



EXPLANATORY NOTE

TO BY-LAW 2012-155

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

Dovcom Realty Inc. & Wismer Markham Developments Inc.

Part of Lot 19, Concession 7

Draft Plan of Subdivision 19TM-02009

Phase 3b and 4

Wismer Commons Community

Lands Affected

The proposed by-law amendment applies to approximately 5.79 hectares (14.3 acres) of land located on the north east corner of Castlemore Avenue and Roy Rainey Avenue, 19TM-02009.

Existing Zoning

The lands subject to this by-law are presently zoned Residential Two - [R2*421)] and Residential One Frontage Fifteen- [R1-F15*123] under By-law 177-96, as amended, and Rural Residential Four – RR4 under By-law 304-87 as amended.

Purpose of By-law

To permit an increase in the width of driveways and garages from 4.5 m to 5.5 m and to permit the rezoning of part lots to match the zoning of the adjoining part lots within Phase 3b and 4 of Draft Plan of Subdivision 19TM-02009.

Effect of By-law

To increase the maximum driveway and garage widths to allow two car garages to be constructed for single detached wide shallow lots with frontage ranging from 12.19 metres to 13.29 metres, and to ensure that certain part lots are given the same zone category as the part lots they are being combined with

File No. ZA 12 113320



BY-LAW 2012-155

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

**THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM
HEREBY ENACTS AS FOLLOWS:**

1. That By-law 177-96, as amended, is hereby further amended as follows:
 - 1.1 By expanding the designated area of By-law 177-96 to include those lands comprising Part of Lot 19, Concession 7, as shown on Schedule 'A' attached hereto, and by zoning the lands:

Residential Two*421 [R2*421]

And

Residential Two*421*483 [R2*421*483]
 - 1.2 By rezoning the lands comprising Draft Plan of Subdivision 19TM-02009, as shown on Schedule 'A' attached hereto from:

Residential Two*421 [R2*421],

To

Residential Two*421*483 [R2*421*483]
 - 1.3 By rezoning the lands comprising Part 5, Plan 65R-30147, as shown on Schedule 'A' attached hereto from:

Single detached Residential R1-15*123 [R1-F15*123],

To


Residential Two *421*483 [R2*421*483]
 - 1.4 By adding the following new subsections to Section 7 – EXCEPTIONS:

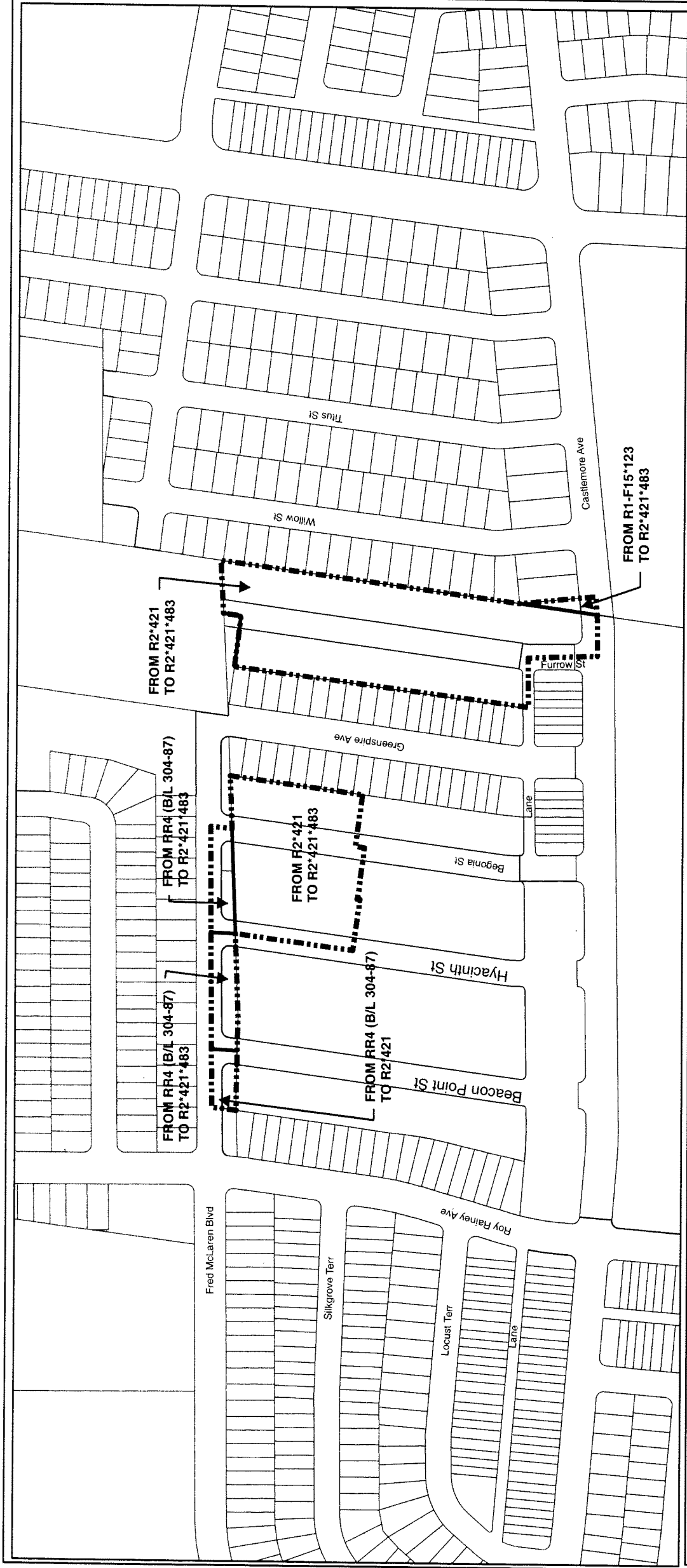
“7.483 Lots 34 to 83, Blocks 84 to 87, Plan 19TM-02009, Phase 3b and Part 5, Plan 65R-30147
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted with the symbol *483 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

7.483.1 Zone Standards
The following specific zone standards apply to *wide shallow lots* not accessed by a *lane* and with a *lot frontage* of 12.19 metres to 13.29 metres:
(a) Maximum width of *private garage* – 5.5 metres
(b) Maximum width of *driveway* – 5.5 metres.
2. 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
26TH AND 27TH DAY OF JUNE, 2012.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR



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

<input checked="" type="checkbox"/> Dashed line	BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE	<input type="checkbox"/> Solid line	BOUNDARY OF ZONE DESIGNATION(S)
<input type="checkbox"/> R1	RESIDENTIAL ONE	<input type="checkbox"/> RR4	RURAL RESIDENTIAL FOUR
<input type="checkbox"/> R2	RESIDENTIAL TWO	<input type="checkbox"/> (H)	HOLDING PROVISION
<input type="checkbox"/> No.	EXCEPTION SECTION NUMBER		

BY-LAW AMENDMENT No. 2012-155 PASSED JUNE 26th AND 27th, 2012

MARKHAM DEVELOPMENT SERVICES COMMISSION

Paul Serpiti

(MAYOR)

(CLERK)

Drawn By: CPW

Checked By: RC

DATE: 04/05/2012

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

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