

## EXPLANATORY NOTE

### **BY-LAW NO. 2011-69**

#### **A by-law to amend By-law 2237, as amended**

Proctor Investments Limited

Registered Plan Number 2368, Part of Lots 28, 29 and 30, Concession 1

#### **LANDS AFFECTED**

The By-law applies to a 0.375 ha (0.93 acres) vacant lands are at the northwest corner of Henderson Avenue and Proctor Avenue within the Thornhill Community Secondary Plan Area.

#### **EXISTING ZONING**

The lands subject to this By-law are presently zoned (HOLD) First Density Multiple Family Residential [(H)RM1] under By-law 2237, as amended. Townhouses would be permitted following the removal of the holding provisions.

#### **PURPOSE AND EFFECT**

The purpose and effect of this by-law is to zone the lands R3 by By-law 2237, as amended to only permit 3 single detached dwellings on the subject lands.

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## BY-LAW 2011-69

A By-law to amend Zoning By-law 2237, as amended  
(lands comprising Registered Plan Number 2368,  
Part of Lots 28, 29 and 30, Concession 1)

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

1. THAT By-law 2006-312, amending By-law 2237, as amended, is hereby repealed in its entirety.
2. THAT By-law 2237, as amended is hereby further amended as it applies to the lands outlined on Schedule 'A' attached hereto as follows:
  - 2.1. By zoning the lands: Third Density Single Family Residential (R3)
3. Notwithstanding any other provision of By-law 2237, as amended, the provisions in this By-law shall apply to those lands denoted on the Schedule 'A' attached hereto. All other provisions of By-law 2237 as amended, unless specifically modified/amended by this By-law, continue to apply to the lands subject to this By-law.
  - 3.1. Only Uses Permitted

The following are the only uses permitted:

    - a) single detached dwellings
  - 3.2. Zone Standards

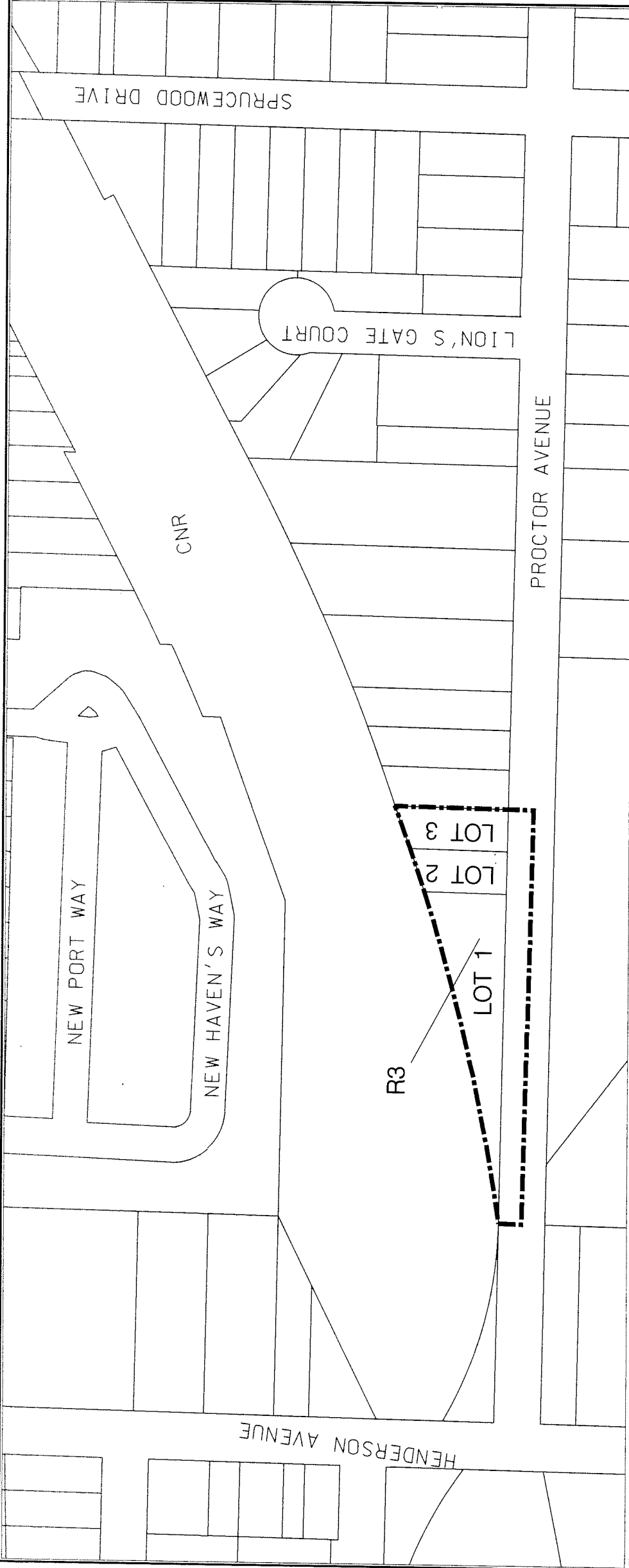
The following specific zone standards apply:

    - a) Minimum REAR YARD setback for single detached dwellings – 20 metres
    - b) Minimum FRONT YARD setbacks:
      - i) Lot 1, as shown on schedule 'A' – 3.0 metres
      - ii) Lot 2, as shown on schedule 'A' – 4.5 metres
4. All other provisions of By-law 2237, 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  
1<sup>ST</sup> DAY OF MARCH, 2011.

ANDREW BROUWER  
DEPUTY TOWN CLERK

FRANK SCARPITTI  
MAYOR



DEVELOPMENT SERVICES COMMISSION

# A BY-LAW TO AMEND BY-LAW 2237

THIS IS SCHEDULE 'A' TO BY-LAW 2011-69  
PASSED THIS 1<sup>ST</sup> DAY MARCH, 2011

*Paul Langille* MAYOR  
*Rich Brown* CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW

R3 THIRD DENSITY SINGLE FAMILY RESIDENTIAL

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: