



EXPLANATORY NOTE

BY-LAW 2013-50

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

Vetmar Limited

Woodbine By-Pass

19TM-07001

Part of Lot 27 & 28, Concession 3, Block 93 on PLAN 65M4328

LANDS AFFECTED

The By-law Amendment applies to lands located on the east side of the Woodbine Avenue-Bypass, south of 19th Avenue, and north of Elgin Mills Road East, known as Block 93 on Plan 65M4328, in the Highway 404 North Planning District.

EXISTING ZONING

The subject land is currently zoned Residential Two - Special [R2-S*401] by By-law 177-96, as amended by By-law 2009-207.

PURPOSE AND EFFECT

The purpose of this By-law is to alter site-specific zoning provisions for setbacks, maximum number of residential units, main building locations, garage and driveway widths, and visitor parking for Block 93. The effect of this By-law is that lands will be zoned for the development of 24 townhouse dwelling units that will be a part of a future condominium block.



BY-LAW 2013-50

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 altering site-specific exception *401 as it applies to the lands outlined on Schedule 'A' attached hereto.

1.2 That By-law 177-96, as amended is hereby further amended by deleting Section 7.401.2 in its entirety and replacing with the following:

"7.401.2 Zone Standards

Only the following specific Zoning Standards apply:

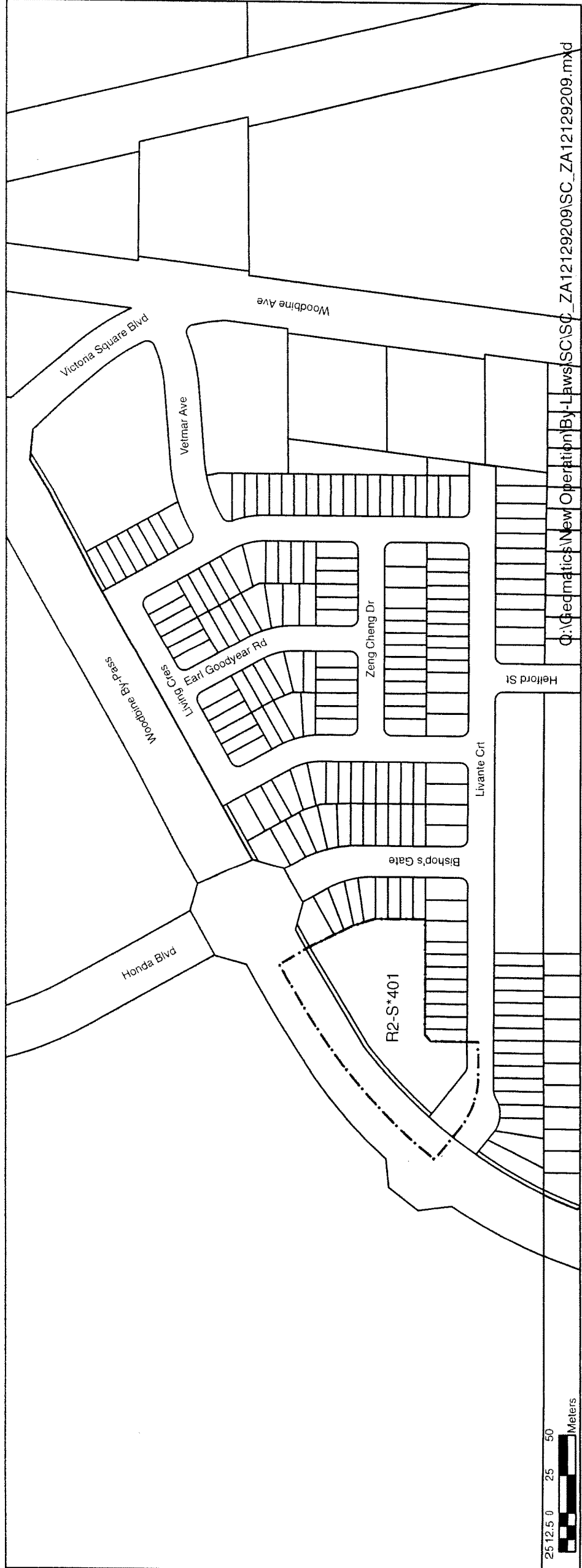
- a) Maximum number of dwellings units – 24
- b) Minimum of eight visitor parking spaces are required
- c) Minimum front yard – 3.0 metres
- d) For the purpose of this By-law, the lot line that abuts the landscape buffer along Woodbine Avenue By-pass shall be deemed the front lot line
- e) For the purposes of this By-law there is no rear lot line
- f) Minimum required interior side yard – 1.2 metres
- g) Minimum required exterior side yard – 2.4 metres
- h) Maximum height – 12.0 metres
- i) A private garage is permitted to be within or attached to the main building, if lot accessed by a private lane
- j) Maximum garage width of 3.5m
- k) Provisions for Parking Pads
 - i. A parking pad is accessed from a private lane only
 - ii. Minimum width of a parking pad – 2.6m
 - iii. Maximum width of 3.7m
- l) Porches may encroach a distance of not more than 50% into the required interior side yard
- m) For the purposes of applying the zone standards, Block 93 on Plan 65M-4328 shall be considered as one 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
30TH DAY OF APRIL AND 1ST DAY OF MAY, 2013.

MARTHA PETTIT
ACTING CITY CLERK

FRANK SCARPITTI
MAYOR



BY-LAW SCHEDULE " " TO AMEND BY-LAW 177-96

BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

☐ R2-S RESIDENTIAL TWO-SPECIAL ☐ *(No) EXCEPTION NUMBER

	BY-LAW AMENDMENT No. 2013-50	PASSED April 30 & May 1, 2013	<i>John Scarpitti</i>	(MAYOR)	<i>Debra Feltner</i>	(CLERK)
	DEVELOPMENT SERVICES COMMISSION		DATE: 03/04/2013			
			Drawn By: DD	Checked By: RP		

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