



BY-LAW 2014-

A By-law to amend By-law 90-81, as amended.

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

- 1. By-law 90-81, as amended, is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule ‘A’ attached hereto, from “Institutional and Open Space (O2)” to “Ninth Density – Single Residential (R9)”.
 - 1.2 By adding to Section 7 – EXCEPTIONS the following new subsection:

“7.61 Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands zoned “Ninth Density – Single Residential (R9)” as shown on Schedule ‘A’ attached to By-law 2014-XX. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

1. Zone Standards

The following specific zone standards apply:

- a) Minimum Yards
 - i) FRONT YARD
 - a) DWELLING 4.5 metres
 - b) Attached Garage 5.8 metres
 - ii) SIDE YARDS 1.2 metres or 0.6 metres
 - iii) REAR YARD 7.0 metres
 - iv) FLANKAGE YARD 3.0 metres
- b) Maximum BUILDING HEIGHT – 11.0 metres
- c) Maximum LOT COVERAGE – 45%

2. Special Site Provisions

The following additional provisions apply:

- a) The minimum east SIDE YARD for the two residential dwellings, located at the most eastern side of the lands shown on Schedule ‘A’ of By-law 2014-XX, and abutting an “Open Space and Institutional Zone (O2)” is 2.0 metres. The minimum west SIDE YARD for these two lots is 0.6 metres. This provision shall not apply to a residential lot that abuts a parking lot.
- b) The wall of an attached private garage facing the street shall not be located more than 4.0 metres closer to the front lot line than the main front wall of the dwelling. In addition, the main front wall of the

dwelling unit facing the street, above the attached private garage, shall be located no closer than 0.9 metres to, nor more than 4.0 metres from the front wall of the attached private garage.

- c) Roofed porches within unenclosed sides above the foundation (including any BASEMENT or CELLAR below), uncovered platforms and steps shall not be included in calculating MAXIMUM LOT COVERAGE.
- d) The provisions of Section 4.7.2, 5.2.4 and 5.2.5 of By-law 90-81, as amended shall not apply”.

- 2. All other provisions of By-law 90-81, 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
10TH DAY OF SEPTEMBER, 2014.

KIMBERLEY KITTERINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR



EXPLANATORY NOTE

BY-LAW 2014-

A By-law to amend By-law 90-81, as amended

**Forest Bay Homes Ltd.
359 Elson St
PLAN 65M3616 BLK 1**

Lands Affected

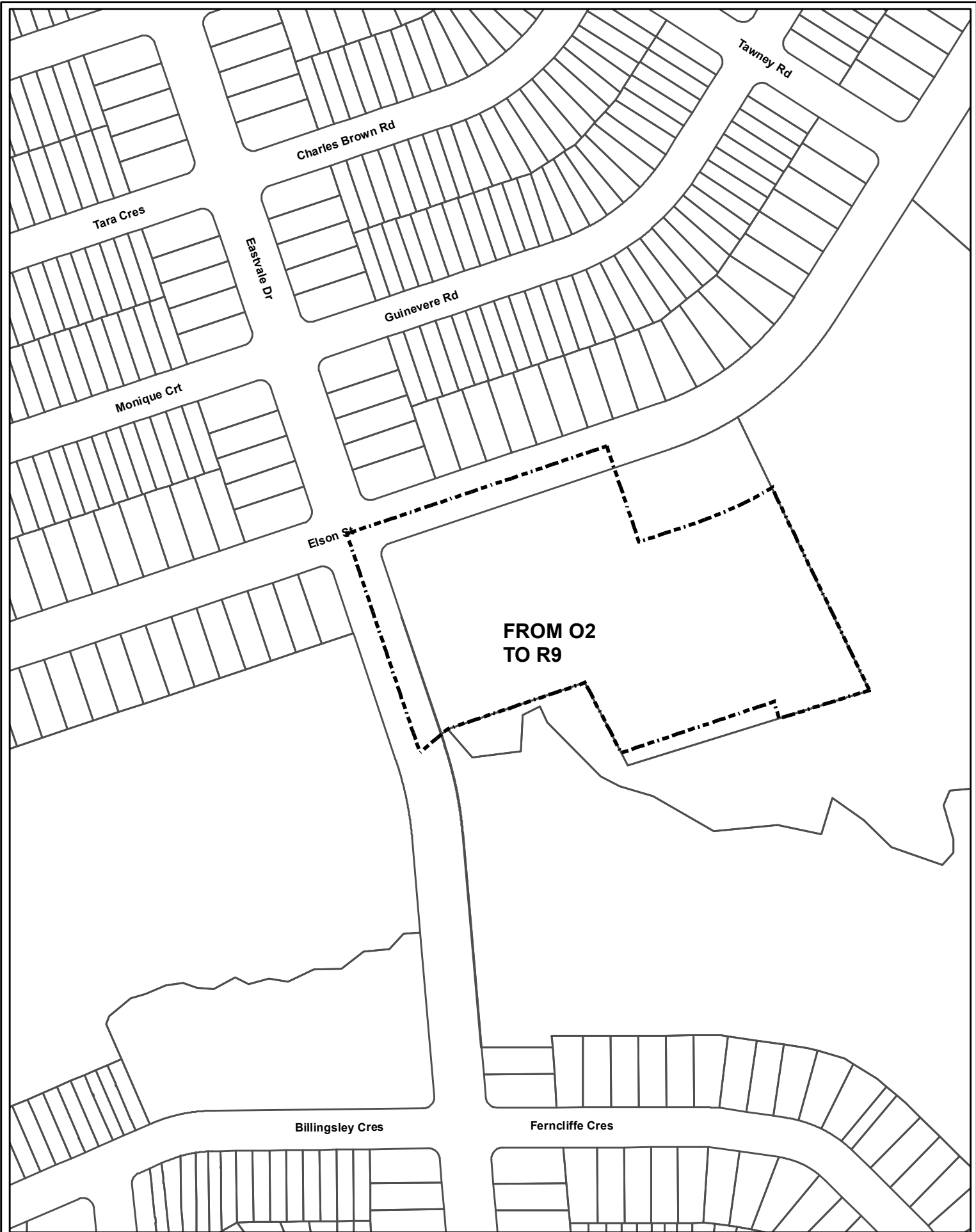
The proposed by-law amendment applies to a 1.8 hectares (4.4 acres) site located at the southeast corner of Elson Street and Eastvale Drive in the Villages of Fairtree community.

Existing Zoning

The subject lands are currently zoned “Institutional and Open Space (O2)” under By-law 90-81, as amended.

Purpose and Effect

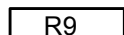
The purpose and effect of this By-law is to rezone the property to “Ninth Density – Single Residential (R9)”, in order to permit the lands to be developed for 32 single detached dwellings, subject to a number of development standards.



BY-LAW SCHEDULE " A " TO BY-LAW AMENDING BY-LAW 90-81 DATED

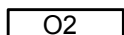


BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE



R9

NINTH DENSITY SINGLE RESIDENTIAL



O2

OPEN SPACE AND INSTITUTIONAL

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DEVELOPMENT SERVICES COMMISSION

30 15 0 30
Meters

Drawn By: CPW

Checked By: SC

DATE: 25/08/2014

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