



EXPLANATORY NOTE

BY-LAW 2018-119

A By-law to amend By-laws 134-79 and 177-96, as amended

4031 16th Avenue (Unionville) Inc.

4031 16th Avenue

ZA 16 133028

Lands Affected

The subject lands have an area of approximately 2.0 ha (4.9 acres) and are located on the south side of 16th Avenue, east of Warden Avenue. The west portion of the property is valleyland associated with Berczy Creek. The east portion is outside the valley. A designated heritage house known as the James Maclean House is located on the east portion.

Existing Zoning

The west portion of the subject lands is zoned O1 (Open Space) by By-law 134-79, as amended. The remainder is zoned RD (Residential Development), also by By-law 134-79, as amended.

Purpose and Effect

The purpose and effect of this By-law is to delete the subject lands from the designated area of By-law 134-79, incorporate them into the designated area of By-law 177-96, and zone them as follows:

- West portion, corresponding with the Berczy Creek valleyland and associated environmental buffer areas and an adjoining park block – OS1 (Open Space).
- Remainder, R2 (Residential Two), with site specific development standards.

The effect of this by-law is to permit a proposed development accommodating seven single detached dwelling units.

Note Regarding Further Planning Applications on this Property

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



By-law 2018-119

A By-law to amend By-law 134-79, as amended
(to delete lands from the designated area of By-law 134-79)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96, as amended)

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. That By-law 134-79 as amended, is hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated area of By-law 134-79, as amended.
2. That By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule ‘A’ attached hereto.
 - 2.2 By rezoning the lands outlined on Schedule ‘A’ attached hereto

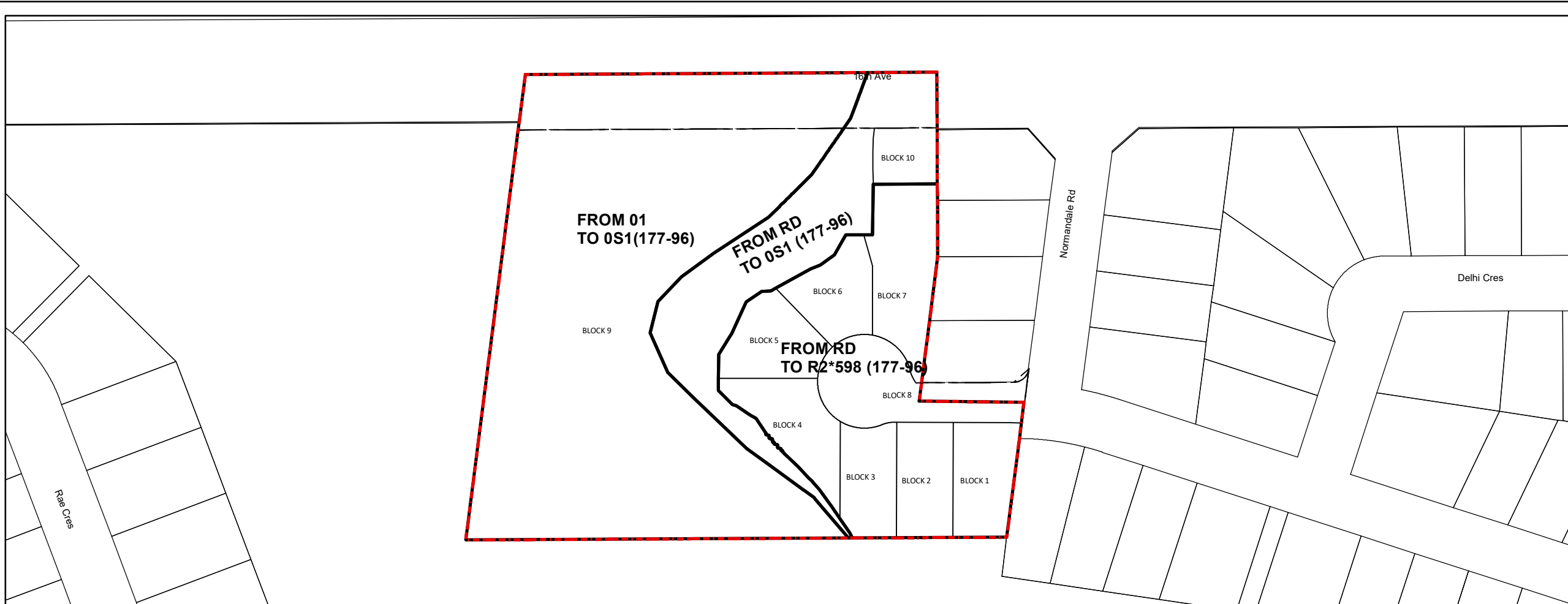
Residential Two *598 (R2*598) Zone
Open Space One (OS1) Zone

3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.598	4031 16 th Avenue (Unionville) Inc. 4031 16 th Avenue	Parent Zone R2
File ZA 16 133028		Amending By-law 2018-119
Notwithstanding any other provisions of By-law, 177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2018-119 and denoted by the symbol *598.		
7.598.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Single Detached Dwellings</i>	
b)	<i>Home Occupations</i>	
c)	<i>Home Child Care</i>	
7.598.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Lots are permitted to front onto a <i>private street</i>	
b)	For the purposes of this By-law, the provisions of Table B2 shall not apply	
c)	Minimum <i>interior side yard setback</i> : <ol style="list-style-type: none"> i) Easterly side yard for Block 7 – 3 metres ii) Easterly side yard for Block 1 – 3.5 metres iii) All other side yards – 1.2 metres 	
d)	Minimum <i>rear yard</i> : <ol style="list-style-type: none"> i) Northerly yard for Block 7 – 7 metres ii) Southerly yard for Blocks 1, 2, and 3 – 7 metres iii) All other yards – 4 metres 	

e)	Minimum <i>front yard</i> : i) To a <i>private garage</i> – 5.8 metres ii) To the <i>main wall</i> – 4.5 metres
f)	Minimum outdoor amenity area – 40m ² with a minimum dimension of 7 metres on one side
g)	Maximum number of <i>dwelling units</i> – 7
h)	Maximum <i>garage width</i> – 9.0 metres, measured along the inner face of the garage wall closest to the front lot line.
i)	Maximum <i>height</i> – 11 metres
j)	Minimum <i>lot frontage</i> – 15 metres

Approved by the Local Planning Appeal Tribunal on June 25, 2018.



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BY-LAW SCHEDULE "A" TO BY-LAW 2018-119

AMENDING BY-LAWS 134-79 AND 177-96 DATED SEPTEMBER 12, 2018

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

 BOUNDARY OF ZONE DESIGNATION(S)

 R2 RESIDENTIAL TWO

 *(No) EXCEPTION NUMBER

 OS1 OPEN SPACE

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.