

EXPLANATORY NOTE

BY-LAW NO. 2008-196

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

Michael Jacobs

13, 15, 17 & 19 Deer Park Lane

Part of lot 15, Concession 8

LANDS AFFECTED

The proposed by-law amendment applies to four lots, ranging in size from 212 m² to 252 m², situated on the south side of Deer Park Lane and east of Main Street Markham. A vacant single-detached dwelling is currently situated on the lands subject to this by-law amendment.

EXISTING ZONING

The lands subject to this by-law are presently zoned “Residential” (R1) by By-law 1229, as amended.

PURPOSE AND EFFECT

The purpose and effect of this by-law amendment is to amend the development standards applying to the subject lands to allow for the construction of four dwelling units.



BY-LAW 2008-196

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

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

1. That By-law 1229, as amended, is hereby further amended as it applies to the lands shown on Schedule 'A' attached hereto as follows:

- 1.1 That the provisions of by-law 99-90 shall not apply.
- 1.2 Notwithstanding any other provision of this by-law, the following provisions in this section shall apply to those lands zoned R1 – RESIDENTIAL within the designated area of this by-law as shown on Schedule 'A'. All other provisions of By-law 1229, as amended, unless specifically modified/amended by this by-law, continue to apply to the lands subject to this section.

ZONE REQUIREMENTS

In the R1- RESIDENTIAL ZONE shown on Schedule 'A' attached hereto, no person shall hereafter ERECT or use a BUILDING except in conformity with the following:

Minimum LOT AREA	210.0 square metres
Minimum LOT FRONTAGE	10.0 metres
Minimum FRONT YARD setback	3.0 metres
Minimum REAR YARD setback	5.9 metres
Maximum BUILDING HEIGHT	8.6 metres
Maximum LOT COVERAGE for a DWELLING UNIT	44%

Minimum SIDE YARD setbacks

Minimum interior SIDE YARD	1.5 metres/0.0 metres
Minimum flankage SIDE YARD	2.5 metres

SPECIAL SITE PROVISIONS

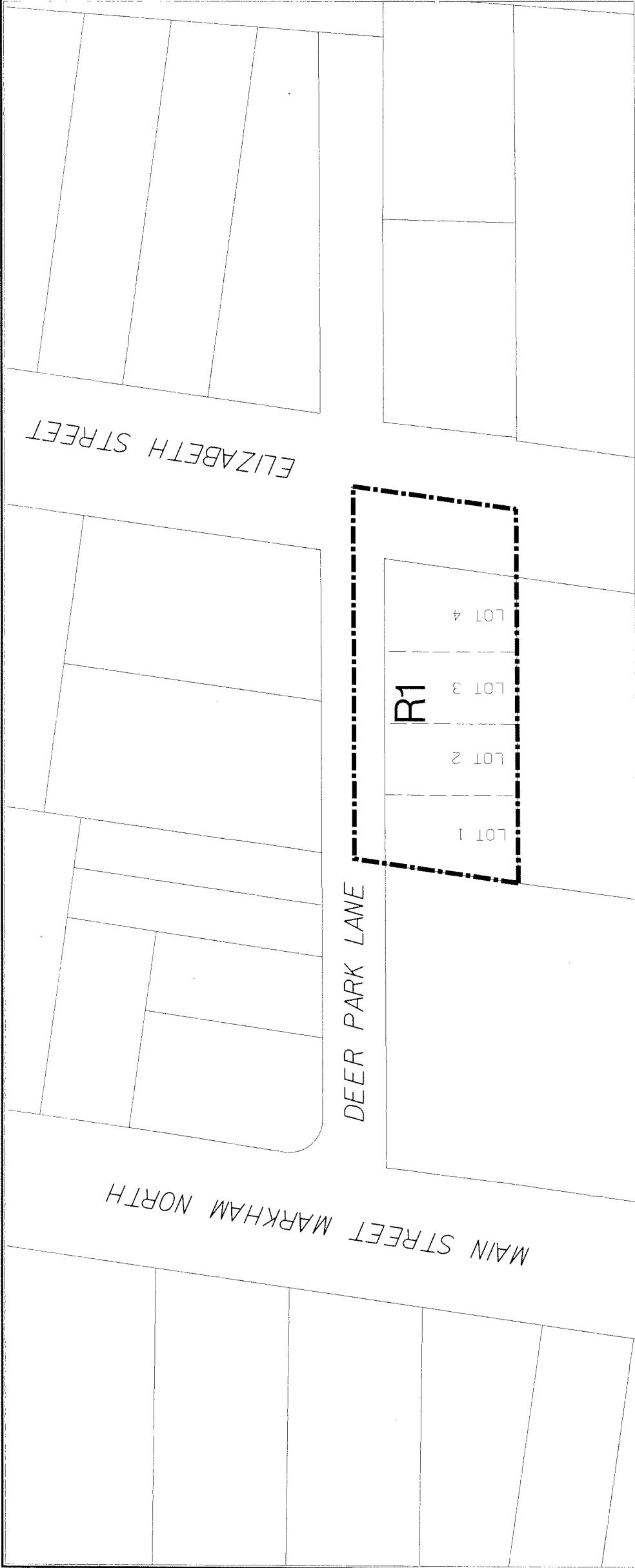
The following additional provisions shall apply:

- a) A DWELLING UNIT must share a common wall above grade with an adjacent DWELLING UNIT on a separate LOT.
2. 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
9TH DAY OF SEPTEMBER, 2008.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 1229



THIS IS SCHEDULE 'A' TO BY-LAW 2008-196
PASSED THIS 9TH DAY SEPT., 2008

John Scarpitti MAYOR

[Signature] CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW



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: