

EXPLANATORY NOTE

BY-LAW 2008-4

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

Mattamy (Country Glen) Ltd & Wykland Estates Inc
19TM-06016
Part of Lots 12, 14, 15 and 16, Concession 9
Cornell Planning District

LANDS AFFECTED

The by-law applies to 5.7 ha (14.1 ac) of lands, located south of 16th Avenue, between Bur Oak Avenue and Cornell Centre Boulevard (old Markham By-Pass).

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 designation is Residential Two (R2) with exceptions and Open Space (OS1). These zones will permit the proposed 132 residential units and open space.



BY-LAW 2008-4

A by-law to amend Urban Expansion Area
Zoning By-law 177-96, as amended

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 By-law 177-96, as amended, to include those lands comprising part of Lots 12, 14, 15 and 16, Concession 9, as outlined on Schedule 'A', attached hereto.
 - 1.2 By zoning the lands:

Residential Two (R2) *190
Residential Two (R2) *190 *358
Residential Two (R2) *190 *358*359
Community Amenity Area Three (CA3) *191*360
Open Space One (OS1)
 - 1.3 By adding the following new subsections to Section 7 – EXCEPTIONS, to By-law 177-96:

“7.358 South side of 16th Avenue (Mattamy Country Glen & Wykland Estates)

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *358 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.358.1 Special Site Provisions

The following provisions shall apply:

- a) No *buildings* or *structures* or encroachments are permitted within 2.0 m of any *lot line* abutting 16th Avenue.

7.359 Southwest corner of 16th Avenue and Cornell Centre Boulevard (Mattamy Country Glen & Wykland Estates)

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *359 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.359.1 Zone Standards

The following specific zone standards apply:

- a) minimum *lot frontage* for an end unit on a *corner lot* – 7.3m

- b) minimum required *exterior side yard* for a *main building* - 2.0m
- c) minimum required *exterior side yard* for *enclosed, unenclosed and roofed walkways* - 0.6m

7.359.2 Special Site Provisions

The following provisions shall apply:

- a) The *lot line* abutting 16th Avenue is deemed to be the *front lot line*.

7.360 East side of Bur Oak Avenue, South of Riverlands Avenue (Mattamy Country Glen & Wykland Estates)

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *360 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.360.1 Additional Permitted Uses

The following additional uses are permitted:

- a) *financial institutions*
- b) *repair shops*
- c) *retail stores*

7.360.2 Special Parking Provisions

The following parking provisions shall apply:

- a) Two (2) additional *parking* spaces are required for permitted commercial uses.

7.360.3 Special Site Provisions

The following additional site provisions apply:

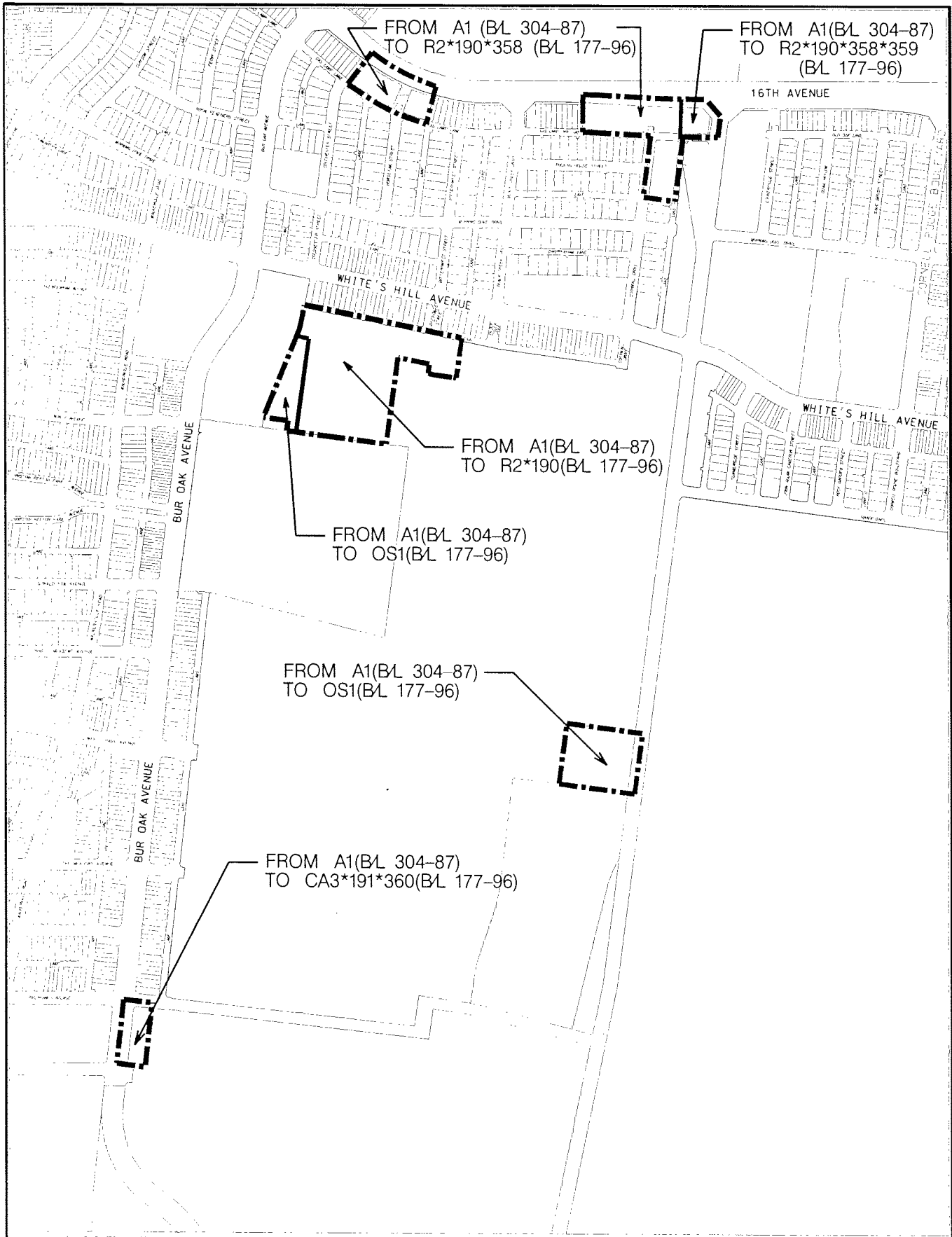
- a) Commercial uses are permitted only in the *first storey* of a *building*.
- b) The maximum permitted *gross floor area* for a commercial or *home occupation* use is 90m²."

- 2. 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 THIS
22ND DAY OF JANUARY, 2008.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 177-96



BOUNDARY OF AREA COVERED BY THIS BY-LAW
ZONE BOUNDARY

A1

AGRICULTURE ONE

R2

RESIDENTIAL TWO

OS1

OPEN SPACE ONE

CA3

COMMUNITY AMENITY THREE

*No.

EXCEPTION SECTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW 2008-4
PASSED THIS 22ND DAY JAN., 2008

Mark Scarpitta MAYOR
Philip Barrie 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: NTS