

## EXPLANATORY NOTE

### **BY-LAW NO. 2011-80**

A By-law to amend By-law 122-72 as amended

Rocco and Silvana Sciotti  
56 Main St. Unionville

#### LANDS AFFECTED

This By-law applies to a 0.368 (0.909 acre) lot located on the west side of Main Street Unionville, south of Highway 7, immediately north of the bridge over the Rouge River.

#### EXISTING ZONING

The subject property is zoned O1 "Open Space" but was formerly occupied by a legal non-conforming single detached dwelling that was demolished in the year 2000.

#### PURPOSE AND EFFECT

The purpose and effect of this By-law is to rezone a portion of the property from Open Space to Residential to permit the construction of a new single detached dwelling.

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## BY-LAW 2011-80

A by-law to amend By-law 122-72, as amended

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

1. By-law 122-72, as amended, be and the same is hereby further amended as follows:

- 1.1 By rezoning the lands within the designated area of this by-law as shown on Schedule "A" attached hereto from Open Space (O1) to Single Family Residential (R3) Zone.

- 1.2 Notwithstanding any other provisions of this By-law, the following provisions shall apply to those lands zoned as Single Family Residential (R3) within the designated area of this by-law as shown on Schedule "A" hereto:

- a) ONLY USES PERMITTED

The following uses are the only uses permitted:

- ONE SINGLE DETACHED DWELLING
- ONE ACCESSORY BUILDING

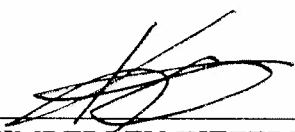
- b) ZONE STANDARDS

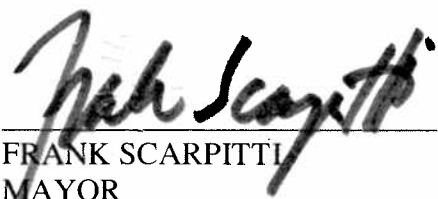
The following specific zone standards apply:

- i) Minimum LOT FRONTAGE – 33.22 m
    - ii) Minimum LOT AREA- 1,580.0 m<sup>2</sup>
    - ii) Minimum FRONT YARD – 10.0 m
    - iii) Minimum SIDE YARD – North side – 7.00 m  
- South side – 5.20 m
    - iv) Minimum REAR YARD – 10.0 m
    - v) Maximum LOT COVERAGE - 25%
    - vi) Maximum LOT COVERAGE of Accessory Building- 3%

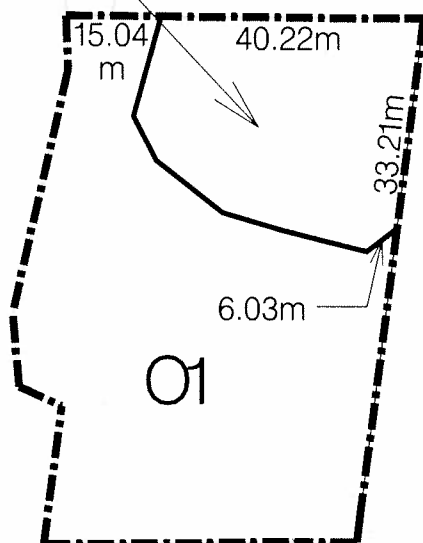
2. All other provisions of By-law 122-72, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
22<sup>ND</sup> DAY OF MARCH, 2011.

  
KIMBERLEY KITTERINGHAM  
TOWN CLERK

  
FRANK SCARPITTI  
MAYOR

FROM O1  
TO R3



DEVELOPMENT SERVICES COMMISSION

## A BY-LAW TO AMEND BY-LAW 122-72



BOUNDARY OF AREA COVERED BY THIS BY-LAW  
ZONE BOUNDARY

R3 SINGLE FAMILY RESIDENTIAL

O1 OPEN SPACE

THIS IS SCHEDULE 'A' TO BY-LAW 2011-80  
PASSED THIS 22ND DAY MARCH, 2011

*John Smith*  
MAYOR

*[Signature]*  
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: 2200