



EXPLANATORY NOTE

BY-LAW 2012-188

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

**Cornell Rouge Development Corporation
1982 Donald Cousens Parkway
Cornell Community**

Lands Affected

The proposed by-law amendment applies to 40 townhouse blocks within a draft plan of subdivision 19TM-08002.

Existing Zoning

The lands subject to this amendment are currently zoned Residential Two*190*193(R2*190*193) by By-law 177-96

Purpose and Effect

The purpose and effect of the by-law amendment is to permit the construction of townhouse units with:

- (1) a reduced setback from the detached garage to the rear lot line, which will reduce the length of the parking pad
- (2) to permit a 1.1 metre porch depth for some corner lot townhouse units.



BY-LAW 2012-188

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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 Adding the following new subsection to Section 7 –
EXCEPTIONS to By-law 177-96, as amended:

7.487 South of 16th Avenue, west of Donald Cousens Parkway –
Cornell Rouge Development Corp.

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *487 on the Schedule of this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this Section.

7.487.1 Special Site Provisions

The following additional provisions apply:

- a) The floor of any porch that is located between the main wall and a *streetline* shall extend at least 1.1 metres towards the *streetline* from the main wall that abuts the *porch*. Windows, stairs, columns, piers and/or railings associated with the porch are permitted to encroach within this area.

7.488 South of 16th Avenue, west of Donald Cousens Parkway. –
Cornell Rouge Development Corp.

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *488 on the Schedule of this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this Section.

7.488.1 Special Site Provisions

The following additional provisions apply:

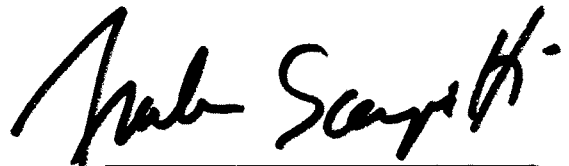
- a) Minimum setback for detached *private garages* from *rear lot line* – 5.4 metres.

- 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.

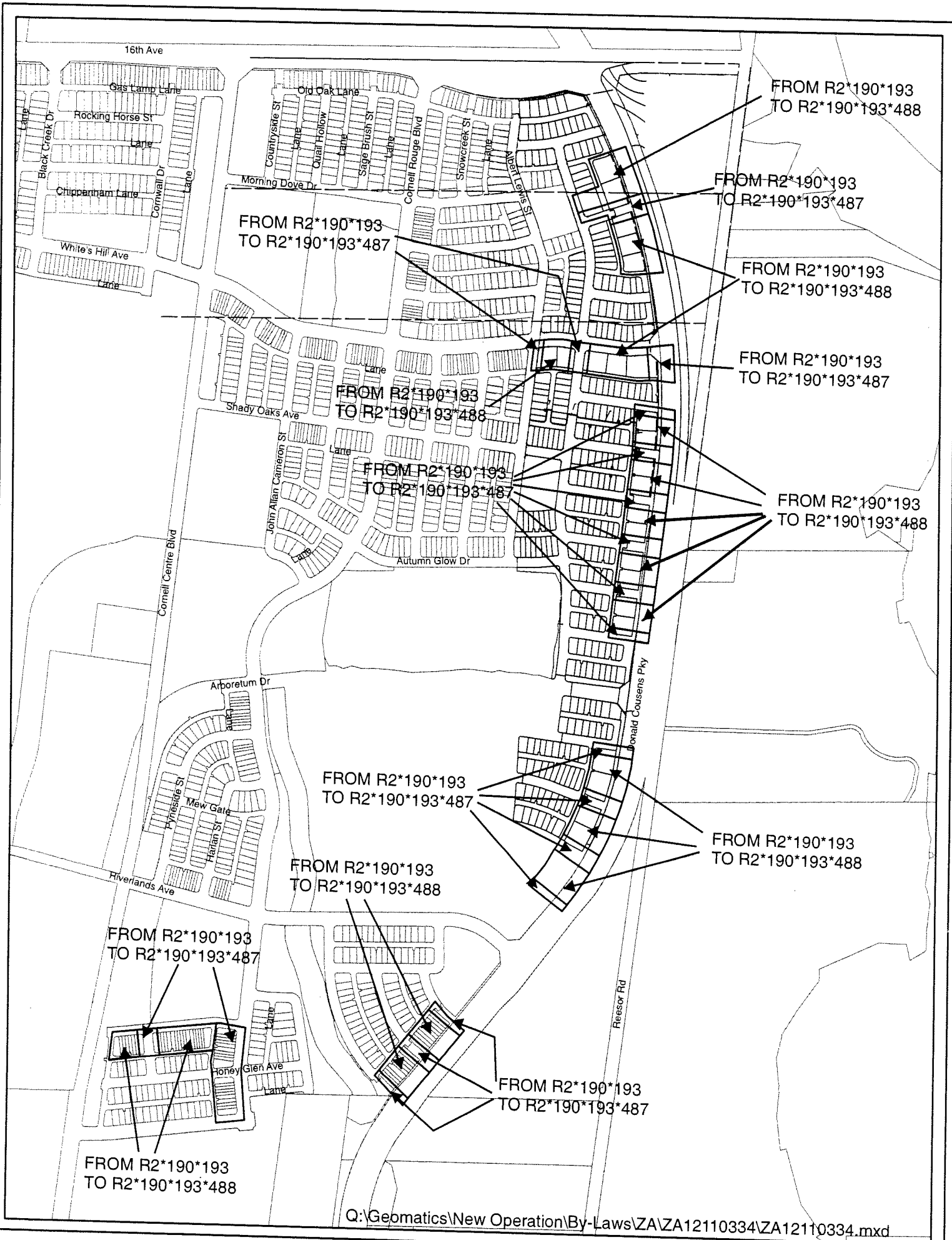
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
3RD DAY OF OCTOBER, 2012.



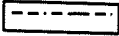
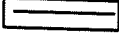
MARTHA PETTIT
ACTING CITY CLERK

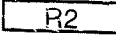
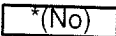


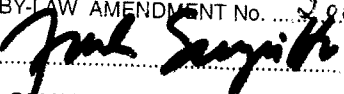
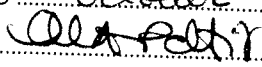
FRANK SCARPITTI
MAYOR



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

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
 BOUNDARY OF ZONE DESIGNATION(S)

 RESIDENTIAL TWO
  EXCEPTION NUMBER

BY-LAW AMENDMENT No. 2012-188 PASSED October 3, 2012
 (MAYOR)  (CLERK)

 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:SK

DATE:09/20/12

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