

## **EXPLANATORY NOTE**

### **By-law 2007-164**

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

1473092 Ontario Limited (Metrus Developments)  
Part of Lots 16, 17 and 18, Concession 9  
Cornell Planning District

#### **LANDS AFFECTED**

The by-law applies to three parcels of land totalling 1.3 ha (3.2 ac), east of 9<sup>th</sup> Line and north of 16<sup>th</sup> Avenue in the Cornell Community.

#### **EXISTING ZONING**

The lands subject to this By-law are presently zoned Agricultural One (A1) by By-law 304-87, as amended.

#### **PURPOSE AND EFFECT**

The purpose and effect of this by-law is to incorporate the lands within the designated area of By-law 177-96, as amended, to permit the development of 47 single-detached, semi-detached and townhouse dwellings.

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## BY-LAW 2007-164

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

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

1. By-law 177-96, as amended, is hereby further amended as follows:
  - 1.1 By expanding the designated area of By-law 177-96, as amended, to include those lands comprising part of Lots 16, 17 and 18, Concession 9, as outlined on Schedule 'A', attached hereto.

- 1.2 By zoning the lands:

|                               |                   |
|-------------------------------|-------------------|
| Residential Two *190 *210*344 | (R2*190 *210*344) |
| Greenway                      | (G)               |

- 1.3 By adding the following new subsections to Section 7 – EXCEPTIONS, to By-law 177-96:

**“7.344 East of 9<sup>th</sup> Line, north of 16<sup>th</sup> Avenue (Metrus Developments)**

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol \*344 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

### 7.344.1 Zone Standards

The following specific zone standards apply:

- a) *minimum required front yard* for townhouse dwellings fronting 9<sup>th</sup> Line – 1.8 m
- b) *minimum required front yard* for dwelling units fronting 16<sup>th</sup> Avenue – 3.0 m

### 7.344.2 Special Site Provisions

The following provisions shall apply:

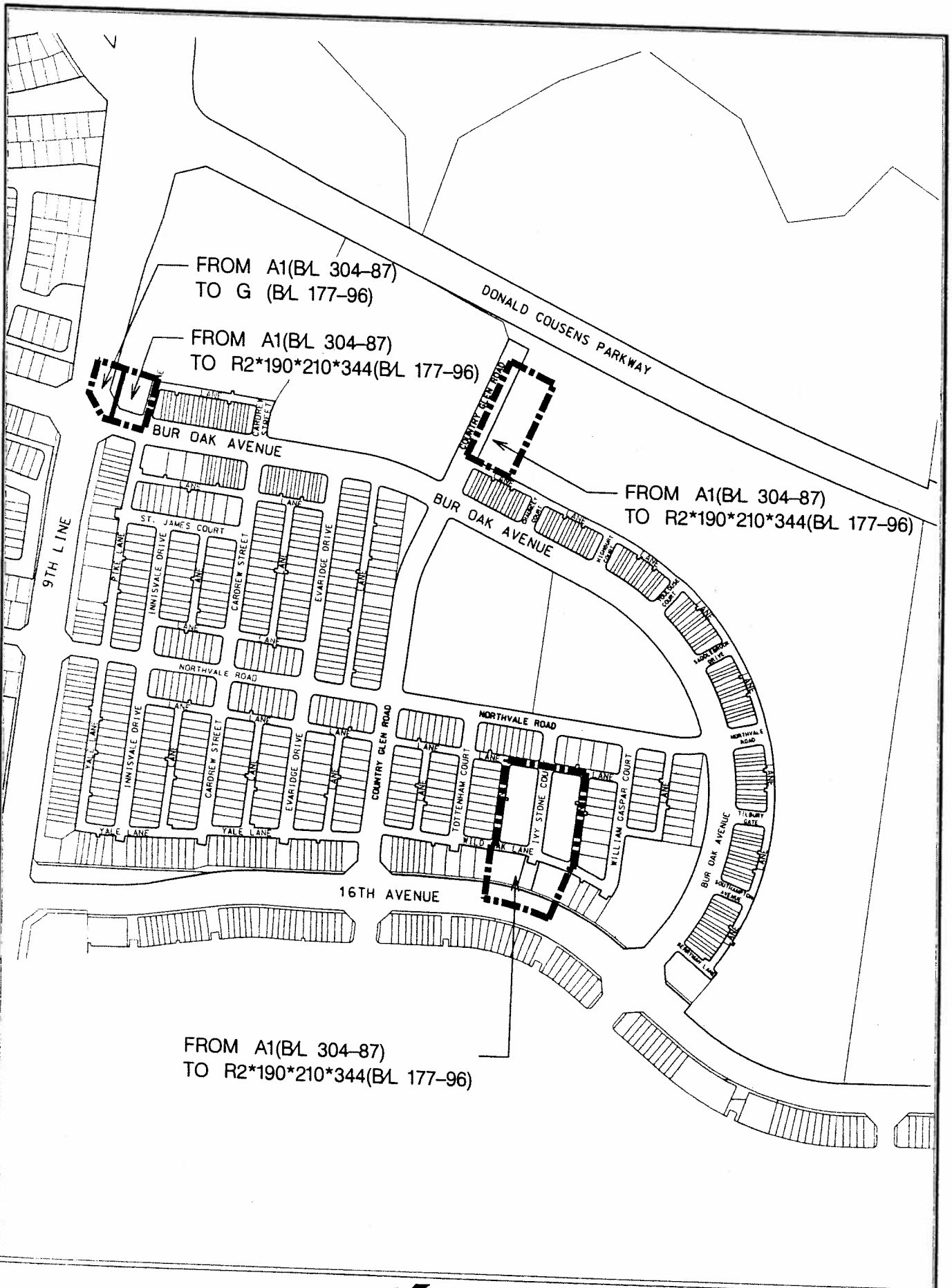
- a) No *buildings* or *structures* are permitted within 2.0 m of any *lot line* abutting 16<sup>th</sup> Avenue.
- b) The minimum width of a parking space shall be 2.5m where the parking space is located on a parking pad between a *private garage* and a side *lot line* created by a Hydro Transformer Notch.

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  
26<sup>TH</sup> DAY OF JUNE, 2007.

  
SHEILA BIRRELL, TOWN CLERK

  
FRANK SCARPITTI, MAYOR

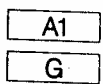


DEVELOPMENT SERVICES COMMISSION

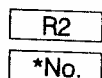
# A BY-LAW TO AMEND BY-LAW 177-96



BOUNDARY OF AREA COVERED BY THIS BY-LAW  
ZONE BOUNDARY



A1 AGRICULTURE ONE  
G GREENWAY



R2 RESIDENTIAL TWO  
\*No. EXCEPTION SECTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW 2007-164  
PASSED THIS 26TH DAY OF JUNE, 2007

MAYOR

CLERK

NOTE: 1) DIMENSIONS ARE IN METRES  
2) REFERENCE SHOULD BE MADE TO  
THE ORIGINAL BY-LAW LODGED IN  
THE OFFICE OF THE CLERK