

## **EXPLANATORY NOTE**

### **BY-LAW 2005 -**

#### **A by-law to amend By-law 304-87, as amended**

Monarch Corporation  
19TM-05006  
Part of Lot 26, Concession 3

### **LANDS AFFECTED**

The by-law applies to a 30.55 hectares (75.41 ac) property, located on the north side of Elgin Mills Road, west of Woodbine Avenue, in the Cathedral Secondary Plan Area.

### **EXISTING ZONING**

The lands subject to this By-law are presently zoned Agriculture One (A1) by By-law 304-87, as amended.

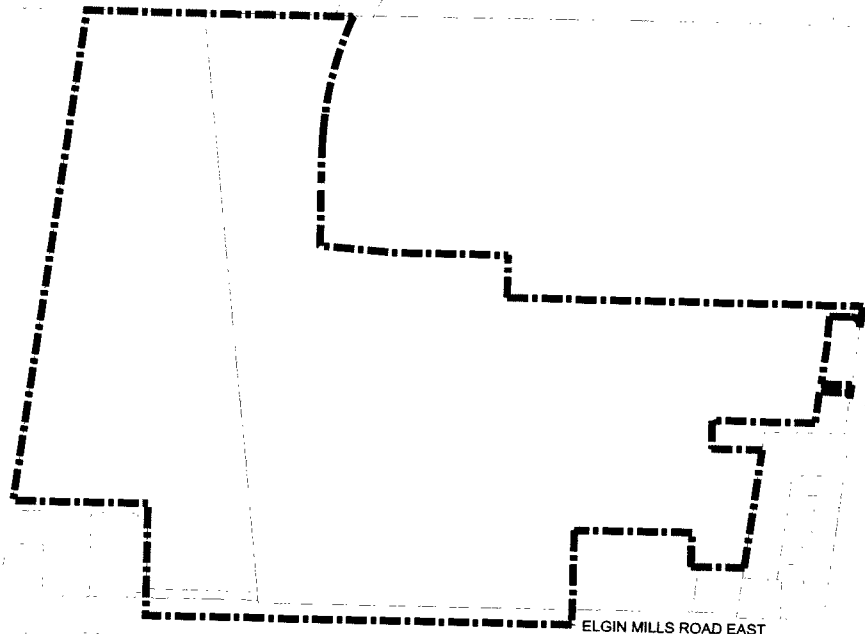
### **PURPOSE AND EFFECT**

The purpose and effect of this by-law is to delete the lands from By-law 304-87, as amended, so that they may be incorporated into By-law 177-96, as amended, to permit 204 single detached units and 66 townhouse units. By-law 304-87 is the Town's rural area by-law. By-law 177-96 is the Town's expansion area by-law.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. By-law 304-87, as amended, be and the same is hereby further amended by deleting the lands outlined on Schedule 'A' hereto from the designated area of By-law 304-87, as amended.
2. This by-law shall not come into force until By-law 2006-XX, amending By-law 177-96, as amended, comes into force and the subject lands of this by-law become incorporated into the designated area of By-law 177-96, as amended.
3. All other provisions of By-law 304-87, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

HIGHWAY 404



WOODBINE AVENUE

ELGIN MILLS ROAD EAST



DEVELOPMENT SERVICES COMMISSION

# A BY-LAW TO AMEND BY-LAW 304-87

--- BOUNDARY OF AREA COVERED BY THIS BY-LAW

THIS IS SCHEDULE 'A' TO BY-LAW  
PASSED THIS ..... DAY .....  
..... MAYOR  
..... CLERK

NOTE: 1) DIMENSIONS ARE IN METRES  
2) REFERENCE SHOULD BE MADE TO  
THE ORIGINAL BY-LAW LODGED IN  
THE OFFICE OF THE CLERK

SCALE 1: 6000

## **EXPLANATORY NOTE**

### **BY-LAW 2005 -**

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

Monarch Corporation  
19T-05006  
Part of Lot 25, Concession 3

### **LANDS AFFECTED**

The by-law applies to a 30.522 (75.41 ac) property, located on the north side of Elgin Mills Road, west of Woodbine Avenue, in the Cathedral Secondary Plan Area.

### **EXISTING ZONING**

The lands subject to this By-law are presently zoned Agriculture One (A1) by By-law 304-87, as amended.

### **PURPOSE AND EFFECT**

The purpose and effect of this by-law is to incorporate the lands into appropriate residential zone categories within By-law 177-96, as amended. The proposed zoning designations are Residential Two (R2) which will permit the proposed 204 single detached units and Residential Two – Lane Access (R2-LA) which will permit the proposed 66 townhouse units.

## **EXPLANATORY NOTE**

### **BY-LAW 2005 -**

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

Monarch Corporation  
19T-05006  
Part of Lot 25, Concession 3

### **LANDS AFFECTED**

The by-law applies to a 30.522 (75.41 ac) property, located on the north side of Elgin Mills Road, west of Woodbine Avenue, in the Cathedral Secondary Plan Area.

### **EXISTING ZONING**

The lands subject to this By-law are presently zoned Agriculture One (A1) by By-law 304-87, as amended.

### **PURPOSE AND EFFECT**

The purpose and effect of this by-law is to incorporate the lands into appropriate residential zone categories within By-law 177-96, as amended. The proposed zoning designations are Residential Two (R2) which will permit the proposed 204 single detached units and Residential Two – Lane Access (R2-LA) which will permit the proposed 66 townhouse units.

Exceptions have been incorporated into the amendment to permit attached garages for the lots zoned Residential Two – Lane Access (R2-LA) and to permit a reduced rear yard setback for units with the exception number \*310.

The following are the conditions for lifting the Holding Zone:

- a) The detailed design for the Woodbine Avenue By-pass (including the completion of the Reference Plan) has been completed;
- b) A revised draft plan, if required, has been approved by the Town of Markham in consultation with York Region, which incorporates the detailed design of the Woodbine Avenue By-pass, as surveyed.

A by-law to amend Urban Expansion Area Zoning By-law 177-96, as amended (To incorporate Draft Plan 19TM-05006 into the West Cathedral Community)

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THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

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

1.1 By expanding the designated area of the By-law to include those lands comprising Part of Lot 26, Concession 3 as more particularly outlined on Schedule 'A' hereto.

1.2 By zoning the lands

Residential Two	R2
Residential Two (Hold)	R2(H)
Residential Two*310	R2*310
Residential Two*310(Hold)	R2*310(H)
Residential Two – Lane Access*5*307	R2-LA*5*307
Residential Two – Lane Access*5*307(Hold)	R2-LA*5*307(H)
Business Park	BP
Business Corridor	BC
Open Space One	OS1

1.3 HOLDING PROVISION

For the purpose of this By-law, a Holding (H) ZONE is hereby established and is identified on Schedule 'A' hereto by the letter (H) in parenthesis preceding the zoning symbol.

No person shall hereafter ERECT or ALTER any BUILDING or STRUCTURE on lands subject to a '(H)' provision for the purpose permitted under this By-law until an amendment to this By-law to remove the letter '(H)' has come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the '(H)' Holding provision, the following conditions must be met to the satisfaction of the Town of Markham:

- a) The detailed design for the Woodbine Avenue By-pass (including the completion of the Reference Plan) has been completed;
- b) A revised draft plan, if required, has been approved by the Town of Markham in consultation with York Region, which incorporates the detailed design of the Woodbine Avenue By-pass, as surveyed.

1.3 By adding to Section 7 – EXCEPTIONS the following new subsection 7.307:

“7.307 North side of Elgin Mills, west of Woodbine Avenue – Monarch Corporation.

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol \*307 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

#### 7.307.1 Zone Standards

The following specific zone standards apply:

- a) A private garage is permitted to be attached to the main building, if the lot is accessed by a lane.
- b) Rear yard provisions for main building with attached private garage:
  - i) Minimum required rear yard – 6.0
- c) Provisions for outdoor amenity spaces:
  - i) Minimum area of outdoor amenity space – 35 metres.
  - ii) Minimum width of outdoor amenity space – 5 metres.
  - iii) Minimum length of outdoor amenity space – 5 metres.
  - iv) The roof top of the attached private garage may be used as the outdoor amenity space.

#### 7.307.2 Special Site Provisions

The following provisions shall apply:

- a) A deck and associated stairs is permitted to encroach into the outdoor amenity space.

#### 7.310 North side of Elgin Mills, west of Woodbine Avenue – Monarch Corporation.

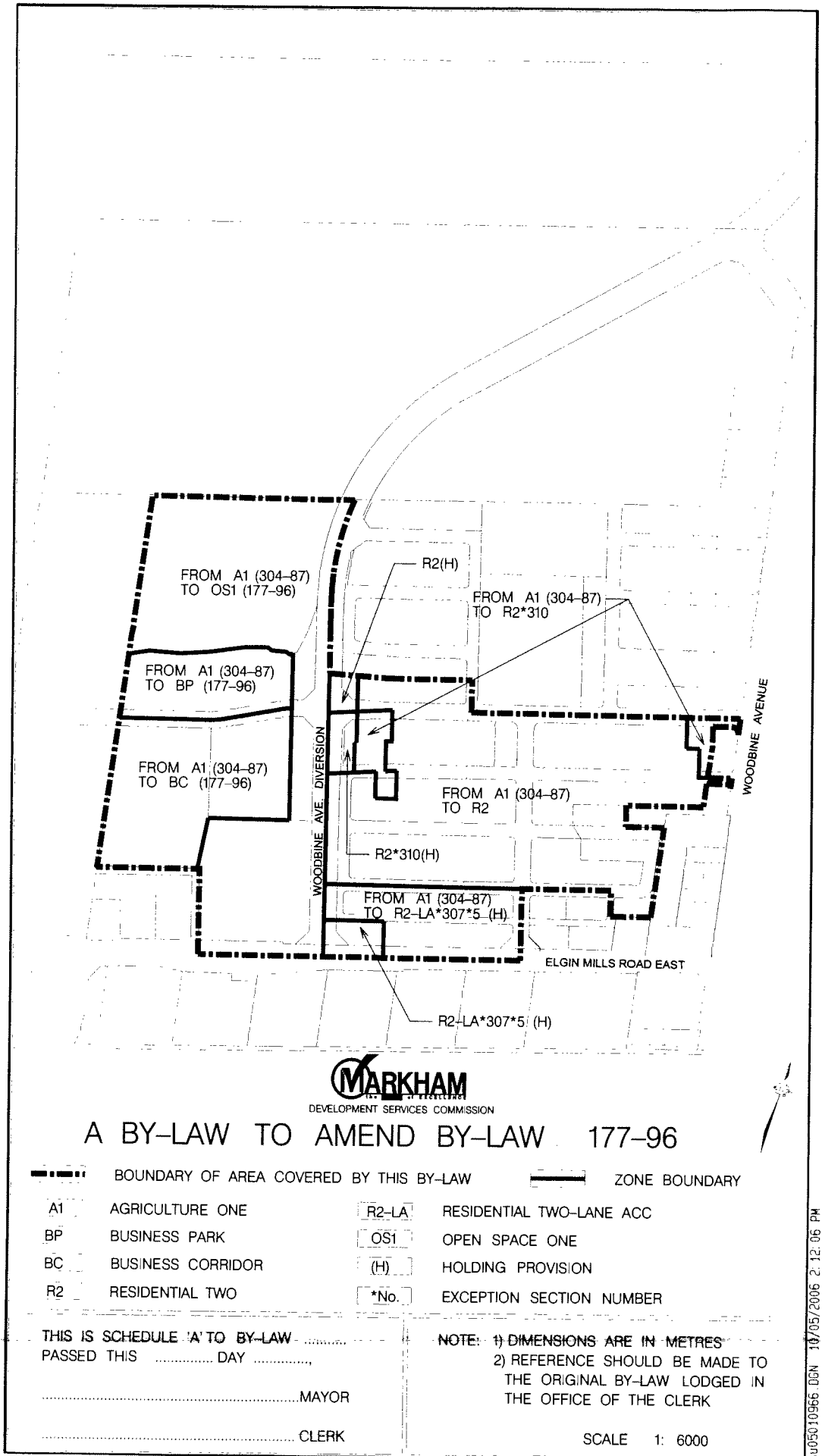
Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol \*310 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

#### 7.310 Zone Standards

The following specific zone standards apply:

- a) Minimum rear yard setback – 6.5 metres”

2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.





## **EXPLANATORY NOTE**

### **BY-LAW 2005 -**

#### **A by-law to amend By-law 304-87, as amended**

Monarch Corporation  
19TM-05006  
Part of Lot 26, Concession 3

### **LANDS AFFECTED**

The by-law applies to a 0.623 hectare (1.53 ac) building materials, window and balcony configurations, building entrance locations and ensure that coordination has occurred with the landscape plans property, located on the north side of Elgin Mills Road, west of Woodbine Avenue, in the Cathedral Secondary Plan Area.

### **EXISTING ZONING**

The lands subject to this By-law are presently zoned Agriculture One (A1) by By-law 304-87, as amended.

### **PURPOSE AND EFFECT**

The purpose and effect of this by-law is to permit a sales pavilion within the plan of subdivision for three (3) years from the date of its passing by the Council of the Corporation of the Town of Markham in accordance with the provisions of Section 38 of the Planning Act, 1983.

A by-law to amend By-law 304-87, as amended being a by-law to regulate the use of land and the erection or use of land and the erection or use of buildings or structures and to regulate the type of construction and the height, bulk, location, size, floor area, spacing, external design, character and use of buildings or structures in a defined area of the Town of Markham  
*To permit a temporary sales pavilion  
office for a period of three (3) years*

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THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. By-law 304-87, as amended, is hereby further amended as follows:
  - 1.1 By adding to Section 13 – EXCEPTIONS, the following new subsection:
    - 13.79 North of Elgin Mills, west of Woodbine Avenue – Monarch Corporation  
  
Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol \*307 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this Section.
      - 13.79.1 Only Uses Permitted  
  
The following uses are the only uses permitted:
        - a) a temporary sales pavilion within the proposed plan of subdivision.
2. All other provisions of By-law 304-87, as amended, not inconsistent with the provisions of this by-law shall continue to apply.



ELGIN MILLS ROAD EAST

WOODBINE AVENUE



DEVELOPMENT SERVICES COMMISSION

# A BY-LAW TO AMEND BY-LAW 304-87

## SCHEDULE 13.79

--- BOUNDARY OF AREA COVERED BY THIS BY-LAW

SECTION 13.79 OF BY-LAW 304-87

THIS IS SCHEDULE 'A' TO BY-LAW .....  
PASSED THIS ..... DAY .....

..... MAYOR

..... CLERK

NOTE: 1) DIMENSIONS ARE IN METRES  
2) REFERENCE SHOULD BE MADE TO  
THE ORIGINAL BY-LAW LODGED IN  
THE OFFICE OF THE CLERK

SCALE 1: 2000