



EXPLANATORY NOTE

BY-LAW 2013-42

A By-law to amend By-law 90-81, as amended

**Briarwood Homes (Markham) Ltd.
2 Havelock Gate
PL 65M3038 BLK 105**

Lands Affected

The proposed by-law amendment applies to a 0.6 hectare (1.48 acre) parcel of land located on the south-west corner of 14th Avenue and Havelock Gate, east of Markham Road, and municipally known as 2 Havelock Gate.

Existing Zoning

The land subject to this By-law is presently zoned Local Commercial (LC) in By-law 90-81, as amended.

Purpose and Effect

The purpose of this By-law is to amend the above-noted Zoning By-law in order to rezone the subject land from Local Commercial (LC) to Second Density- Medium Density Residential (RMD2).

The effect of the By-law is to permit a townhouse development.



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

- 1.0 By-law 90-81, as amended is hereby further amended as follows:
- 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto, from Local Commercial (LC) to Second Density – Medium Density Residential (RMD2).
- 1.2 By adding to Section 7 – EXCEPTIONS the following new subsection:
- 7.60 The provisions in this Section shall apply to those lands zoned Second Density- Medium Density Residential (RMD2) within the designated area of this By-law as shown on Schedule 'A' attached to By-law 2013-42. All other provisions of this By-law, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.
- 1.0 Only Permitted Uses
The following uses are the only uses permitted:
- TOWNHOUSE DWELLINGS
- 2.0 Zone Standards
The following specific zone standards apply:
- a) Minimum LOT FRONTAGE – 55 metres
 - b) Minimum LOT AREA – 0.5 hectare
 - c) Maximum LOT COVERAGE – 40%
 - d) MINIMUM YARDS:
 - i. 0 metres from any LOT LINE adjoining a street.
 - ii. 2 metres from 14th Avenue to the main building.
- 3.0 Special Site Provisions
The following provisions shall apply:
- a) Notwithstanding any further division or partition of lands subject to this Section, all lands zoned RMD2 in this By-law shall be deemed to be one lot for the purposes of this By-law.
 - b) The 14th Avenue streetline is deemed to be the front lot line.
 - c) Detached accessory buildings are not permitted.
 - d) Parking spaces for the physically disabled shall not be required.
 - e) Section 4.7.2 of the By-law shall not apply.
 - f) Section 5.2.1 of the By-law shall not apply.

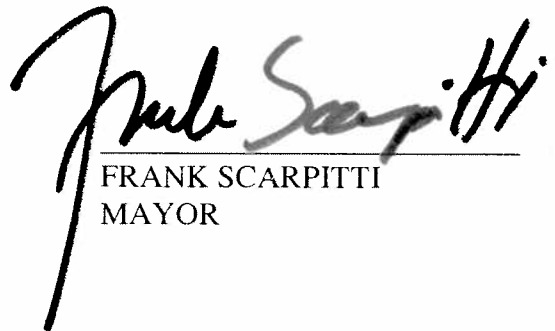
- g) All buildings and structures shall be setback a minimum of 5.5m from the property line abutting the Hydro Corridor.

2.0 All other provisions of By-law 90-81, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

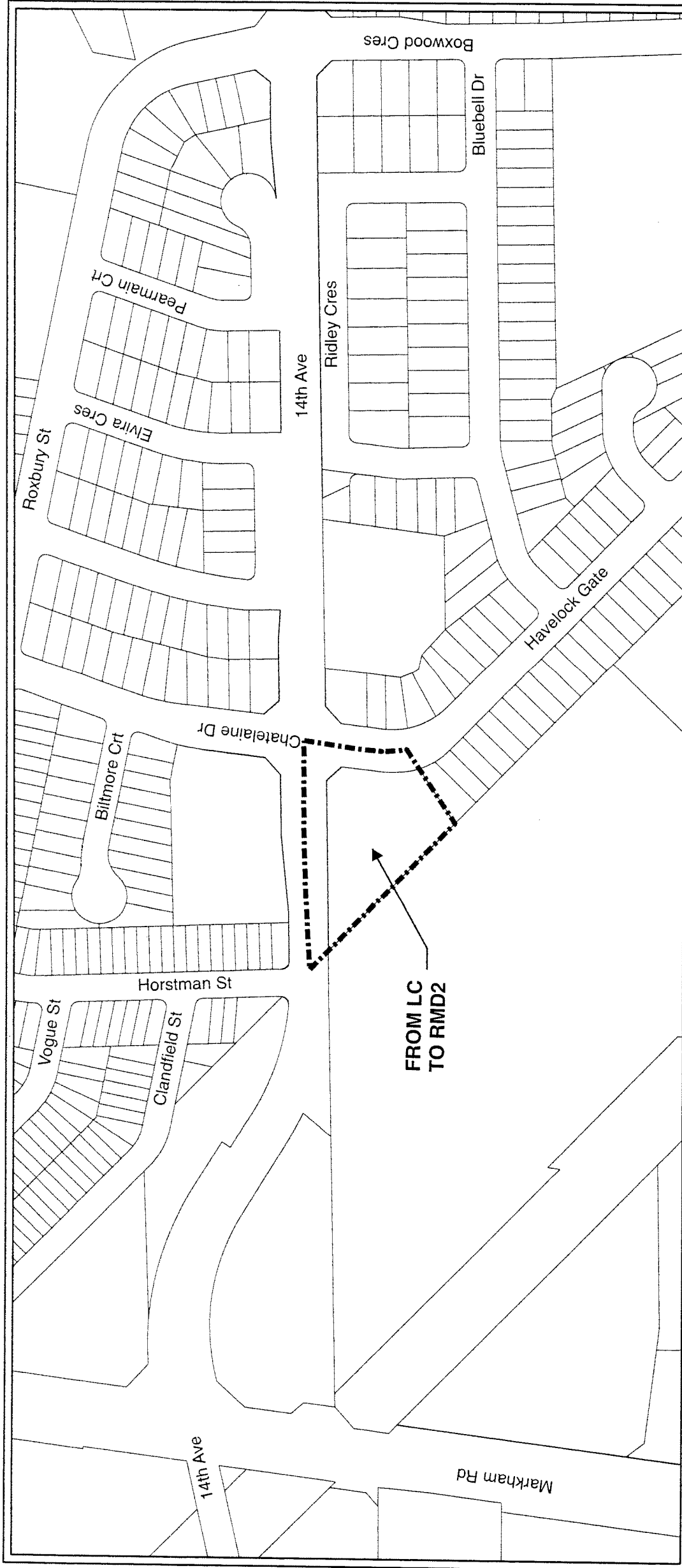
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
16TH DAY OF APRIL, 2013.




MARTHA PETTIT
ACTING CITY CLERK

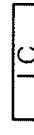



FRANK SCARPITTI
MAYOR



BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 90-81

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

 LC LOCAL COMMERCIAL

 RMD2 SECOND DENSITY - MEDIUM DENSITY RESIDENTIAL

BY-LAW AMENDMENT No. 2013-42	PASSED APRIL 16, 2013	<i>Paul Scarpitta</i>	(MAYOR)	<i>Deborah</i>	(CLERK)
MARKHAM DEVELOPMENT SERVICES COMMISSION		Drawn By: CPW	Checked By: SM	DATE: 01/09/2013	
NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the Town of Markham Clerk's Office					