

EXPLANATORY NOTE

BY-LAW 2009-164

A by-law to amend By-law 177-96, as amended

Crown of Markham Inc (Phase 1)

19TM-09003

Part Lots 23 and 24, Concession 3

LANDS AFFECTED

The By-law applies to lands located northwest of the Cathedral of The Transfiguration, east of the Woodbine By-pass and south of Betty Roman Blvd., in the West Cathedral Community.

EXISTING ZONING

The lands subject to this By-law are presently zoned Agriculture One (A1) by By-law 304-87, as amended, and Residential Two – Lane Access*196*328 [R2 – LA*196*328] and Residential Three [R3] by By-law 177-96, as amended.

PURPOSE AND EFFECT

The purpose and effect of this by-law is to incorporate the lands into appropriate zone categories within By-law 177-96; to amend the zoning provisions on lands zoned for single detached dwellings to permit a reduction in minimum lot frontage to 11 metres; and to rezone lands zoned Residential Three to permit lane-accessed townhouses, in accordance with revisions to draft plan of subdivision 19TM-09003.



BY-LAW 2009-164

A by-law to amend By-law 177-96, as amended
To incorporate revisions to draft plan of subdivision 19TM-09003 in the West Cathedral Community to permit reduced lot frontages for single detached lots and to incorporate lands on the east side of the subdivision into By-law 177-96 and to rezone these lands Residential 2 – Lane Access and Open Space One

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

1. That By-law 177-96 be amended as follows
 - 1.1 By expanding the designated area of By-law 177-96 as amended to include lands comprising Part of Lots 23 and 24 Concession 3 outlined on Schedule 'A' attached hereto.
 - 1.2 By rezoning the lands outlined on Schedule 'A' attached hereto:

 From Residential Two – Lane Access*196*328 [R2 – LA*196*328] to
 Residential Two – Lane Access*196*328*398 [R2 – LA*196*328*398]
 From Residential Three [R3] to Residential Two – Lane Access*198 [R2 – LA*198]
 - 1.3 By zoning the lands outlined on Schedule 'A' attached hereto:

 Residential Two – Lane Access*198 [R2 – LA*198]
 Residential Two – Lane Access*196*313*328
 [R2 – LA*196*313*328]
 - 1.4 By adding the following new subsection to Section 7 – Exceptions, to By-law 177-96:

**“7.398 Crown of Markham Inc. (Phase 1)
 Single detached residential east of Woodbine By-pass and north of Anthony Roman Avenue**

Notwithstanding any other provisions of this By-law, the provisions of this section shall apply to those lands denoted by the symbol *398 on the Schedules to this By-law. All other provisions of the by-law, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

7.398.1 Zone Standards

The following specific zone standards apply:

 - a) Minimum lot frontage – 11 m
 - b) Provisions for outdoor amenity space:

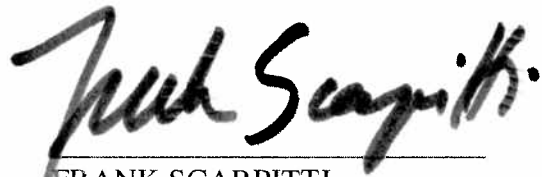
- i) Minimum area of *outdoor amenity space* - 40 sq. m.
- ii) Minimum additional area of landscaped open space to be provided in a location adjacent to the *dwelling unit* and contiguous with the *outdoor amenity space* – 10 sq. m.”

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

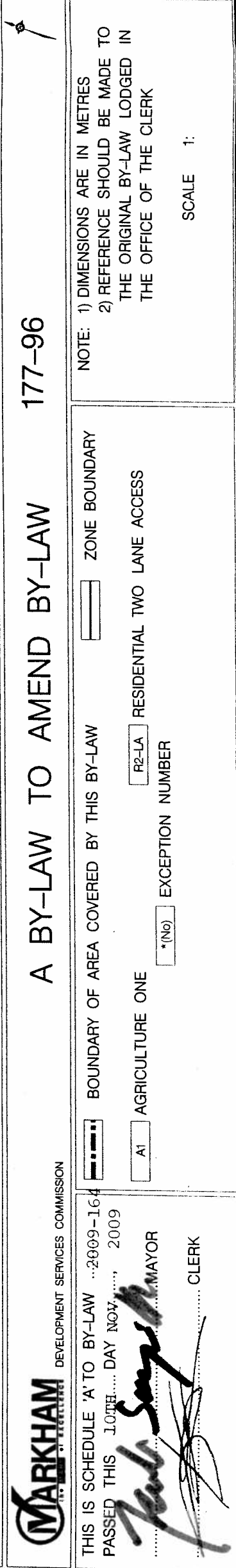
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
10TH DAY OF NOVEMBER, 2009.





KIMBERLEY KITTERINGHAM
TOWN CLERK



FRANK SCARPITTI
MAYOR



2007 NOV 7 2007 MAYOR CLERK

	BOUNDARY OF AREA COVERED BY THIS BY-LAW		ZONE BOUNDARY
A1	AGRICULTURE ONE	R2-LA	RESIDENTIAL TWO LANE ACCESS
		* (No)	EXCEPTION NUMBER