

Explanatory Note:**By-law No. 2007-255**

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

Southeast corner of Major Mackenzie Drive and Ralph Chalmers Avenue

Part of Lot 20, Concession 7

Wismer Commons Planning District

LANDS AFFECTED

This proposed By-law amendment applies to a 0.39 hectare (0.96 acre) parcel of land legally described as Part of Lot 20, Concession 7 located at the southeast corner of Major Mackenzie Drive and Ralph Chalmers Avenue within the Wismer Commons community.

EXISTING ZONING

The lands are zoned Rural Residential Four (RR4) under By-law 304-87, as amended. The subject lands are to be deleted from the designated area of By-law 304-87, as amended.

PURPOSE OF THIS BY-LAW

The purpose of this By-law is to:

1. expand the designated area of By-law 177-96, as amended, to include those lands as outline on Schedule 'A' to this By-law; and
2. zone the lands to Residential Two *355 (R2*355) and Residential Two *355 (H) [R2*355(H)] as outlined on Schedule 'A' to this By-law.
3. place a holding zone provision on the single detached residential lot at the southeast corner of Major Mackenzie Drive, subject to the applicant acquiring site plan approval.

EFFECT OF THIS BY-LAW

The effect of this By-law is to permit the development of the subject lands for one (1) single-detached dwelling and ten (10) semi-detached dwellings.



BY-LAW 2007-255

A by-law to amend Urban Expansion Area
Zoning By-law 177-96, as amended
(Draft Plan 19TM-02016)

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

- 1. By-law No. 177-96, as amended, is hereby further amended as follows:
 - 1.1 By expanding the designated area of the By-law to include those lands comprising Part of Lot 20, Concession 7 shown on Schedule 'A' attached hereto.
 - 1.2 By zoning the lands
 - Residential Two *355 (R2*355) zone
 - Residential Two *355 (H) [R2*355(H)] zone
 - 1.3 By adding the following new subsection to Section - EXCEPTIONS to By-law 177-96:
 - "7.355 Southeast corner of Major Mackenzie Drive and Ralph Chalmers Avenue
- Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *355 on Schedules to this By-law. All other provisions of this By-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this Section.
- 7.355.1 Only Permitted Uses
- The following uses are the only uses permitted:
- a) Single Detached Dwellings
 - b) Semi-Detached Dwellings
 - c) Home Occupations
 - d) Private Home Daycare
- 7.355.2 Zone Standards
- (i) The following specific zone standards apply to Single Detached dwellings:
 - a) Minimum FRONT YARD – 2.4 metres
 - b) Minimum REAR YARD – 5.8 metres
 - c) Maximum REAR YARD – 7.5 metres
 - (ii) The following specific zone standards apply to Semi-Detached dwellings:

- a) Minimum FRONT YARD – 4.5 metres
- b) Maximum FRONT YARD – 7 metres
- c) Provisions for detached PRIVATE GARAGE
 - i) Minimum required setback of detached PRIVATE GARAGE from the REAR LOT LINE – 5.8 metres
 - ii) Maximum required setback of detached PRIVATE GARAGE from the REAR LOT LINE – 7 metres

7.355.3 Special Provisions

The following additional provisions apply:

- a) For the purpose of this Section, the LOT LINE that abuts Major Mackenzie Drive shall be deemed the FRONT LOT LINE.
- b) Semi-detached dwellings shall have detached PRIVATE GARAGES.
- c) Minimum distance separation between the detached PRIVATE GARAGE and the main rear wall of the MAIN BUILDING shall be a minimum of 6 metres.
- d) Single Detached Dwelling shall have attached PRIVATE GARAGES.
- e) Corner lots shall only be used for Single Detached Dwellings.”

1.4 HOLDING PROVISION

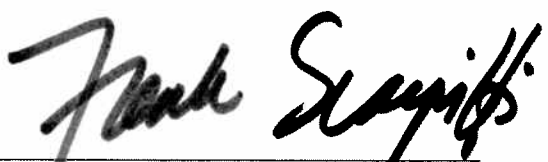
The Holding (H) provision as shown on Schedule ‘A’ attached to this By-law shall not be removed until the following condition has been met to the satisfaction of the Town of Markham:

- a) Execution of a site plan agreement

- 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
13TH DAY OF NOVEMBER, 2007.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR

FROM RR4(B/L 304-87)
TO R2*355(H) (B/L 177-96)

MAJOR MACKENZIE DRIVE EAST

HIGHWAY 48

FROM RR4 (B/L 304-87)
TO R2*355 (B/L 177-96)

RALPH CHALMERS AVENUE

MACADAM ROAD



DEVELOPMENT SERVICES COMMISSION

THIS IS SCHEDULE A TO BY-LAW 2007-255
PASSED THIS 13TH DAY NOV., 2007

Paul Smith MAYOR

Shirley Brown CLERK

A BY-LAW TO AMEND BY-LAW 177-96

☒ BOUNDARY OF AREA COVERED BY THIS BY-LAW

☒ ZONE BOUNDARY

☒ R2 RESIDENTIAL TWO

☒ RR4 RURAL RESIDENTIAL FOUR

☐ (H) HOLDING PROVISION

☐ *No. EXCEPTION SECTION NUMBER

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: 2500