



EXPLANATORY NOTE

BY-LAW 2017-76

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

Kylemore Communities (Yorkton) Limited

Plan 19TM-14009

9350 to 9392 Kennedy Road

ZA 17 154127

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 4.48 hectares (11.07 acres), which is located on the west side of Kennedy Road and north of 16th Avenue in the Angus Glen Planning District (PD No.31)

Existing Zoning

The subject lands are zoned Residential Two (R2*538) Zone and Residential Two (R2*539) Zone, under By-law 177-96, as amended.

Purpose and Effect

The purpose and effect of this By-law is to make the following changes to the existing Exception 538 and 539 under By-law 177-96, as amended, as follows:

- Increase the maximum townhouse dwelling building height – 13.5 metres
- Reduce the minimum setback to the street line of a public street to 2.4 metres
- Increase the maximum height of the finished floor from the established grade along the front door or porch of a dwelling to 1.2 metres

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 2017-76

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

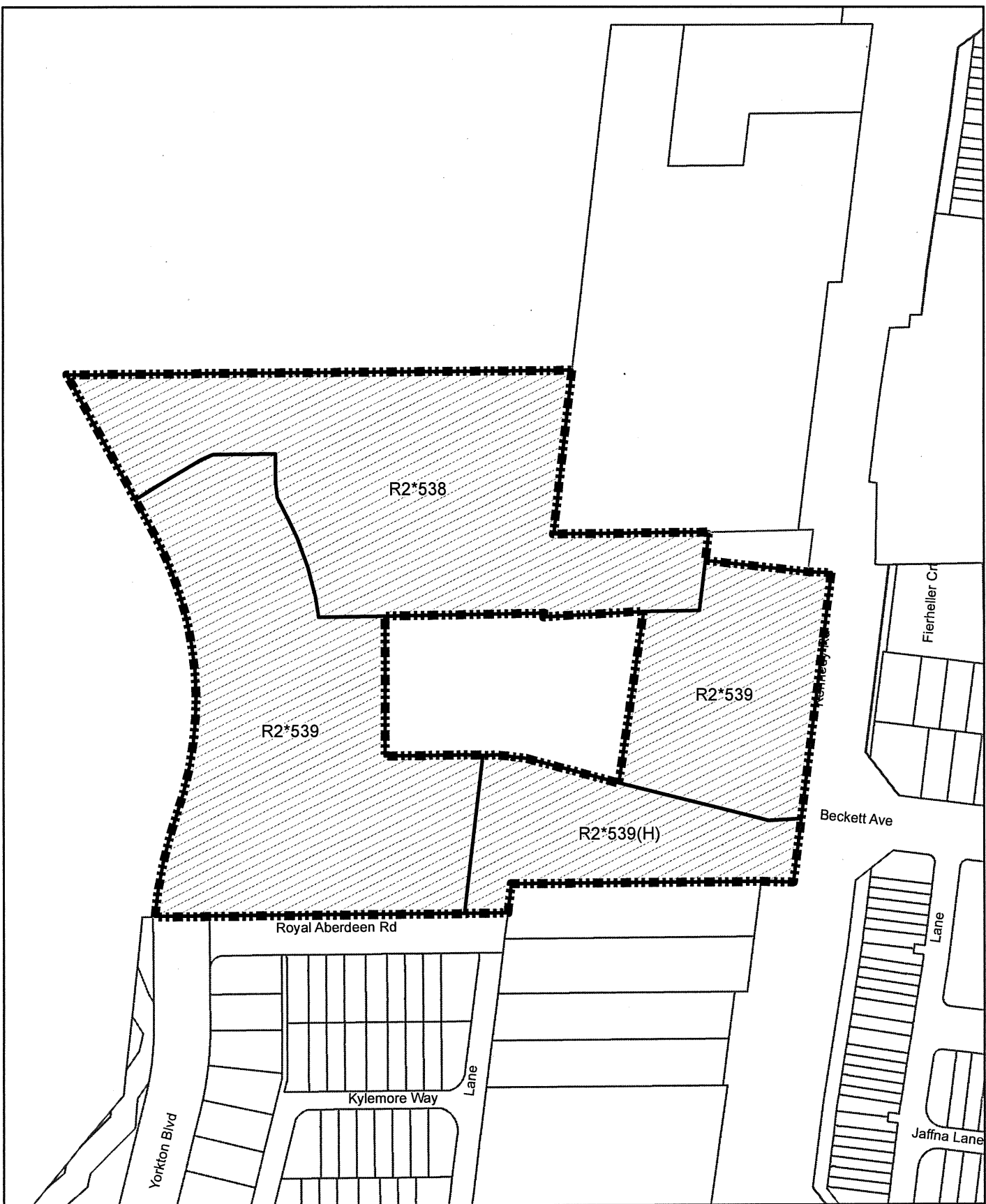
The Council of The Corporation of the City of Markham hereby enacts as follows:

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 adding the following subsection to Section 7 – Exception 538.1:
 - n) Maximum height of townhouse dwelling unit – 13.5 metres
 - 1.2 By deleting Section 7 – Exception 538.1 l) and replacing it with the following:
 - l) Maximum height of the finished floor from the established grade along the front door or porch of a dwelling unit – 2.8 metres
 - 1.3 By adding the following subsection to Section 7– Exception 539.1:
 - p) Maximum height of townhouse dwelling unit – 13.5 metres
 - 1.4 By deleting Section 7 – Exception 539.1 (g) (ii) and replacing it with the following:
 - (ii) All other *public streets* - 2.4 metres
 - 1.5 By deleting Section 7 – Exception 539.1 (n) and replacing it with the following:
 - n) Maximum *height* of the finished floor from the *established grade* along the front door or *porch* of a dwelling unit – 2.8 metres

Read a first, second, and third time and passed on June 27, 2017.


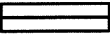

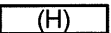


Kimberley Kitteringham
City Clerk


Jack Heath
Deputy Mayor



SCHEDULE " A " TO BY-LAW 2017-76

AMENDING BY-LAW 177-96 DATED June 27, 2017

-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  BOUNDARY OF ZONE DESIGNATION(S)
-  RESIDENTIAL TWO  HOLD PROVISION
-  EXCEPTION NUMBER



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.

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