



EXPLANATORY NOTE

BY-LAW 2016-103

A By-law to amend By-law 122-72, as amended

Gennaro Bruno

22 and 24 River Bend Road

PLAN 3684 PT LOTS 27 AND 28

Lands Affected

This By-law applies to approximately 1.01 acres of land municipally known as 22 and 24 River Bend Road. The lands are located south of Highway 7 East, east of Oakcrest Avenue.

Existing Zoning

The subject lands are zoned Single Family Rural Residential (RRH) and Open Space (O1) by By-law 122-72, as amended.

Purpose and Effect

The purpose and effect of this By-law amendment is to rezone the subject lands from Single Family Rural Residential (RRH) and Open Space (O1) to Hold Single Family Residential [(H)R3] including site-specific development standards, in order to facilitate a severance to create two additional building lots, the demolition of the two existing dwellings and the construction of four new two-storey dwellings, one on each lot.

The lands are subject to a (H) Holding zone which may not be removed until the following condition has been met:

- a) Issuance by the Secretary Treasurer of a consent to sever under subsection 53(42) of the Planning Act.



BY-LAW 2016-103

A By-law to amend By-law 122-72, as amended

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

1.0 That By-law 122-72, 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

Single Family Rural Residential (RRH) Zone and Open Space (O1) Zone
to
Hold Single Family Residential [(H)R3]

1.2 By adding the following subsection to Section 19 - Exceptions:

“19.27 22 and 24 River Bend Road, Gennaro Bruno

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands outlined on Schedule 'A' attached to this by-law:

19.27.1 By-law 16-93 shall not apply to the lands shown on Schedule 'A' attached to this By-law

19.27.2 The following specific ZONE standards apply:

Minimum LOT FRONTAGE	14.5 m
Minimum LOT AREA	510 m ²
Maximum HEIGHT	9.8m
Maximum number of STOREYS	2

Notwithstanding the provisions of section 5.7, a roofed porch and cold cellar may encroach a maximum 1.5 metres into a FRONT YARD provided the roofed porch and cold cellar are no more than 2.5 metres wide. Stairs, eaves and roof overhangs may project a further 0.5 metres into the FRONT YARD.

PART 1

Minimum FRONT YARD	6 m
Minimum REAR YARD	4.5 m
Maximum LOT COVERAGE	45%

PART 2

Minimum FRONT YARD	7.5 m
Minimum REAR YARD	7.5 m
Maximum LOT COVERAGE	41%

PART 3

Minimum FRONT YARD	7.5 m
Minimum REAR YARD	14 m
Maximum LOT COVERAGE	36%

PART 4

Minimum FRONT YARD	6 m
Minimum REAR YARD	8.5 m
Maximum LOT COVERAGE	38%”

2.0 Hold Provision

For the purposes of this By-law, a Hold (H) provision is hereby established and is identified on Schedule ‘A’ attached hereto by the letter (H) in parenthesis following the zoning symbol.

No person shall hereafter erect or alter any building or structure on lands subject to the Hold (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.


Prior to removing the Hold (H) provision the following conditions must be met to the satisfaction of the City of Markham:

- a) Issuance by the Secretary Treasurer of a consent to sever under subsection 53(42) of the Planning Act.

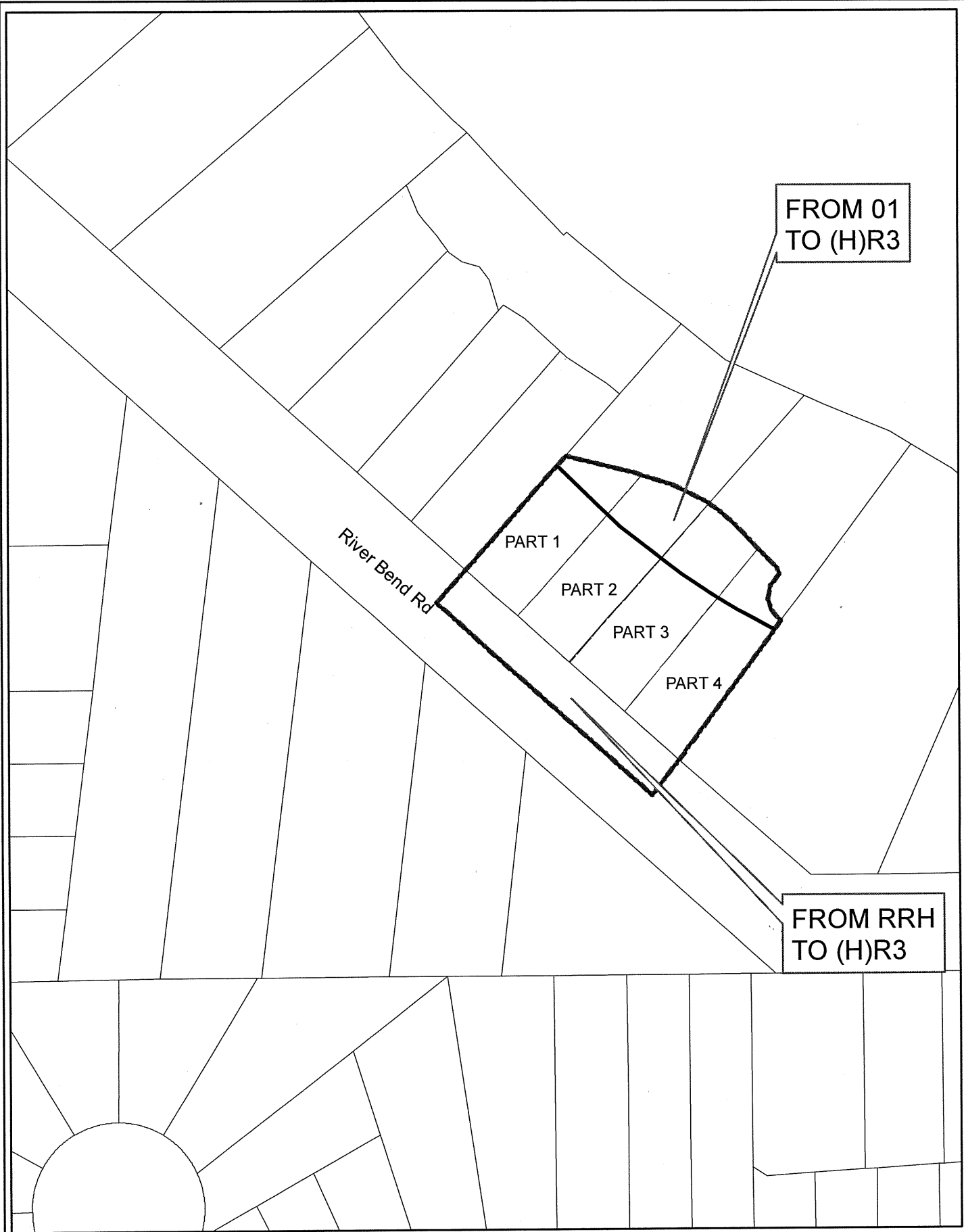
Read a first, second, and third time and passed on September 27, 2016.



Kimberley Lutteringham
City Clerk




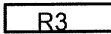
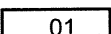
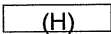
Frank Scarpitti
Mayor



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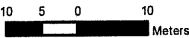
BY-LAW SCHEDULE "A" TO BY-LAW 2016-103
AMENDING BY-LAW 122-72 DATED September 27, 2016

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

 RRH	SINGLE FAMILY RURAL RESIDENTIAL	 R3	SINGLE FAMILY RESIDENTIAL
 01	OPEN SPACE	 (H)	HOLDING PROVISION



DEVELOPMENT SERVICES COMMISSION



Drawn By:DD Checked By:DB

DATE:08/09/16

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