



EXPLANATORY NOTE

BY-LAW 2016-81

A By-law to amend By-law 134-79, as amended

**Poothappillai Jeyanathan and Jeyanathan Sumithra
9000 McCowan Road and 75 and 77 Havagal Crescent
CON 6 PT LT 14 65R12589 PT 1
PLAN 65M2892 BLKS 26 AND 27**

Lands Affected

This By-law applies to approximately 0.23 hectares of land municipally known as 9000 McCowan Road and 75 and 77 Havagal Crescent. The lands are located south Manhattan Drive, on the west side of McCowan Road.

Existing Zoning

The subject lands are zoned Eighth Density - Single Family Residential (R8) and Residential Development Zone (RD) under By-law 134-79, as amended.

Purpose and Effect

The purpose and effect of this By-law amendment is to consolidate the zoning on the subject property to Eighth Density – Single Family Residential (R8) under By-law 134-79, as amended, including site-specific development standards, in order to facilitate the creation of two single detached residential lots and the development of two single detached dwellings.



By-law 2016-81

A By-law to amend By-law 134-79, as amended

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

1. That By-law 134-79, as amended, is hereby further amended as it applies to the lands outlined on Schedule 'A' as follows:

- 1.1 By rezoning the lands:

from

Residential Development (RD) Zone

to

Eighth Density - Single Family Residential (R8) Zone

as shown on Schedule 'A' attached to this By-law.

- 1.2 Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands zoned Eighth Density - Single Family Residential (R8) Zone and shown as Parts 1 and 2 on Schedule 'A' attached to this By-law:

"PART 1

- a) Maximum LOT COVERAGE – 36.5%

PART 2

- a) Minimum south SIDE YARD SETBACK
 - i) 2.5 m to a one STOREY portion
 - ii) 8.0 m to any portion of a STOREY above one STOREY
 - b) Minimum REAR YARD SETBACK – 17 m
 - c) Minimum amount of SOFT LANDSCAPING in the FRONT YARD – 45%.
 - d) The provisions of Section 5.13 of By-law 134-79 shall not apply.
 - e) The provisions of Section 6.2.4.2 of By-law 28-97 shall not apply.
 - f) Maximum projection of a DECK from the point on the DWELLING closest to the REAR LOT LINE – 4.3 m."

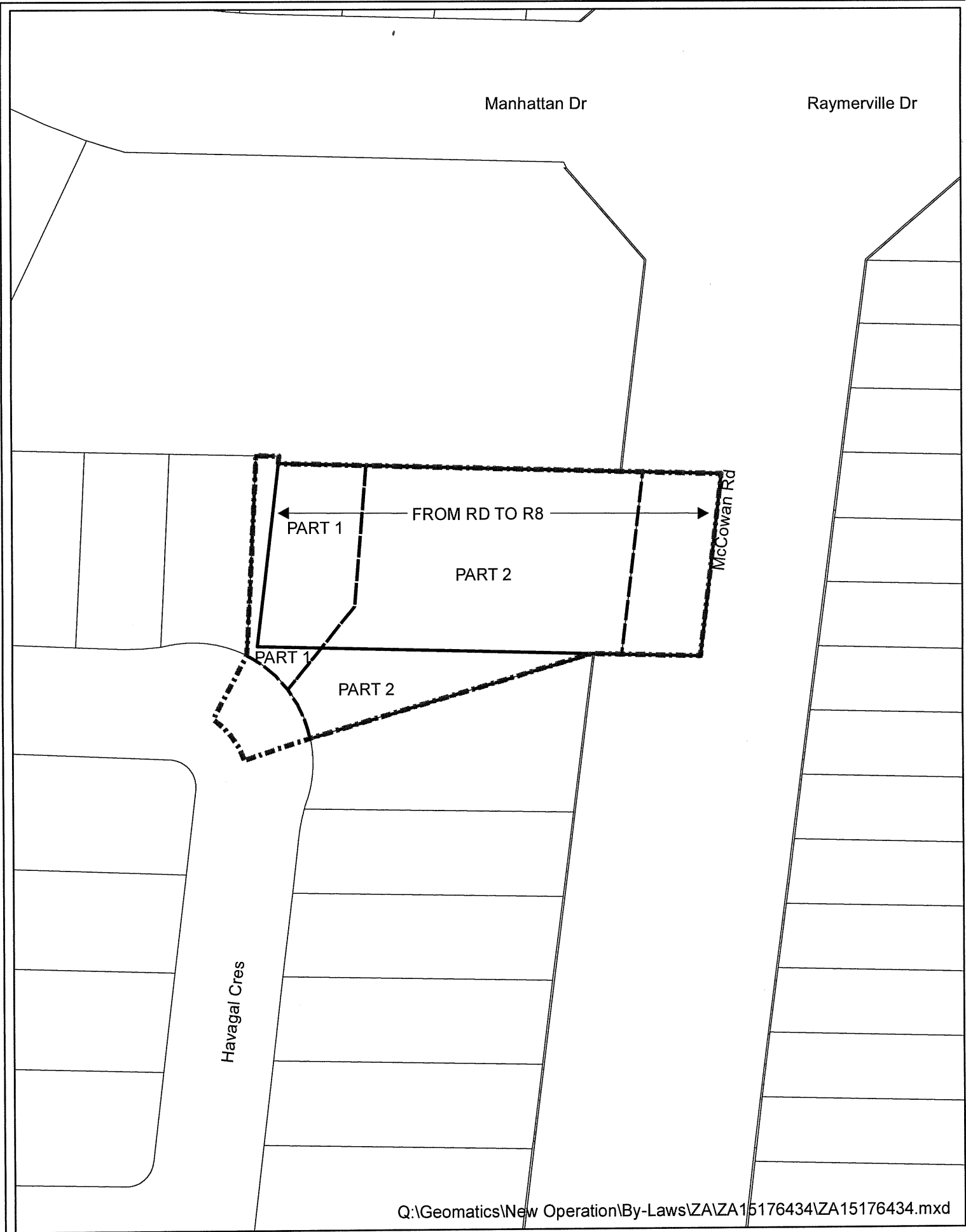
Read a first, second, and third time and passed on June 28, 2016.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



BY-LAW SCHEDULE "A" TO BY-LAW 2016-81

AMENDING BY-LAW 134-79 DATED June 28, 2016

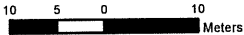


- BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
- BOUNDARY OF ZONE DESIGNATION(S)
- BOUNDARY OF ZONE DESIGNATION(S)

RD RESIDENTIAL DEVELOPMENT R8 EIGHTH DENSITY-SINGLE FAMILY RESIDENTIAL



DEVELOPMENT SERVICES COMMISSION



Drawn By:DD Checked By:DB

DATE:05/30/16

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