



EXPLANATORY NOTE

BY-LAW 2011-208

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

**Wykland Estates
West of Cornell Centre Blvd., south of 16th Avenue
Cornell Community**

Lands Affected

The proposed by-law amendment applies to a 14.46 ha (35.73 ac) parcel of land which is a part of a 44.72 ha (110.5 ac) draft plan of subdivision, located west of Cornell Centre Blvd., south of 16th Avenue.

EXISTING ZONING

The lands subject to this amendment are currently zoned:

Residential Two*190	R2*190
Residential Two*190 (Hold)	R2*190 (H)

By By-law 177-96, as amended.

Purpose and Effect

The purpose and effect of this By-law is to permit porches to encroach into the required rear yard and required setback between the detached garage and main building (outdoor amenity space).



BY-LAW 2011-208

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, is hereby further amended as follows:

1.1 By rezoning the lands from:

Residential Two*190 [R2*190]
Residential Two*190 (Hold) [R2*190(H)]
to
Residential Two*190*465 [R2*190*465]
Residential Two*190*465 (Hold) [R2*190*465 (H)]

1.2 By adding the following subsections to Section 7 – EXCEPTIONS:

“7.465 Cornell Community

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *465 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.

7.465.1 Special Site Provisions:

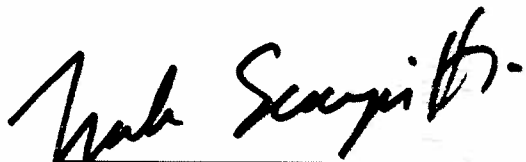
The following additional provisions apply:

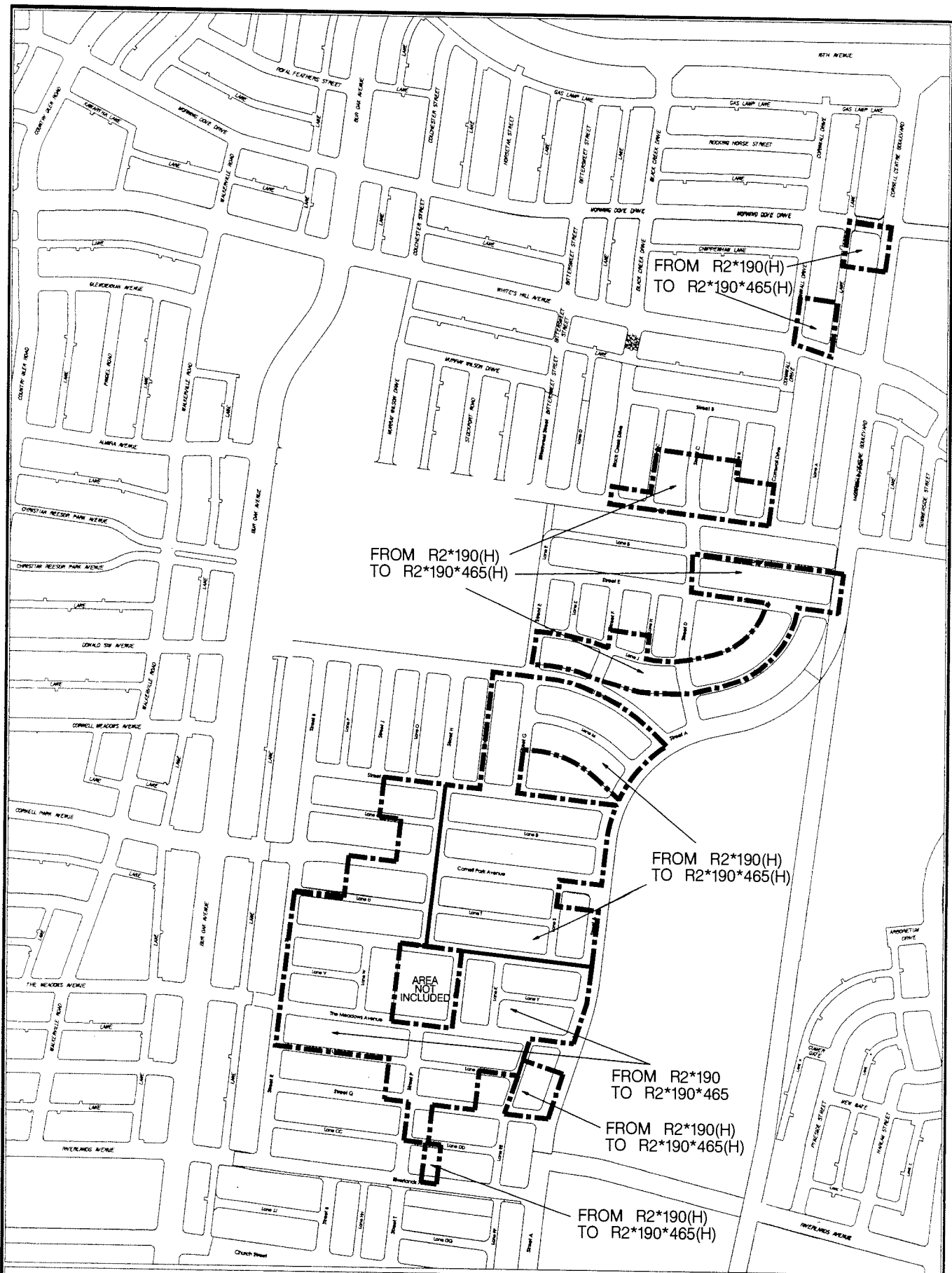
- a) *Porches* may encroach into the required setback area between the detached *private garage* and the *main building* on the *lot* provided:
 - i) the *porch* does not project more than 2.5 metres from the rear *main wall* of the dwelling into the required setback area between the detached *private garage* and the *main building* on the *lot*.
 - ii) the maximum width of a *porch* in the required setback area between the detached *private garage* and the *main building* on the lot is 4.0 metres
 - iii) the *porch* may encroach into the required *outdoor amenity space*.

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
8TH DAY OF NOVEMBER, 2011.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW
ZONE BOUNDARY

R2

RESIDENCIAL TWO

*(No)

EXCEPTION NUMBER

(H)

HOLDING PROVISION

THIS IS SCHEDULE 'A' TO BY-LAW 2011-208
PASSED THIS 8TH DAY NOV., 2011

Paul Joseph
MAYOR

CLERK

NOTE: 1) DIMENSIONS ARE IN METRES
2) REFERENCE SHOULD BE MADE TO
THE ORIGINAL BY-LAW LODGED IN
THE OFFICE OF THE CLERK

SCALE 1: