

EXPLANATORY NOTE

BY-LAW No. 2008-162

On the north side of Monique Court east of Markham Road
Block 155 on Registered Plan 65M- 3669
Armada East Planning District

LANDS AFFECTED

The proposed By-law Amendment applies to a 0.12 ha (0.3 ac) parcel of land legally described as part of Block 155 on Registered Plan 65M-3669 located on the north side of Monique Court east of Markham Road within the Armada East Planning District.

EXISTING ZONING

The lands are Zoned Ninth Density – Single Detached Residential (R9) under By-law 90-81, as amended.

PURPOSE OF THIS BY-LAW

The purpose and effect of this By-law is to rezone the subject lands from Ninth Density – Single Detached Residential (R9) to Fifth Density – Semi-detached Residential (RSD5) under By-law 90-81, as amended, to permit two semi-detached lots (a total of four semi-detached units).



BY-LAW 2008-162

A By-law to amend Zoning By-law 90-81, as amended

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

1. By-law No. 90-81, as amended, is hereby further amended as follows

1.1 By rezoning the lands outlined on Schedule 'A' attached here to:

From Ninth Density – Single Detached Residential (R9) to Fifth
Density – Semi-detached Residential (RSD5)

1.2 By adding the following new subsection to Section 7 –
EXCEPTIONS to By-law 90-81, as amended:

“7.51 Notwithstanding any other provision of this By-law,
the provision in this section shall apply to the lands
located on the north side of Monique Court east of
Markham Road, described as Part of Block 155 on
Registered Plan 65M-3669, as shown on Schedule 'A'
attached to By-law 2008-162. All other provisions of
this By-law, unless specifically modified/amended by
this section, continue to apply to the lands subject to
this Section:

1. Only uses permitted

The following uses are the only uses permitted:

a) SEMI-DETACHED dwellings

2. Zoning Standards

The following specific zone standards apply:

a) Minimum YARDS:

(i) FRONT YARD – 4.5 metres, except that
the FRONT YARD between the wall of
an attached garage containing the opening
for vehicular access and the FRONT LOT
LINE shall be a minimum of 5.8 metres

(ii) SIDE YARD – 1.2 metres

(iii) REAR YARD – 7.5 metres

b) Maximum LOT COVERAGE – 45%

c) Maximum HEIGHT – 10.7 metres

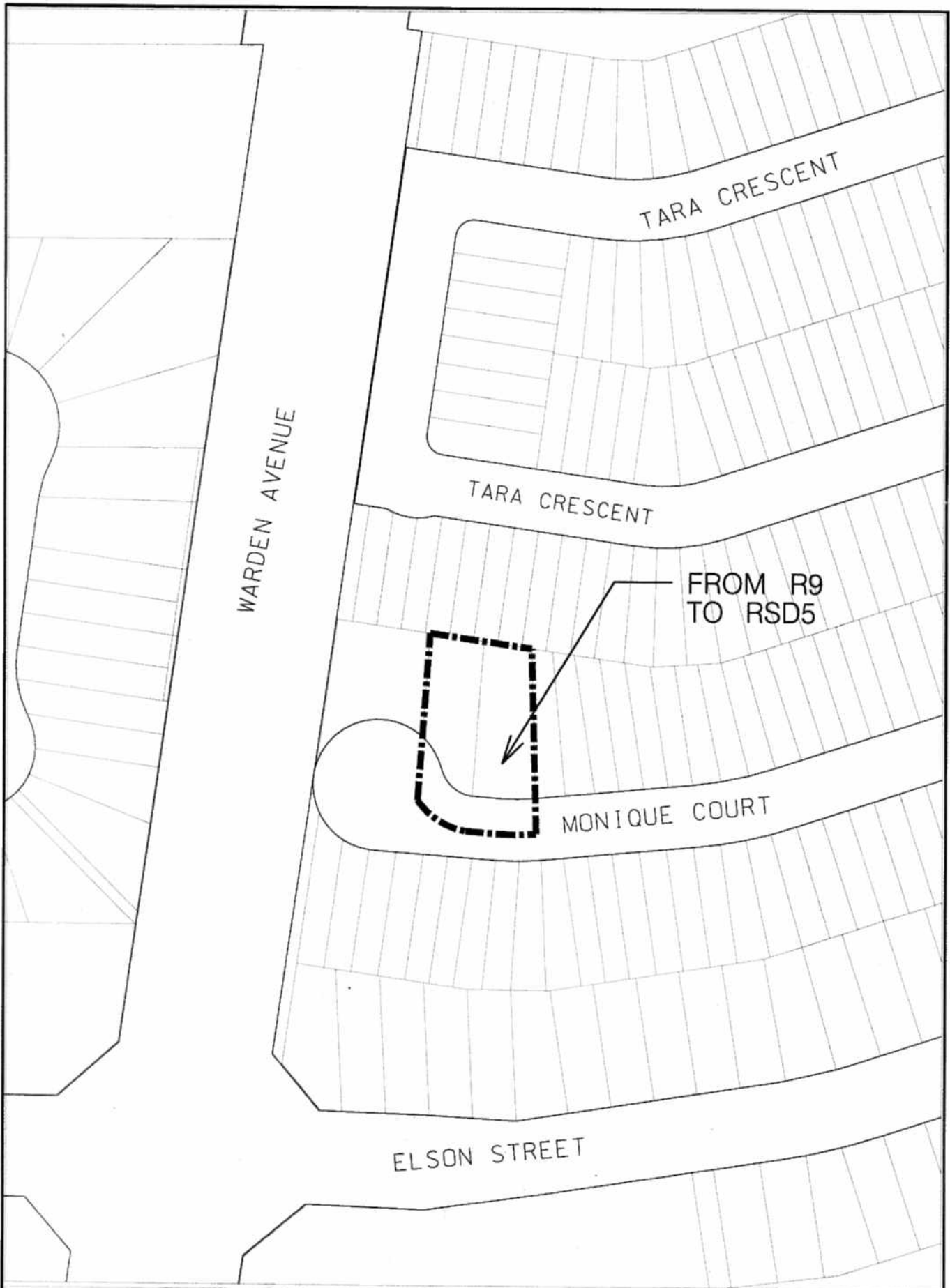
3. Special Provisions

The following additional provisions apply:

- a) The wall of the attached private garage facing the street shall not be located more than 4.0 metres closer to the front lot line than the main front wall of the dwelling. In addition, the main front wall of the dwelling unit facing the street above the attached private garage shall be located no closer than 1.5 metres to, nor more than 4 metres from, the front wall of the attached private garage.
 - b) Bay windows may encroach 0.6 metres into the minimum FRONT YARD, the minimum REAR YARD, and the minimum EXTERIOR SIDE YARD.
 - c) Roofed porches with unenclosed sides above the foundation (including any BASEMENT or CELLAR below), uncovered platforms and steps may encroach 1.5 metres into the minimum FRONT YARD and 0.3 metres into the minimum SIDE YARD. Associated roof overhangs, eaves and steps may encroach a further 0.6 metres into the minimum FRONT YARD and the minimum EXTERIOR SIDE YARD.
 - d) Roofed porches with unenclosed sides above the foundation (including any CELLAR or BASEMENT below), uncovered platforms and steps shall not be included in the maximum LOT COVERAGE calculation.
 - e) The provisions of Section 5.2.5 shall not apply.
2. All other provisions of By-law 90-81, as amended, not consistent with the provisions of this By-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
24TH DAY OF JUNE, 2008.


KIMBERLEY KITTINGHAM
DEPUTY CLERK
FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 90-81



BOUNDARY OF AREA COVERED BY THIS BY-LAW

R9 NINTH DENSITY - SINGLE DETACHED RESIDENTIAL

RSD5 FIFTH DENSITY - SEMI DETACHED RESIDENTIAL

THIS IS SCHEDULE 'A' TO BY-LAW 2008-162
PASSED THIS 24TH DAY JUNE, 2008

Paul Grayish
MAYOR
[Signature]
DEPUTY 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: