

# AREA CONTEXT /ZONING

APPLICANT: CHAK CHENG  
7165 BAYVIEW AVENUE

FILE No: ZA.07110055 (GD)

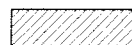


DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: GD

SCALE 1:



SUBJECT PROPERTY

DATE: 210809

FIGURE No.2

za07110055.dgn 21/08/2009 11:06:14 AM



# AIR PHOTO (2007)

APPLICANT: CHAK CHENG  
7165 BAYVIEW AVENUE

FILE No: ZA. 07110055 (GD)

 SUBJECT PROPERTY

DATE: 21/08/09



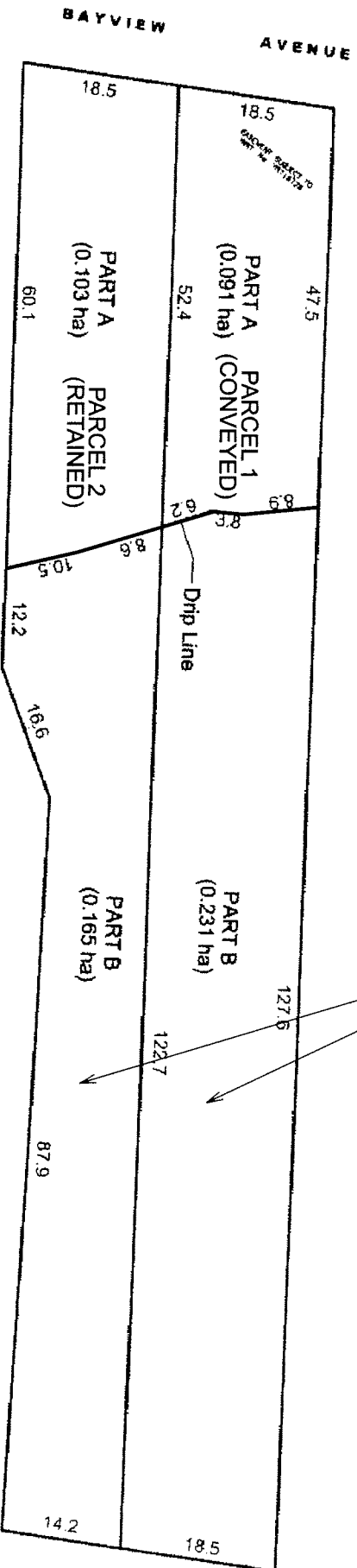
DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW CHK BY: GD

SCALE 1:

FIGURE No.3

VALLEYLANDS AND 3M ENVIRONMENTAL  
BUFFER TO BE CONVEYED TO TOWN



# PROPOSED SEVERANCE

APPLICANT: CHAK CHENG  
7165 BAYVIEW AVENUE

FILE No: ZA. 07110056 (GD)



DEVELOPMENT SERVICES COMMISSION

DRAWN BY: CPW CHECKED BY: GD SCALE 1:

DATE: 21/08/09

FIGURE NO. 4

## APPENDIX 'A'

### EXPLANATORY NOTE

#### BY-LAW NO. 2009-XXX

A by-law to amend By-law 1767, as amended

Chak Cheng  
7165 Bayview Avenue

This proposed by-law amendment applies to a 0.59 hectares (1.46 acres) located on the east side of Bayview Avenue north of Steeles Avenue, municipally known as 7165 Bayview Avenue.

The property is currently zoned Greenbelt Residential (GR) by By-law 1767.

The purpose of the proposed zoning by-law amendment is to rezone the subject property from Greenbelt Residential (GR) by By-law 1767 to Single Family Detached Dwelling Residential Third Density (R3).

The effect of the proposed zoning by-law amendment will facilitate the division of land and development of two single detached residential dwelling units on two separate lots of record.

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A by-law to amend  
Zoning By-law 1767, as amended

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

1. Zoning By-law 1767, as amended, be and the same is hereby further amended as follows:

Notwithstanding any other provisions of By-law 1767, as amended, the following provisions in this By-law shall apply to those lands shown on Schedule 'A' attached to this by-law. All other provisions of this by-law, unless specifically modified/amended by this by-law continue to apply to the lands subject to this by-law.

- 1.1 By rezoning the lands from Single Family Dwelling Greenbelt Residential (GR) to:

Single Family Detached Dwelling Residential Third Density (R3)  
Open Space (O1)

- 1.2 Zone Standards

The following specific zone standards apply:

- |   |   |
|---|---|
| a) Minimum <i>lot</i> area:                     | 0.09 hectares   |
| b) Minimum required <i>front yard</i> :         | 14 metres   |
| c) Minimum required <i>interior side yard</i> : | 3.0 metres on one side and<br>4.0 metres on the other |
| d) Minimum required <i>rear yard</i> :          | 7.0 metres  |
| e) Maximum <i>building height</i> :             | 8.0 metres  |

- 1.3 Special Site Provisions:

The following additional provisions apply:

- a) A *deck* or *porch* connected to the *main building* is permitted to encroach into the Open Space (O1) Zone a distance of 3.0 metres;

2. All other provisions of By-law 1767, 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  
15<sup>TH</sup> DAY OF SEPTEMBER, 2009.

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KIMBERLY KITTERINGHAM  
TOWN CLERK

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FRANK SCARPITTI  
MAYOR

BAYVIEW AVENUE

FROM GR  
TO R3

FROM GR  
TO O1



DEVELOPMENT SERVICES COMMISSION

THIS IS SCHEDULE 'A' TO BY-LAW  
PASSED THIS DAY 2009

# A BY-LAW TO AMEND BY-LAW 1767

MAYOR  
CLERK

R3 THIRD DENSITY SINGLE FAMILY RESIDENTIAL  
GR GREENBELT RESIDENTIAL  
O1 OPEN SPACE

BOUNDARY OF AREA COVERED BY THIS BY-LAW

ZONE BOUNDARY

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: N/A