0 m further from the FRONT LOT LINE than the front MAIN WALL of each DWELLING.
- c) The maximum DRIVEWAY WIDTH shall be 3.0 m within 3.0 m of the FRONT LOT LINE.
- d) The provisions for Setbacks for Driveways or Parking Pads shall not apply.

- e) A DRIVEWAY shall be located no closer than 1.2 m to an interior side lot line.
- f) The SETBACK requirements to the Centreline of 9<sup>th</sup> Line shall not apply.

2.0 All other provisions of By-law 194-82, 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  
17<sup>TH</sup> DAY OF JUNE, 2013.

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



# BY-LAW SCHEDULE "A" TO AMEND BY-LAW 194-82

BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

☐ RRH ☐ RURAL RESIDENTIAL



MARKHAM DEVELOPMENT SERVICES COMMISSION

BY-LAW AMENDMENT No. 2013-118 PASSED June 17, 2013

*John Scarpitta*

(MAYOR)

(CLERK)

Drawn By: DD

Checked By: RC

DATE: 05/22/13

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