



EXPLANATORY NOTE

BY-LAW NO. 2017-81

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

Times Group Corporation

Blocks 45 and Block 49, Plan 65M-3226

South of Highway 7, between South Park Road and Saddlecreek Drive

ZA 14 131100

Lands Affected

The proposed By-law amendment applies to a parcel of land south of Highway 7, between South Park Road and Saddlecreek Drive in the Leitchcroft community.

Existing Zoning

The subject lands are zoned under By-law 177-96, as amended, as follows:

- Business Park *34 Hold [BP*34 (H)] Zone;
- Business Park *36 Hold [BP*36 (H)] Zone; and
- Business Park *49*36 Hold [BP*49*36 (H)] Zone

Purpose and Effect

The purpose and effect of this By-law amendment is to rezone the subject lands under By-law 177-96, as amended as follows:

from:

Business Park *34 Hold [BP*34 (H)] Zone;

Business Park *36 Hold [BP*36 (H)] Zone; and

Business Park *49*36 Hold [BP*49*36 (H)] Zone

to:

Residential Two – Lane Access *AA (R2-LA*AA) Zone; and

Open Space (OS1)

in order to permit a residential development on the lands.



By-law 2017-81

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:

**Business Park *34 Hold [BP*34 (H)] Zone;
Business Park *36 Hold [BP*36 (H)] Zone; and
Business Park *49*36 Hold [BP*49*36 (H)] Zone**

to:

**Residential Two – Lane Access *583 (R2-LA*583)
Zone; and
Open Space (OS1) Zone**

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

Exception 7.583	Times Group Corporation South of Highway 7, between South Park Road and Saddlecreek Drive	Parent Zone R2-LA
File ZA 14 131100		Amending By-law 2017-81
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *583 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.		
7.583.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Townhouse Dwellings	
b)	Home Occupations	
c)	Home Child Care	
d)	Public Schools	
7.583.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	For the purpose of this By-law, all lands zoned R2*583 shall be deemed to be one lot	
b)	Minimum width of a townhouse dwelling unit: (i) interior unit – 4.4 metres; (ii) end unit – 4.5 metres; (iii) end unit of a corner lot – 4.6	
c)	Maximum building height of a townhouse dwelling unit – 12.5 metres	
d)	Minimum setback to the streetline of a public street – 0.6 metre	

e)	Minimum required setback: (i) To a daylight triangle – 0.1 metres (ii) To the curved radius of a lot line abutting a yard flanking a <i>public street</i> – 0.1 metres
f)	Minimum setback from all lot lines for architectural features, terraces, roof overhangs, canopies, porches, cornices, sills, rainwater leaders, eaves, bay windows, balconies, roofed porches, underground cellars, stairs, and landings: (i) From a <i>public street</i> - 0.15 metres (ii) From the <i>centreline</i> of a <i>private street</i> – 3.15 metres
g)	Minimum number of visitor <i>parking spaces</i> – 0.20 spaces per <i>dwelling unit</i>
h)	Minimum number of barrier free <i>parking spaces</i> – 3% of the required visitor <i>parking spaces</i>
i)	The main wall of a <i>dwelling unit</i> shall be setback a minimum of 3.2 metres from the <i>centre-line</i> of a <i>private street</i>
j)	The <i>main wall</i> of a an attached <i>private garage</i> that contains an opening for motor vehicle access shall be setback a minimum of 8.8 metres from the <i>centreline</i> of a <i>private street</i>
k)	Maximum <i>height</i> of the finished floor from the <i>established grade</i> along the front door or <i>porch</i> of a <i>dwelling unit</i> – 1.2 metres
l)	<i>Accessory buildings</i> are not permitted

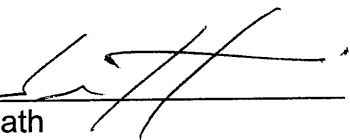
2. SECTION 37 CONTRIBUTION

2.1 A contribution by the Owner to the City of \$1,425.00 per residential unit in 2017 dollars, based on the total number of units, to be indexed to the Ontario rate of inflation as per the consumer price index (CPI), 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.

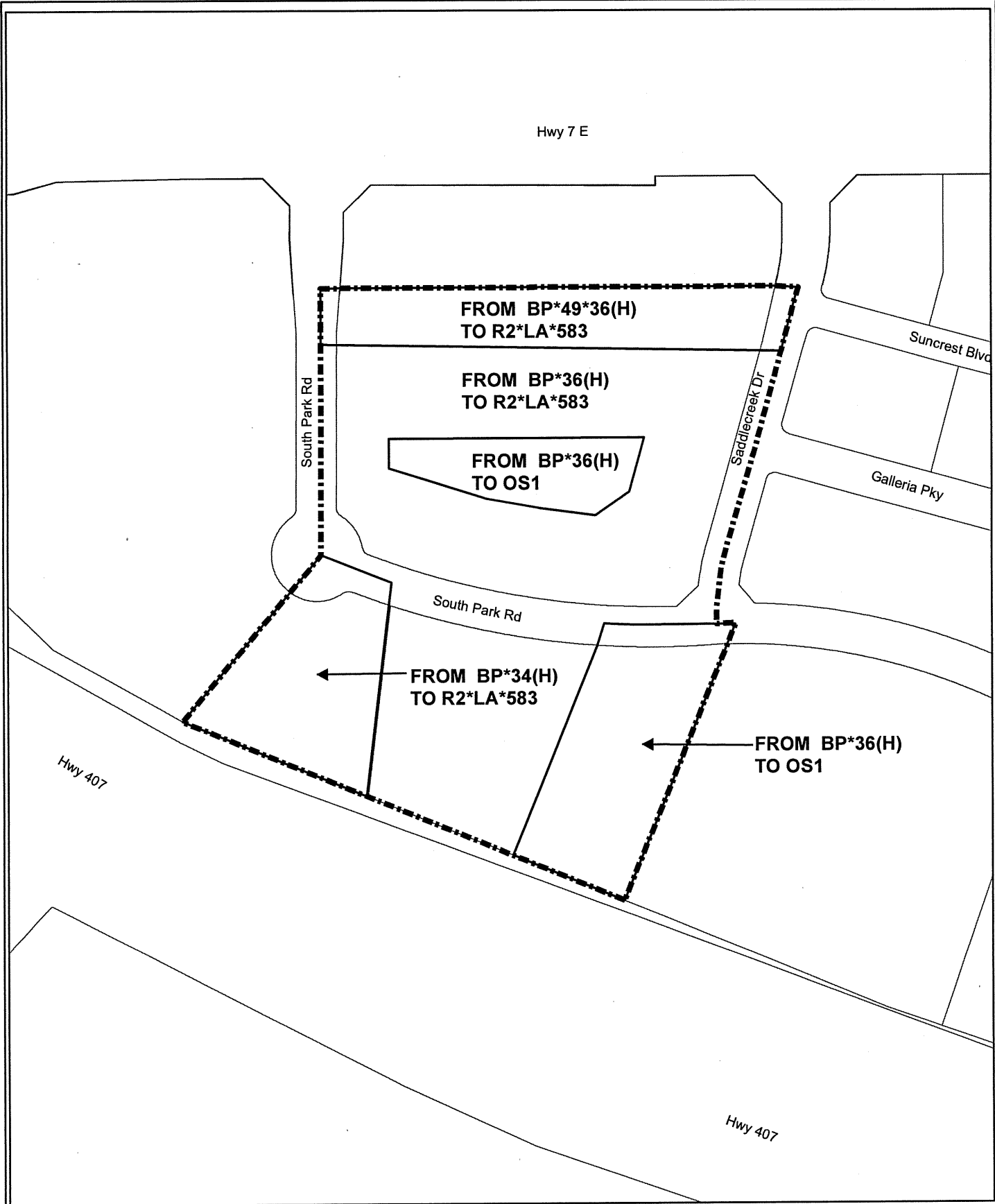
Read a first, second, and third time and passed on June 27, 2017.



Kimberley Kitteringham
City Clerk


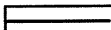



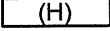
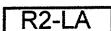
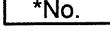
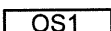
Jack Heath
Deputy Mayor



SCHEDULE "A" TO BY-LAW 2017-81
AMENDING BY-LAW 177-96 DATED June 27, 2017



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

 BP	BUSINESS PARK	 (H)	HOLDING PROVISION
 R2-LA	RESIDENTIAL TWO - LANE ACCESS	 *No.	EXCEPTION SECTION NUMBER
 OS1	OPEN SPACE ONE		

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