



## **EXPLANATORY NOTE**

### **BY-LAW 2017-50**

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

**2473330 Ontario Ltd.**

**Plan 65M-3830, Block 120**

### **Lands Affected**

The proposed by-law amendment applies to approximately 0.995 hectares (2.459 acres) of land known legally as Plan 65M-3830, Block 120. The lands are located west of Prince Regent Street, north of Reflection Road, within the Cathedral Community.

### **Existing Zoning**

The subject land is zoned Residential Two (R2) Zone by By-law 177-96, as amended.

### **Purpose and Effect**

The purpose and effect of this by-law amendment is to rezone the subject lands into the following zone categories:

**Residential Two\*574 (R2\*574) Zone;  
Residential Two - Lane Access\*575 (R2-LA\*575) Zone;  
Residential Two - Lane Access\*576 (R2-LA\*576) Zone; and  
Open Space One (OS1) Zone**

in order to facilitate the development of 13 single detached lots (9 rear lane units) and 8 rear lane townhouse units within 2 townhouse blocks.

### **Note Regarding Further Planning Applications on this Property**

In accordance with Section 45(1.3) and 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended on July 1, 2016 through the enactment of Bill 73, no person shall apply for a minor variance from the provisions of the by-law in respect of land, building or structure 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 2017-50

### 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 zoning the lands outlined on Schedule 'A' attached hereto as follows:

**Residential Two\*574 (R2\*574) Zone;  
Residential Two - Lane Access\*575 (R2-LA\*575) Zone;  
Residential Two - Lane Access\*576 (R2-LA\*576) Zone; and  
Open Space One (OS1) Zone.**

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

Exception 7.574	2473330 Ontario Ltd. South of Elgin Mills Road and west of Victoria Square Boulevard	Parent Zone R2
File ZA 16 114903		Amending By-law 2017-
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *574 on the schedules to this By-law.		
7.574.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Single Detached Dwellings	
b)	Home Occupations	
c)	Home Child Care	
7.574.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	The provisions of Table B2 (Part 1 of 3) shall apply to all lots	
b)	Minimum Front Yard – 3.5 metres	
c)	Minimum Rear Yard – 6.5 metres	
d)	Minimum Front Yard to private garage – 6.0 metres	
e)	Maximum Garage Width – 6.1 metres	

Exception 7.575	2473330 Ontario Ltd. South of Elgin Mills Road and west of Victoria Square Boulevard	Parent Zone R2-LA
File ZA 16 114903		Amending By-law 2017-
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *575 on the schedules to this By-law.		
<b>7.575.1 Only Permitted Uses</b>		
The following are the only permitted uses:		
a)	<i>Single Detached Dwellings</i>	
b)	<i>One (1) accessory dwelling unit</i>	
c)	<i>Home Occupations</i>	
d)	<i>Home Child Care</i>	

7.575.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	<i>Minimum Rear Yard – 12.9 metres</i>
b)	The following specific zone standards apply to <i>private garages</i> with or without an accessory dwelling unit: i) Minimum setback required from an interior or exterior side lot line – 0.3 metres ii) Maximum height of a detached <i>private garage containing an accessory dwelling unit</i> – 8.0 metres
c)	A <i>private garage</i> shall contain no more than two (2) <i>parking spaces</i>
d)	One (1) accessory <i>dwelling unit</i> is permitted only above a <i>detached private garage</i>
e)	Only one (1) interior or exterior stairway providing access to an accessory <i>dwelling unit</i> is permitted
f)	The required <i>parking space</i> for the accessory <i>dwelling unit</i> shall not be located inside the <i>private garage</i>
g)	The minimum setback for a parking pad from the exterior side lot line – 2 metres

Exception 7.576	2473330 Ontario Ltd. South of Elgin Mills Road and west of Victoria Square Boulevard	Parent Zone R2-LA
File ZA 16 114903		Amending By-law 2017-_____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *576 on the schedules to this By-law.		
7.576.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Townhouse Dwellings	
c)	Home Occupations	
d)	Home Child Care	
7.576.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum interior side yard for a lot abutting an Open Space One (OS1) Zone – 0.9 metres	
b)	Minimum setback to the main building for a detached private garage on the lot abutting the Open Space One (OS1) Zone – 5.0 metres	
c)	Minimum setback for a detached private garage on a lot abutting the Open Space One (OS1) Zone – 0.3 metres	
d)	Minimum Rear Yard on a lot accessed by a lane – 12.9 metres	

Read a first, second, and third time and passed on May 29, 2017.

  
Kimberley Kitteringham  
City Clerk

  
Frank Scarpitti  
Mayor

