



EXPLANATORY NOTE

BY-LAW 2012-259

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

**Stargrande Custom Homes Corp.
6330 16th Ave
CON 8 PT LOT 16 65R27374 PT 1**

Lands Affected

The proposed by-law amendment applies to a 4.17 ha (10.3 acre) parcel of land located on the north-east corner of 16th Avenue and Williamson Road, and municipally known as 6330 16th Avenue.

Existing Zoning

The land subject to this By-law is presently zoned Rural Residential Four (RR4) in By-law 304-87, as amended.

Purpose and Effect

The purpose of this By-law is to incorporate the subject land into the designated area of By-law 177-96, as amended, which will facilitate the zoning of the subject land to "Open Space One (OS1) and "Residential Two * 484 (R2 * 484)".

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



BY-LAW 2012-259

A By-law to amend 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 expanding the designated area of the By-law to include a parcel of land comprising Concession 8, Part of Lot 16, Part 1, Plan 65R 27374, and municipally known as 6330 16th Avenue.

1.2 By zoning the lands identified on Schedule 'A' attached hereto:

Open Space One	OS1
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Residential Two * 484	R2*484
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1.3 By adding the following new subsection to Section 7 – EXCEPTIONS to By-law 177-96, as amended.

“7.484 Stargrande Custom Homes – Townhouse Development

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *484 on Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.484.1 Zone Standards

The following zone standards shall apply:

- a) Maximum number of *townhouse dwellings* – 160
- b) Maximum number of *semi-detached dwellings* – 2
- c) Maximum *height* – 13.5m
- d) Minimum required *rear yard* setback – 5.1m
- e) Minimum required *interior side yard* setback – 1.2m
- f) Minimum required *front yard* setback – 2m
- g) Minimum *exterior side yard* setback – 0.6m
- h) Minimum number of *visitors parking spaces* – 41

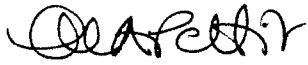
7.484.2 Special Site Provisions

The following additional provisions shall apply:

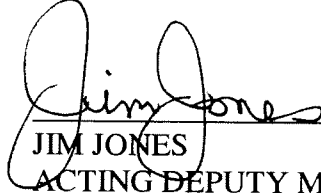
- a) Notwithstanding any further division or partition of lands subject to this Section, all lands zoned R2*484 shall be deemed to be one lot for the purposes of this By-law.
- b) Stairs, porches and balconies are allowed to encroach into any required yard but are not permitted to be located closer than 0.6m from any lot line.
- c) For the purpose of this By-law, *townhouse buildings* can include *dwelling units* each of which has an independent entrance at grade to the front, but not the rear of the *building*.

- 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.

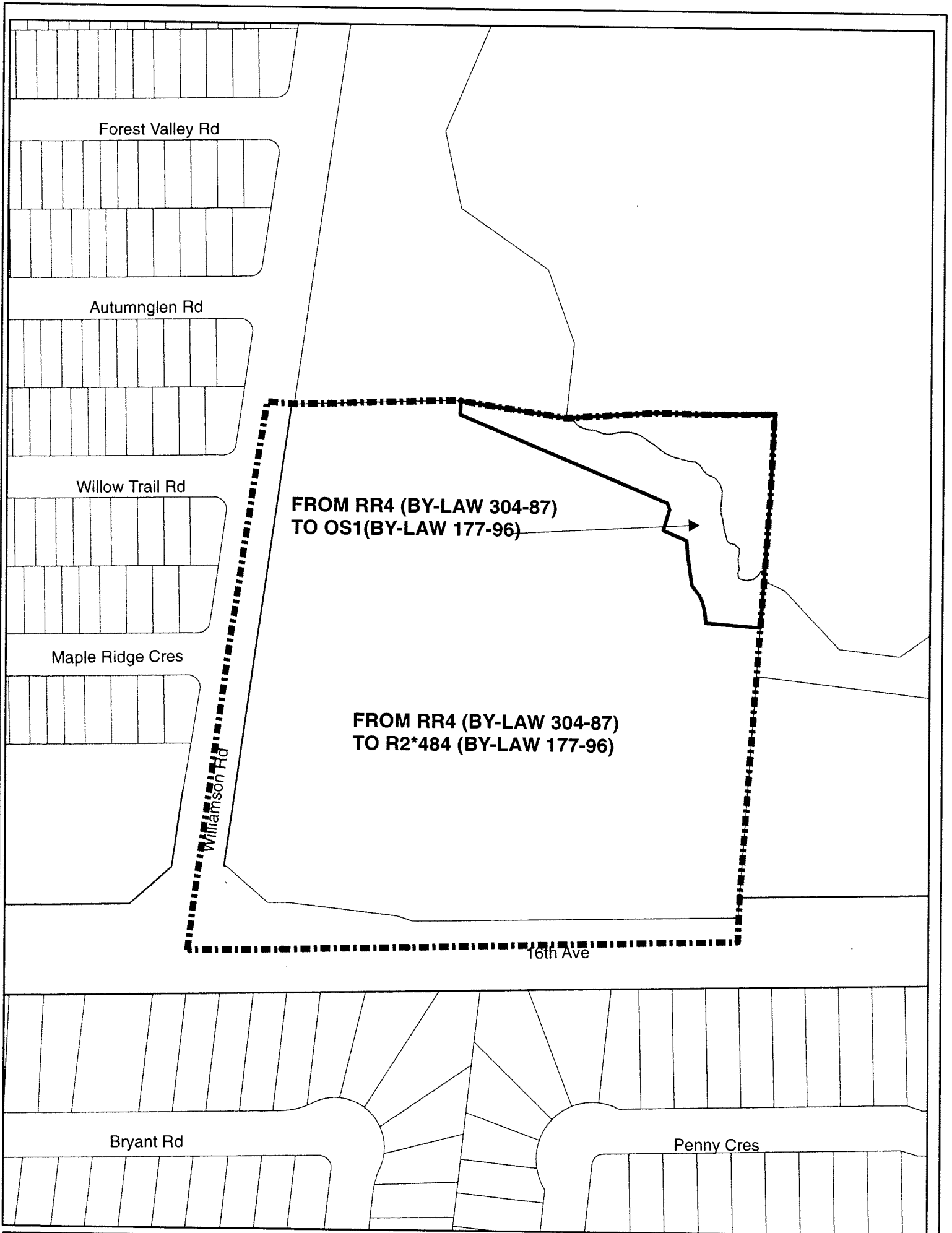
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
18TH DAY OF DECEMBER, 2012.



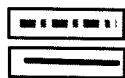
MARTHA PETTIT
ACTING CITY CLERK



JIM JONES
ACTING DEPUTY 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)

RR4

RURAL RESIDENTIAL FOUR

R2

RESIDENTIAL TWO

OS1

OPEN SPACE ONE

*(No)

EXCEPTION NUMBER

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BY-LAW AMENDMENT No. 2012-259 PASSED DECEMBER 18, 2012
[Signature] (MAYOR) [Signature] (CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:SM

DATE:07/20/12

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