

**BY-LAW
DRAFT
2006-xx**

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A by-law to amend By-law 1229, as amended

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

1. By-law 1229, as amended, is hereby amended as follows:
 1. By rezoning the lands within the designated area of this by-law as outlined on Schedule “A” hereto from Central Commercial (C2) to Residential (R1) Zone.
2. By adding to Section 12 –EXCEPTIONS, the following:
 - 12.19 Notwithstanding any other provisions of By-law 1229, the provisions in this Section shall apply to those lands subject to By-law 2006-xxx as shown on Schedule ‘A’ attached thereto. All other provisions of By-law 1229, as amended, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.
- 1) ZONE STANDARDS
 - 1.1 The following specific zone standards apply to Part 1, as shown on Schedule ‘A’:
 - a) Minimum LOT FRONTAGE – 7.8 metres
 - b) Maximum LOT COVERAGE – 40%
 - c) Minimum FRONT YARD – 5.5 metres
 - d) Minimum south SIDE YARD – 0.6 metres
 - e) Minimum north SIDE YARD – 1.48 metres
 - f) Minimum LOT AREA – 310.0 square metres
 - g) Minimum DWELLING UNIT FLOOR AREA – 90.0 square metres

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h) Minimum REAR YARD for a detached
ACCESSORY BUILDING - 0.6 metres

i) Minimum SIDE YARD for a detached
ACCESSORY BUILDING - 0.0 metres

1.2 The following specific zone standards apply to Part 2, as shown
On Schedule 'A':

a) Minimum LOT FRONTAGE – 7.8 metres

b) Maximum LOT COVERAGE – 40%

c) Minimum FRONT YARD – 5.5 metres

d) Minimum north SIDE YARD – 0.6 metres

e) Minimum south SIDE YARD – 1.48 metres

f) Minimum LOT AREA – 310.0 square metres

g) Minimum DWELLING UNIT FLOOR AREA- 90.0
square metres

h) Minimum REAR YARD for a detached
ACCESSORY BUILDING – 0.6 metres

i) Minimum SIDE YARD for a detached
ACCESSORY BUILDING – 0.0 metres

2) SPECIAL SITE PROVISIONS

The following additional provisions apply:

a) The dwellings shall not exceed two STOREYS.

b) The dwellings shall have a shared driveway.

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3. All other provisions of By-law 1229, 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 _____DAY
OF _____, 2006.

Sheila Birrell, Town Clerk

Don Cousens, Mayor

Q:\Development\Heritage\PROPERTY\WASHNGTN\32\bylaw.doc

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DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 1229

--- BOUNDARY OF AREA COVERED BY THIS BY-LAW

C2 CENTRAL COMMERCIAL

R1 RESIDENTIAL

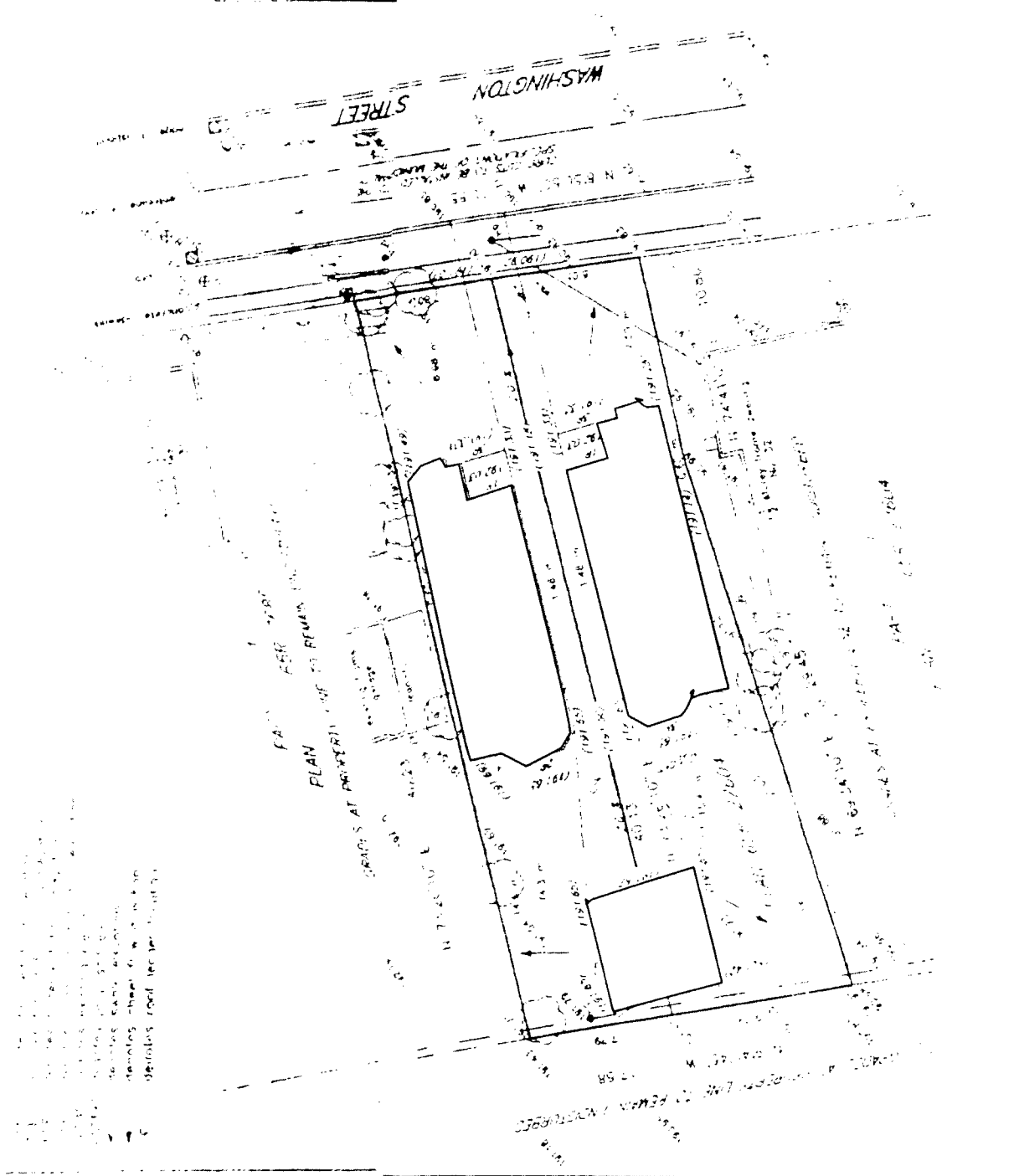
THIS IS SCHEDULE 'A' TO BY-LAW
PASSED THIS DAY

.....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: 1000



Conceptual Site Plan

Conceptual Elevations

