

EXPLANATORY NOTE

BY-LAW NO. 2008-252

On the north side of 14th Avenue, east of 9th Line.
Lots 4 and 5 on Block E of Registered Plan 19 and Part Lot 6, Concession 9
Box Grove Planning District

LANDS AFFECTED

This proposed By-law Amendment applies to a 3.6 hectares (8.8 acres) parcel of land legally described as Lots 4 and 5 on Block E of Registered Plan 19 and Part Lot 6, Concession 9, located on the north side of 14th Avenue, east of 9th Line within the Box Grove community.

EXISTING ZONING

The lands are zoned Rural Residential Four (RR4) in By-law 304-87, as amended and Single Family Rural Residential (RRH) in By-law 194-82, as amended. The subject lands are to be deleted from the designated areas of By-law 304-87, as amended and By-law 194-82, as amended

PURPOSE OF THIS BY-LAW

The purpose of this By-law is to:

1. expand the designated area of By-law 177-96, as amended, to include those lands as outlined on Schedule 'A' to this By-law; and
2. zone the lands to Residential Two*224 (R2*224), Residential Two*224*366 (R2*224*366), Residential Two *224*368 (R2*224*368) zone, and Open Space One (OS1) as outlined on Schedule 'A' to this By-law

EFFECT OF THIS BY-LAW

The effect of this By-law is to permit the development of the subject lands for 26.5 singled-detached lots.



BY-LAW 2008-252

A By-law to amend Urban Expansion Area
Zoning By-law 177-96, as amended
(Draft Plan 19TM-05018)

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

1. By-law No. 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 described as Lots 4 and 5 on Block E of Registered Plan 19 and Part Lot 6, Concession 9, as shown on Schedule 'A' attached hereto.
 - 1.2 By zoning the lands
 - Residential Two *224 (R2*224) zone
 - Residential Two *224*366 (R2*224*366) zone
 - Residential Two *224*368 (R2*224*368) zone
 - Open Space One (OS1) zone
 - 1.3 By adding the following new subsection to Section 7 – EXCEPTIONS to By-law 177-96, as amended:
 - “7.366 Lots 4 and 5 on Block E of Registered Plan 19 and Part Lot 6, Concession 9.

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *366 on 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.
 - 7.366.1 Zoning Standards

The following specific zone standards apply:
 - a) Minimum REAR YARD setback – 4.0 metres
 - b) Minimum FRONT YARD setback – 4.0 metres
 - 7.366.2 Special Site Provisions

The following additional provisions apply:
 - a) “*Wide shallow lot*” means a residential *lot* with a *lot depth* of 12 metres or greater and less than 30 metres.
 - b) Maximum FRONT YARD setback shall not apply.
 - c) *Porches* and stairs shall not encroach into the required FRONT YARD.

7.368 Lots 4 and 5 on Block E of Registered Plan 19 and Part Lot 6, Concession 9.

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *368 on 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.

7.368.1 Special Site Provisions

The following additional provisions apply:

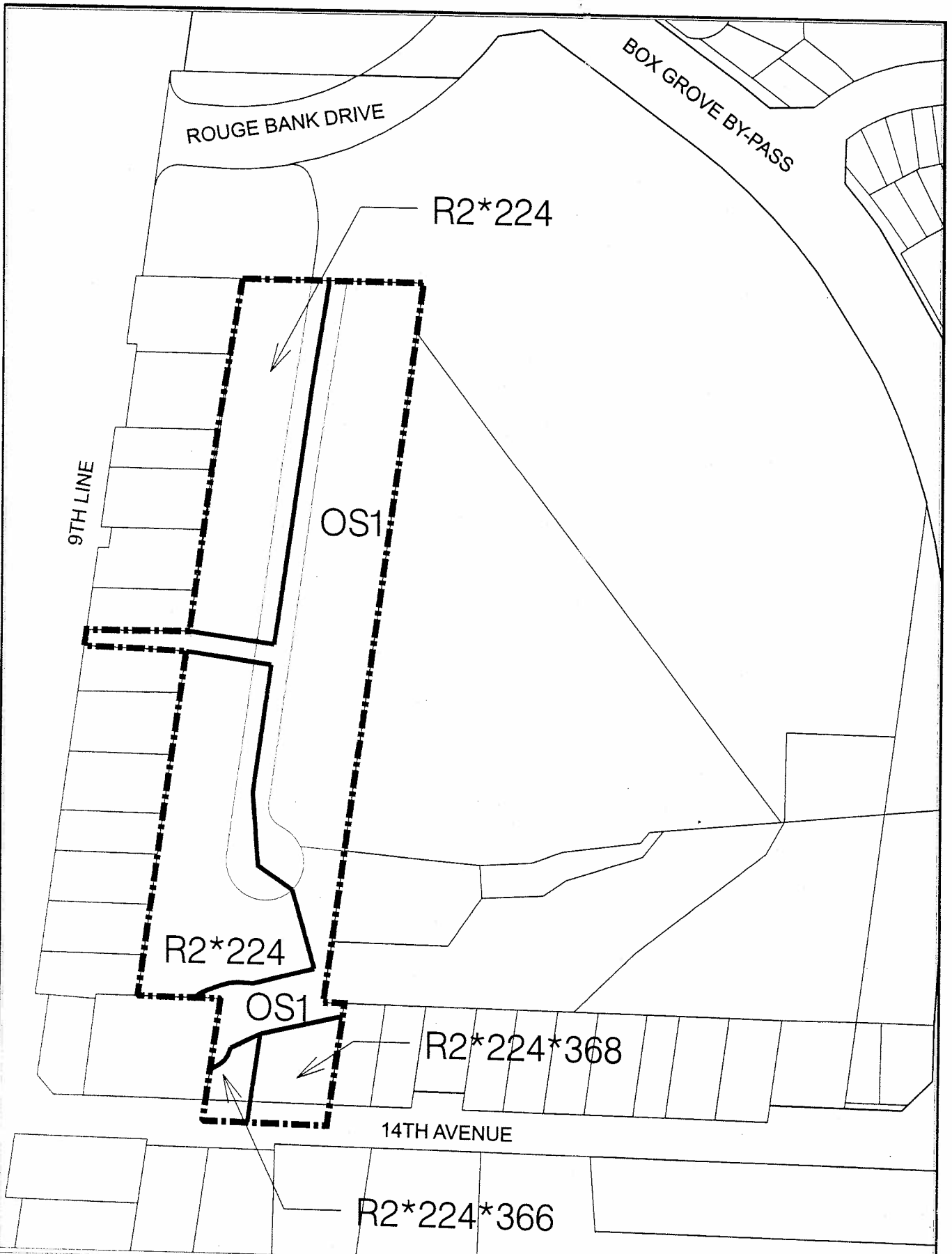
- a) *Buildings, accessory structures* above or below *grade* and paved/hardened surfaces shall not be located within 5 metres of the rear property line.
- b) *Porches* and stairs shall not encroach into the required FRONT YARD.

2. All other provisions of By-law 177-96, 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
25TH DAY OF NOVEMBER, 2008.

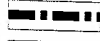
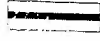

KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR



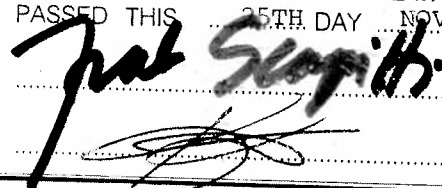
DEVELOPMENT SERVICES COMMISSION

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

 BOUNDARY OF AREA COVERED BY THIS BY-LAW
 ZONE BOUNDARY

 R2	RESIDENTIAL TWO	 *No.	EXCEPTION SECTION NUMBE
 OS1	OPEN SPACE ONE		

THIS IS SCHEDULE 'A' TO BY-LAW 2008-252
 PASSED THIS ... 25TH DAY ... NOV., 2008


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:

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