



## By-law 2018-104

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

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

1. That By-law 177-96, as amended, is hereby further amended as it applies to the lands outlined on Schedule 'A' as follows:

- 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto

from:

**Community Amenity One (CA1\*420 (H2)) Zone**

to:

**Residential Two (R2\*600) and,  
Residential Two (R2\*601) Zone**

- 1.2 By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.600	Cornell Rouge Development Corporation	Parent Zone R2
File ZA 17 153836	Block 77 on Registered Plan 65M-4257	Amending By-law 2018-104
Notwithstanding any other provisions of this By-law, the provisions of this section shall apply to those lands denoted by the symbol *600 on ‘Schedule A’ 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.		
7.600.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	One (1) <i>accessory dwelling unit</i> is permitted on a <i>lot</i>	
7.600.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Accessory <i>dwelling unit</i> is permitted subject to the following: i) it is accessory to a <i>single detached or semi detached dwelling unit</i> on the same <i>lot</i> ; ii) it is located above a <i>private garage</i> in either the <i>main building</i> or an <i>accessory building</i> on the same <i>lot</i> , except that stairways providing access to the <i>accessory dwelling unit</i> may extend down to <i>grade</i> ; and, ii) the required <i>parking space</i> is independently accessible, and not provided in a shared garage or in tandem.	
b)	<i>Minimum required rear yard</i> - 0.6 m;	
c)	an <i>outdoor amenity space</i> shall be provided and shall be subject to the following regulations: i) The <i>outdoor amenity space</i> shall have a minimum area of 30 square metres and a minimum dimension of 7.0 metres on one side.  ii) <i>Balconies</i> and roofed <i>porches</i> shall not encroach into the required <i>outdoor amenity space</i> .  <i>Decks</i> and associated stairs may encroach into the required <i>outdoor amenity space</i> .	



d)	The following specific <i>zone</i> standards apply to <i>carports</i> and <i>private garages</i> and to habitable <i>floor area</i> that may be located above a <i>private garage</i> : i) Minimum <i>interior side yard</i> - 0.3 m;
e)	Notwithstanding 6.6.1, Eaves and roof overhangs may encroach into any required setback area or <i>yard</i> up to the <i>lot line</i> ;
f)	Notwithstanding section 6.6.2.1 d) stairs used to provide access from a porch to the ground are not permitted to be located closer than 0.3 metres from the <i>front lot line</i> or <i>exterior side lot line</i> .
g)	The provisions of Table B2 (Part 1) shall apply to all lots.
h)	No more than 50% of a <i>dwelling unit</i> may be located below <i>average grade</i> .
i)	That no additions or alterations to permit an <i>accessory dwelling unit</i> may occur after occupancy.

Exception 7.601	Cornell Rouge Development Corporation	Parent Zone R2
File ZA 17 153836	Block 77 on Registered Plan 65M-4257	Amending By-law 2018-104
Notwithstanding any other provisions of this By-law, the provisions of this section shall apply to those lands denoted by the symbol *601 on ‘Schedule A’ 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.		
<b>7.601.1 Only Permitted Uses</b>		
The following are the only permitted uses:		
a)	<i>Townhouse Dwellings</i>	
b)	<i>Home Occupations</i>	
c)	<i>Home Childcare</i>	
<b>7.601.2 Special Zone Standards</b>		
The following special zone standards shall apply:		
a)	Minimum <i>lot frontage</i> - <ul style="list-style-type: none"><li>• 4.5m per unit on an <i>interior lot</i>;</li><li>• 5.7m per end unit on an <i>interior lot</i>; and</li><li>• 6.9m per end unit on a <i>corner lot</i>,</li></ul>	
b)	Minimum required <i>front yard</i> on a <i>lot</i> accessed by a <i>lane</i> shall be 2.5 metres;	
c)	Minimum required <i>rear yard</i> on a <i>lot</i> accessed by a <i>lane</i> shall be 1.2 metres;	
d)	<i>Outdoor Amenity Space</i> shall be provided and shall be subject to the following provisions: <ul style="list-style-type: none"><li>i) The <i>Outdoor Amenity Space</i> shall be located above a <i>private garage</i> or <i>driveway</i>; and</li><li>ii) The <i>Outdoor Amenity Space</i> shall have a minimum area of 6 square metres;</li></ul>	
e)	Maximum <i>building height</i> shall be 12 metres;	
f)	Notwithstanding section 6.6.2.1 d) stairs used to provide access from a porch to the ground are not permitted to be located closer than 0.3 metres from the <i>front lot line</i> or <i>exterior side lot line</i> .	
g)	Any part of a <i>building</i> , <i>Outdoor Amenity Space</i> , <i>private garage</i> or <i>driveway</i> adjacent to a hydro transformer notch may encroach into the <i>required interior side yard</i> to the <i>interior side lot line</i> .	
h)	The provisions of Table B2 (Part 1) shall apply to all lots.	

2. SECTION 37 CONTRIBUTION

- 2.1 A contribution by the Owner to the City for the purposes of community benefits and public art, in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

Read a first, second and third time and passed on June 26, 2018.

  
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk  
\_\_\_\_\_  
Frank Scarpitti  
Mayor



**EXPLANATORY NOTE  
BY-LAW 2018 -104**

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

**Cornell Rouge Development Corporation  
Block 77, Plan 65M-4257  
ZA 17 153836**

**Lands Affected**

The proposed by-law amendment applies to one parcel of land with an approximate area of 9,107 m<sup>2</sup> (2.25 ac), located on the west side of Donald Cousens Parkway and on the south side of Riverlands Avenue in the Community of Cornell.

**Existing Zoning**

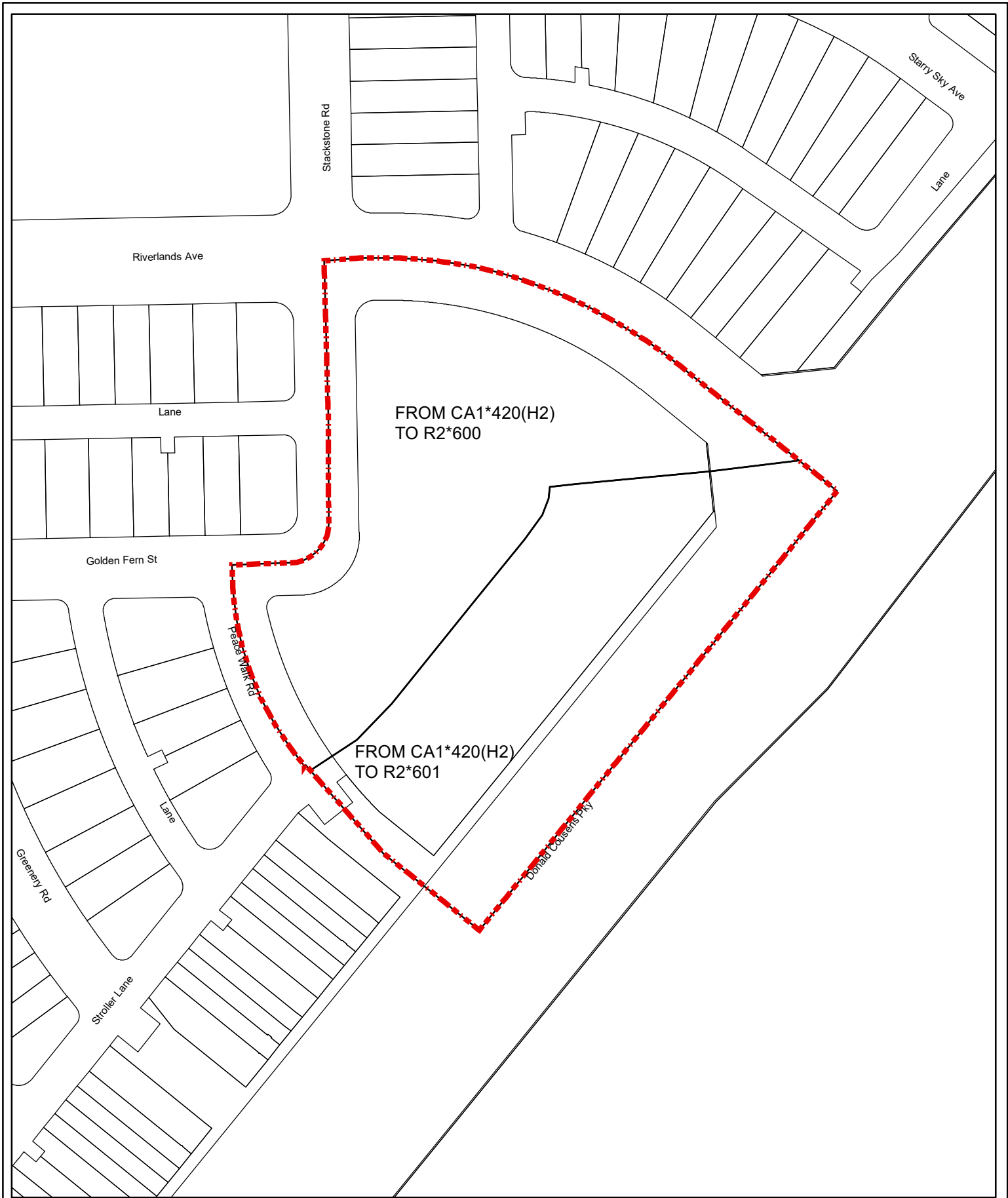
The subject lands are zoned Community Amenity One\*420 (CA1 \*420) under City of Markham By-law 177-96, as amended.

**Purpose and Effect**

The purpose and effect of this By-law is to rezone the subject lands to Residential Two (R2) under By-law 177-96, as amended, with site specific development standards to permit the use of the lands for Single-Detached Dwellings and Townhouse 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 Council has declared by resolution that such an application is permitted.


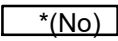
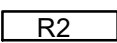
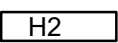


# BY-LAW SCHEDULE "A" TO BY-LAW 2018-104

## AMENDING BY-LAW 177-96 DATED 26 JUNE 2018

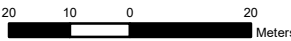


 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE  
 BOUNDARY OF ZONE DESIGNATION(S)

 CA1	ZONE DESIGNATION	 *(No)	EXCEPTION NUMBER
 R2	ZONE DESIGNATION	 H2	HOLDING PROVISION



DEVELOPMENT SERVICES COMMISSION



Drawn By:DD Checked By:SL

DATE:06/06/18

Q:\Geomatics\New Operation\By-Laws\ZA\ZA\_SU17153836\ZA\_SU17153836.mxd  
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