



EXPLANATORY NOTE

BY-LAW2018-125

A By-law to amend By-law 19381, as amended

Noble Homes Corporation
4671 14th Avenue
ZA 17167005

Lands Affected

The proposed by-law amendment applies to a parcel of lands with an approximate area of 0.177 ha (0.437 ac), which is located on the south side of 14th Avenue, east of Kennedy Road, municipally known as 4671 14th Avenue.

Existing Zoning

The subject lands are zoned Suburban Residential Second Density (SUR2) Zone under By-law 193-81, as amended.

Purpose and Effect

The purpose and effect of this by-law is to apply site specific zoning provisions to facilitate the severance and future construction of two new single-detached dwellings.

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.



By-law 2018-125

A By-law to amend By-law 193-81, as amended

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

1. By-law 193-81, as amended, is hereby further amended as it applies to the lands outlined in Schedule 'A' as follows:

1.1 By adding the following subsection to Section 7- EXCEPTIONS to the lands outlined on Schedule 'A' attached hereto

**"7.27 Noble Homes Corporation
4671 14th Avenue**

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted on Schedule 'A' to this by-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.27.1 Special Zone Provisions

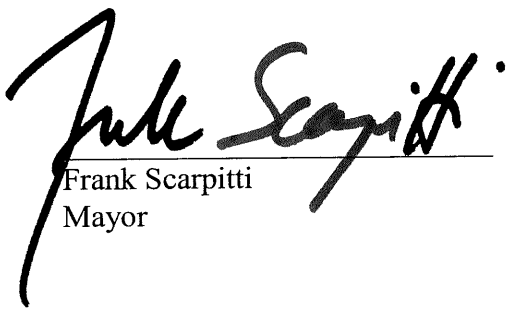
The following special zone provisions shall apply:

- a) Minimum LOT FRONTAGE – 15 m
- b) Minimum LOT AREA – 0.08 ha
- c) Minimum SIDE YARD – 1.9 m on one side and 1.25 m on the other side
- d) Maximum LOT COVERAGE – 35%
- e) Minimum SETBACK to the centre line of any arterial road or Provincial Highway – 31 m
- f) A *driveway* shall include a hammerhead extension for vehicular access to 14th Avenue subject to the following requirements:
 - i) Maximum width of the hammerhead extension of the *driveway* – 2.4 m
 - ii) Maximum length of a hammerhead extension perpendicular from the *driveway* – 3.2 m
 - iii) Maximum *driveway* width including a hammerhead extension – 9.55 m;
 - iv) Minimum setback of a hammerhead extension from the *front lot line* – 3.6 m
 - v) *Interior side yard* setback for a *driveway* – 0 m

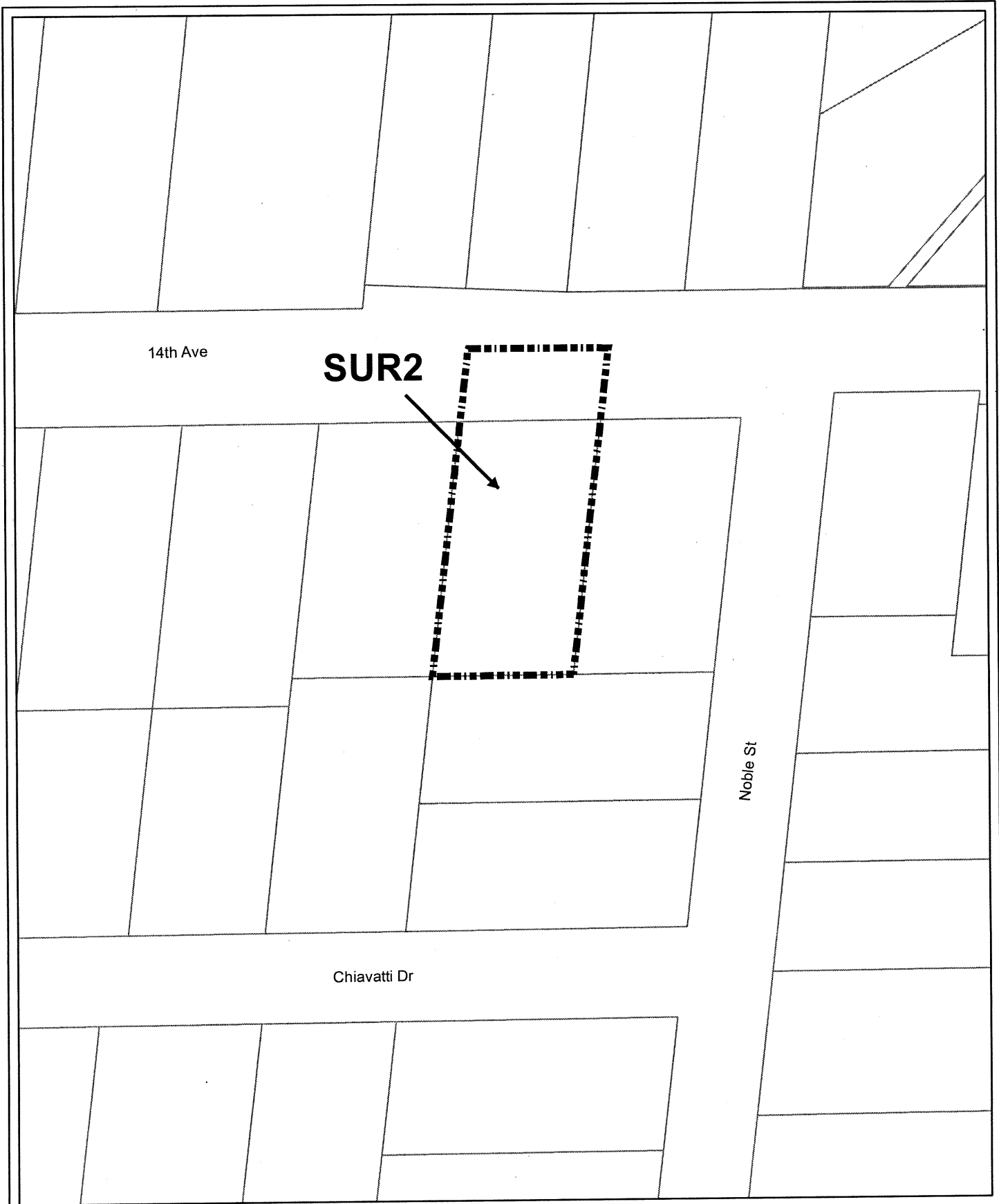
Read a first, second and third time and passed on September 12, 2018.



Kimberley K. Atteringham
City Clerk



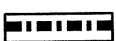
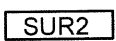
Frank Scarpitti
Mayor



SCHEDULE " A " TO BY-LAW 2018-125

AMENDING BY-LAW 193-81 DATED SEPTEMBER 12, 2018



-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  SUBURBAN RESIDENTIAL SECOND DENSITY

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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.

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office