

EXPLANATORY NOTE

BY-LAW 2012-127
A By-law to amend By-law 177-96, as amended

Mackenzie Building and Developers Ltd.
5443, 5521 and 5565 Major Mackenzie Drive East
Wismer Commons Community
19TM-02012

Lands Affected
The proposed by-law amendment applies to a 4.44 ha (10.9 ac) parcel of land, located east of Roy Rainey Avenue, south of Major Mackenzie Drive East and north of Fred McLaren Blvd.

EXISTING ZONING
The lands subject to this amendment are currently zoned Rural Residential Four (RR4) by By-law 304-87 as amended.

Purpose and Effect
The purpose and effect of this By-law is to incorporate the lands into appropriate residential zone categories within By-law 177-96, as amended. The proposed zone categories are:

Residential Two-Lane Access	R2-LA*481
Residential Two	R2
Residential Two*475	R2*475
Residential Two*185	R2*185

These zone categories will permit the development of 26 single detached, 18 semi-detached and 62 townhouse units and future development of 6.5 single-detached lots.



BY-LAW 2012-127

A by-law to amend the New Urban Area By-law 177-96, as amended
(To incorporate lands into the designated area of this By-law)

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

1. THAT By-law 177-96, as amended, be and the same is hereby further amended as follows:

1.1 By expanding the designated area of By-law 177-96, as amended, to include the lands in Lot 20, Concession 8, as shown on Schedule 'A' attached hereto.

1.2 By zoning the lands:

Residential Two-Lane Access	R2-LA*481
Residential Two	R2
Residential Two*475	R2*475
Residential Two*185	R2*185

as shown on Schedule 'A' attached hereto.

1.3 By adding to the following Subsection to Section 7 – EXCEPTIONS:

“7.475 Wismer Commons Community

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *475 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.

7.475.1 Zone Standards

The following specific zone standards apply:

- a) Minimum *lot frontage* – 6.0 metres
- b) Maximum garage door width – 3.0 metres
- c) Maximum driveway width – 3.0 metres

7.481 Wismer Commons Community

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *481 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.

7.481.1 Zone Standards

The following specific zone standards apply:

- a) Minimum *rear yard* setback – 5.8 metres
- b) No part of the *main wall* of the 2nd or 3rd storey facing the *rear lot line* shall be located closer than – 7.5 metres

- c) Minimum required *exterior side yard* – 2.2 metres
- d) Maximum *height* – 12 metres

7.481.2 Special Site Provisions

The following additional provisions apply:

- a) A *private garage* is permitted to be within or attached to the *main building*, if the lot is accessed by a *lane*.
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
29TH DAY OF MAY, 2012.



KIMBERLEY KITTERINGHAM
TOWN CLERK



FRANK SCARPITTI
MAYOR

