

Schedule "A"

A by-law to amend Urban Expansion Area
Zoning 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 expanding the designated area of By-law 177-96 to include the lands in Lot 17, Concession 7, as shown on Schedule 'A' attached hereto.
 - 1.2 By zoning the lands

Single detached Residential (R1-F18*308) Zone

as shown on Schedule 'A' attached hereto.
 - 1.3 By adding the following Subsection 7.308 to Section 7 – EXCEPTIONS:

"7.308 WYNBERRY DEVELOPMENTS INC., WISMER COMMONS"

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *308 on the Schedule to this By-law. All other provisions of this Bylaw, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

7.308.1 Zone Standards

The following specific Zone Standards apply:

- a) Minimum required *front yard* - 4.3 metres
- b) Minimum required *rear yard* - 15 metres
- c) Minimum required *interior side yard* - 1.8 metres on one side, 1.2 metres on the other side
- d) Maximum *height* for Lots 4, 5 and 6, as shown on Schedule 'A' attached hereto – 9.15 metres
- e) Maximum *height* for Lots 1, 2, 3 and 7 to 12, inclusive, as shown on Schedule 'A' attached hereto – 10 metres
- f) Minimum width of *landscaping* adjacent to the rear lot line – 3.0 metres

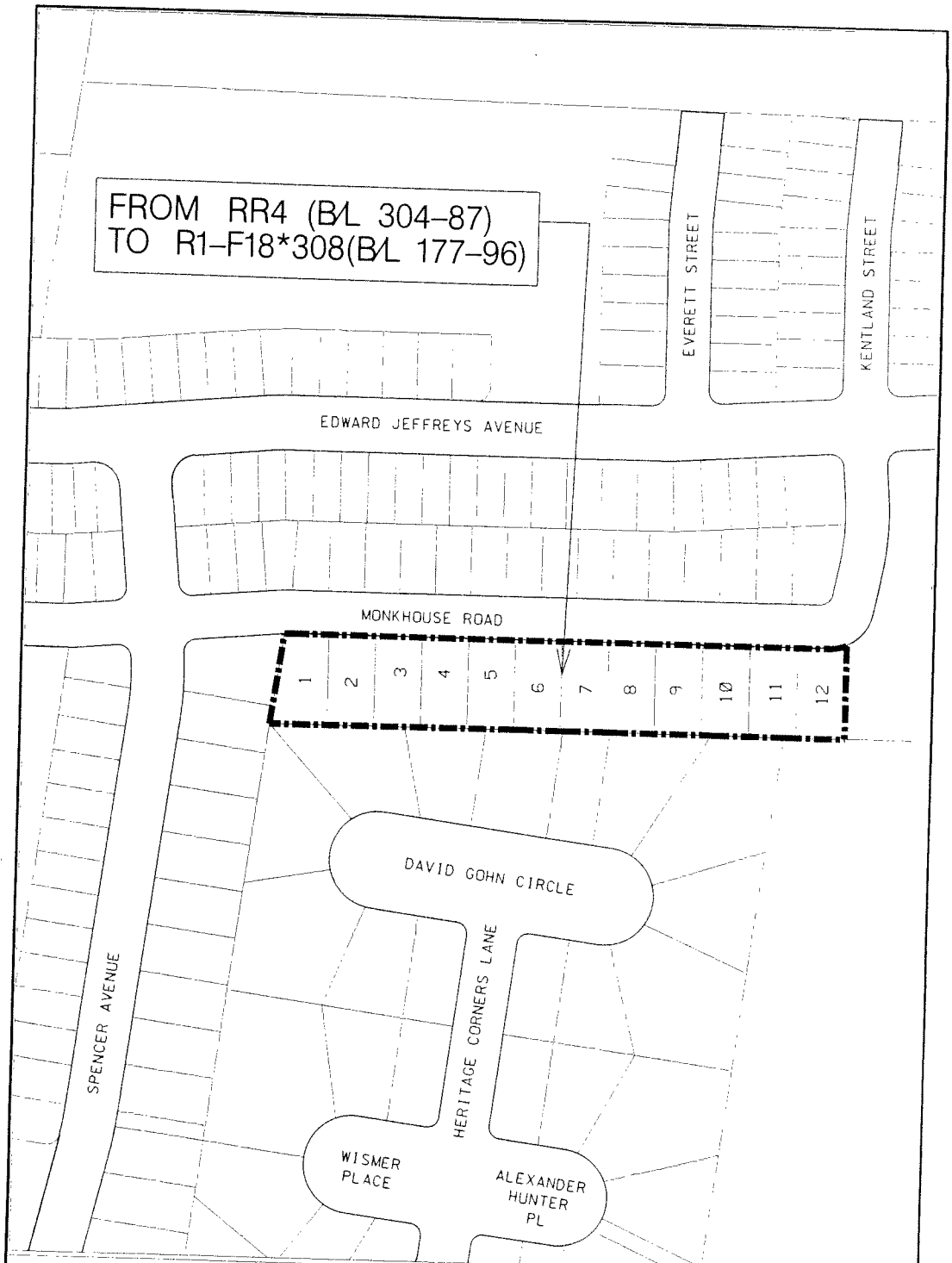
7.308.2 Special Site Provisions

The following additional provisions apply:

- a) The *main wall* of a *dwelling* shall be setback no further than 4.5 metres from the front lot line.
- b) The *main wall* of an attached *private garage* that contains the opening for motor vehicle access shall be setback no further than 5.8 metres from the *front lot line*.
- c) Detached *private garages* are not permitted.
- d) The height of the dwellings on all lots shall be measured from the *established grade* at the front *main wall* to the highest point of the ridge of a gabled, hip, gambrel roof or other type of pitched roof.
- e) No part of the grade at the rear wall shall be lower than 0.8 metres than the average grade along the front wall.
- f) Bungalow with loft is the only permitted dwelling type on Lots 4, 5 and 6, as shown on Schedule 'A' attached hereto.

2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.”

FROM RR4 (BL 304-87)
TO R1-F18*308(BL 177-96)



DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW

☐ R1 RESIDENTIAL ONE

☐ RR4 RURAL RESIDENTIAL FOUR

☐ *No. EXCEPTION SECTION NUMBER

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

.....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: 2000

David Gohn Circle Dwellings compared to:
Settlement Offer- 3 bungalows (lots 4-6), remainder two storey dwellings on Monkhouse Road

	Elevation at front of Lot (David Gohn)	Heritage House Ground Elevation (1)	Height of Heritage House (2)	Elevation of (1)+(2) (5)	New House Ground Elevation (3)	Height of New House (4) Bungalows 9.15m 2 storey 10m	Elevation of (3)+(4) (6)	Elevation at front of New Lot (Monkhouse Road)	Difference between Heritage House ground elevation and New House ground elevation (3)-(1)	Actual Difference in Height between Heritage House and New House (6)-(5)
10 David Gohn	207.88	209.28	25' (7.62 m) [29' (8.83m) to gable]	216.90	209.73, 209.43, 209.12 AV. 209.42	10 m	219.42 m	209.43 - 208.82	0.45ft (0.14m)	8.27 ft (2.52 m)
12 David Gohn	207.69	208.10	28' (8.53m)	216.63	208.97	9.15 m	218.12 m	208.67 - 208.53	2.8 ft (0.87m)	4.89 ft (1.49 m)
14 David Gohn	207.55	207.90	28' 9" (8.76m)	216.66	208.83, 208.68 AV. 208.76	9.15 m	217.91 m	208.38 - 208.19	2.8 ft (0.86m)	4.10 ft (1.25 m)
16 David Gohn	207.68	208.05	27' (8.23m)	216.28	208.49	10 m	218.49 m	208.19 - 207.88	1.4 ft (0.44m)	7.25 ft (2.21 m)
18 David Gohn	207.78	208.30	28' (8.53m)	216.83	208.18, 207.87 AV. 208.03	10 m	218.03 m	207.88 - 207.26	-0.88 ft (-0.27m)	3.94 ft (1.2 m)
20 David Gohn	207.88	208.47	27' (8.23m)	216.70	207.56, 207.25 AV. 207.41	10 m	217.41 m	207.26 - 206.64	-3.5 ft (-1.06 m)	2.33 ft (0.71 m)

Comments and Assumptions:

- That the grading plan elevations at Markham Heritage Estates reflect the actual on-site conditions.
- That the heritage building elevation drawings are accurate as the height of heritage buildings was scaled.
- Where more than one lot abuts a lot at Markham Heritage Estates, the average ground elevation was used (eg. AV.209.42)