



## **EXPLANATORY NOTE**

### **BY-LAW 2016-33**

#### **A By-law to amend By-laws 83-73 and 177-96 as amended**

**Ebrahim Javady Torabi**  
**2968 Elgin Mills Road East**  
**CON 3 LT 26 PT 64R5591 PT 1**

#### **Lands Affected**

The proposed by-law amendment applies to lands known as Part of Lot 26, Concession 3, 2968 Elgin Mills Road East, located on the north side of Elgin Mills Road East, west of Victoria Square Boulevard.

#### **Existing Zoning**

The existing zoning provisions in the above noted By-law No. 83-73, as amended, of the City of Markham, currently zones the lands as Rural Residential Housing Zone (RRH). The RRH designation only permits single family detached dwellings and home occupation uses, having specific development standards.

#### **Purpose and Effect**

The purpose and effect of this By-law is to amend By-law 83-73, as amended, by deleting the subject property from the designated area of By-law 83-73, as amended, to amend By-law 177-96, as amended, to include the subject property in the designated area of By-law 177-96, as amended, and to zone the lands to permit the development of six (6) semi-detached dwellings. By-law No. 2016-33 will also implement site specific development standards for use, minimum unit width, front, rear and side yard setbacks, building height, parking, landscape buffers and driveway widths.



## BY-LAW 2016-33

**A By-law to amend By-law 83-73, as amended**  
*(to delete lands from the designated area of By-law 83-73)*  
**and to amend By-law 177-96, as amended**  
*(to incorporate lands into the designated area of By-law 177-96)*

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

1. That By-law 83-73, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto from the designated area of By-law 83-73, as amended.

2. By-law 177-96, as amended, is hereby further amended as follows:

2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands as shown on Schedule 'A' attached hereto.

2.2 By rezoning the lands:

(i) from Rural Residential Housing Zone (RRH) under By-law 83-73 to Residential Two R2\*554 under By-law 177-96;

as shown on Schedule 'A' attached hereto.

2.3 By adding the following subsection to Section 7 – EXCEPTIONS:

**“7.554 Ebrahim Javady Torabi**  
**2968 Elgin Mills Road East**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol \*554 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands. All other provisions of By-law 177-96, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

### **7.554.1 Only Permitted Uses**

- a) *semi-detached dwelling*;
- b) *single detached dwelling*;
- c) *home occupation*;
- d) *private home daycare*

### **7.554.2 Specific Zone Standards**

The following specific Zone Standards apply:

- a) For the purpose of this By-law, all lands zoned R2\*554 shall be deemed to be one lot
- b) Maximum number of *dwelling units* – 6
- c) The Elgin Mills Road East *streetline* is deemed to be the *front lot line*
- d) Minimum required setback:

- (i) East side yard setback – 1.8 metres;
  - (ii) West side yard setback – 1.8 metres
  - e) Minimum required distance separation between *buildings* – 2.4 m
  - f) Maximum *height* – The greater of 3 *storeys* or 11.2 m
  - g) Minimum width of a *dwelling unit* – 5.5 m
  - h) Maximum *height* of the finished floor from the *established grade* along the front *porch* of a *dwelling unit* – 1.2 metres
  - i) The maximum *garage width* provisions shall not apply;
  - j) The maximum *driveway width* shall not extend beyond total width of the garage;
  - k) No vehicular access is permitted across the *front lot line*
  - l) Minimum *landscape strip* abutting the *rear lot line* – 3.0 m
3. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

Read a first, second, and third time and passed on March 22, 2016.

  
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Kimberley Kitteringham  
City Clerk

  
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Frank Scarpitti  
Mayor



# **SCHEDULE "A" TO BY-LAW By-law 2016-33** **AMENDING BY-LAWS 83-73 AND 177-96 DATED March 22, 2016**



 BOUNDARY OF AREA COVERED BY THIS SCHEDULE  
 TO BE DELETED FROM 304-87 AND ADDED TO 177-96

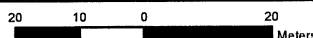
 RESIDENTIAL TWO  
 RURAL RESIDENTIAL HOUSING

 EXCEPTION SECTION NUMBER

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DEVELOPMENT SERVICES COMMISSION



Drawn By: CPW Checked By: RC

DATE: 28/01/2016

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