

## **EXPLANATORY NOTE**

### **BY-LAW 2009-207**

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

Vetmar Limited  
19TM-07001  
Part of Lot 27 &28, Concession 3

#### **LANDS AFFECTED**

The by-law applies to a 33.495 ha (82.77 acre) site, located within the Highway 404 North Community, on the west side of Woodbine Avenue, north of Elgin Mills Road, municipally known as 11050 Woodbine Avenue in the Highway 404 North 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 of this by-law is to incorporate the lands into appropriate zone categories within By-law 177-96, as amended. The proposed zoning designations are Residential Two Special (Hold) [R2-S (H)], Residential Two Special \*400 (Hold) [R2-S \* 400(H)], Residential Two-Special \*401 (Hold) [R2-S \*401(H)], Residential Two Special \*402 (Hold) [R2-S \* 402(H)], Community Amenity One \*403 (Hold) [CA1\*403(H)], Business Park [BP], Open Space One [OS1], Open Space Two [OS2]. The effect is to permit a mixed use draft plan of subdivision comprised of 30 single detached units, 114 semi-detached units, 38 townhouse units, 19 townhouse units with private drive access, 65 residential units within the 3 Community Amenity blocks, 3 Business Park Blocks 3 park blocks and part of a 2.134 ha (5.27 ac) Stormwater Management Pond within the Highway 404 North Planning District.

The following are the conditions for lifting the Holding (H) Zone:

- a) York Region has advised in writing that the expected completion of the Duffin Creek Water Pollution Control Plant expansion project and the YDSS Flow Control Structures project will be within six (6) months.
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## BY-LAW 2009-207

A By-law to amend the Urban Expansion Area Zoning By-law 177-96, as amended  
(To incorporate Draft Plan 19TM-07001 into the  
Highway 404 North Secondary Plan Area)

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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 23, Concession 4, outlined on Schedule ‘A’ hereto.

1.2 By zoning the lands:

Residential Two Special (Hold) [R2-S (H)]  
Residential Two Special \*400 (Hold) [R2-S \* 400(H)]  
Residential Two Special \*401 (Hold) [R2-S \*401(H)]  
Residential Two Special \*402 (Hold) [R2-S \* 402(H)]  
Community Amenity One \*403 (Hold) [CA1\*403(H)]  
Business Park [BP]  
Open Space One [OS1]  
Open Space Two [OS2]

By adding the following new subsections to Section 7 – EXCEPTIONS to  
By-law 177-96:

7.400 Vetmar Limited 19TM-07001, Part of Lot 27 &28, Concession 3  
19TM-07001

Notwithstanding any other provision of this By-law, the provisions in  
this section shall apply to those lands denoted by the symbol \*400 on  
the Schedule 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.

7.400.1 **Only Uses Permitted**

The following are the only uses permitted:

a) *Semi-detached dwellings*

7.400.2 **Zone Standards**

The following specific *zone* standards apply:

- a) Minimum *lot frontage* for *semi-detached dwellings* -  
8.0 metres per unit
- b) If two *semi-detached dwellings* are located on a *corner  
lot*, the minimum combined *lot frontage* is 18.5 metres
- c) Maximum *height* – 12.0m

By adding the following new subsections to Section 7 – EXCEPTIONS to By-law 177-96:

7.401 Vetmar Limited 19TM-07001, Part of Lot 27 &28, Concession 3  
19TM-07001

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol \*401 on the Schedule 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.

7.401.1 **Only Uses Permitted**

The following are the only uses permitted:

- a) *Townhouse dwellings*

7.401.2 **Zone Standards**

Only the following specific Zone Standards apply:

- a) Maximum number of dwelling units - 19
- b) Minimum frontage – 6.0 metres per unit, 7.5 metres for an end unit
- c) No *main building* shall be located further than 22 metres from the *front lot line*
- d) Minimum front yard setback – 3.0 metres
- e) For the purposes of this section there is no rear lot line
- f) Minimum required *interior side yard* - 1.2 metres
- g) Minimum required *exterior side yard* – 2.4 metres
- h) Maximum *height* – 12.0 metres
- i) A *private garage* is permitted to be within or attached to the *main building*
- j) Maximum garage width – 3.5 metres
- k) Provisions for *Parking Pads*
  - i) Minimum width of a *parking pad* – 2.6m
- l) *Porches* may encroach into the required *interior side yard* a distance of not more than 50% of the required *interior side yard*
- m) For the purpose of this section, properties that abut a buffer area shall be deemed to abut a *street*
- n) For the purposes of this section, the *lot line* that abuts the buffer area shall be deemed the *front lot line*;
- o) *Driveways* that cross the front lot line to access the dwelling unit are not permitted.

By adding the following new subsections to Section 7 – EXCEPTIONS to By-law 177-96:

7.402 Vetmar Limited 19TM-07001, Part of Lot 27 &28, Concession 3  
19TM-07001

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol \*402 on the Schedule 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.

**7.402.1 Only Uses Permitted**

The following are the only uses permitted:

- a) *Townhouse dwellings*

**7.402.2 Zone Standards**

The following specific zone standards apply:

- a) Minimum *lot frontage* for end units on a *corner lot* - 9.0 metres
- b) Maximum *height* – 12.0 metres

By adding the following new subsections to Section 7 – EXCEPTIONS to By-law 177-96:

7.403 Vetmar Limited 19TM-07001, Part of Lot 27 &28, Concession 3 19TM-07001

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol \*403 on the Schedule 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.

**7.403.1 Only Uses Permitted**

The following are the only uses permitted:

- a) *apartment dwellings*
- b) *art galleries*
- c) *bake shops*
- d) *business offices*
- e) *community centres*
- f) *commercial fitness centres*
- g) *convenience retail stores*
- h) *day nurseries*
- i) *financial institutions*
- j) *home occupations*
- k) *libraries*
- l) *medical offices*
- m) *multiple dwellings*
- n) *non-profit fitness centres*
- o) *personal service shops*
- p) *private clubs*
- q) *private home daycare*
- r) *repair shops*
- s) *restaurants*
- t) *restaurants, take-out*
- u) *retail stores*
- v) *schools, commercial*
- w) *supermarkets*
- x) *townhouse dwellings*

#### 7.403.2 Zone Standards

Only the following specific zone standards apply:

- a) Minimum *lot frontage* – 19.2 metres
- b) Minimum required *front yard* – 1.8 metres
- c) Minimum required *exterior side yard* – 1.8 metres
- d) Minimum required *interior side yard* – 0.0 metres
- e) Minimum required *rear yard* – 3.0 metres
- f) Minimum *landscaped open space* – 25%
- g) Maximum *building height* – 20.0 metres

#### 7.403.3 Special Site Provisions

The following additional provisions apply:

- a) *Residential dwelling units* are prohibited on the *first storey* in any *building* within 10 metres of “Street H” as outlined on Schedule ‘A’ hereto.
- b) For the purposes of this section, for the Community Amenity (CA1) blocks on the south west side of street ‘T’, the *lot line* that abuts ‘Street H’ as outlined on Schedule ‘A’ hereto, shall be deemed the *front lot line*.

### 1.3 HOLDING PROVISIONS

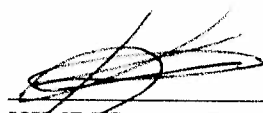
For the purpose of this By-law, Hold (H) *zones* are hereby established and are identified on Schedule ‘A’ attached hereto by the letter (H) in parenthesis following the zoning symbol.

No person shall hereafter *erect* or *alter* any *building* or *structure* on lands subject to ‘(H)’ provisions for the purpose permitted under this By-law until amendments to this By-law to remove the letters ‘(H)’ have come into effect pursuant to the provisions of Section 36 of the Planning Act.

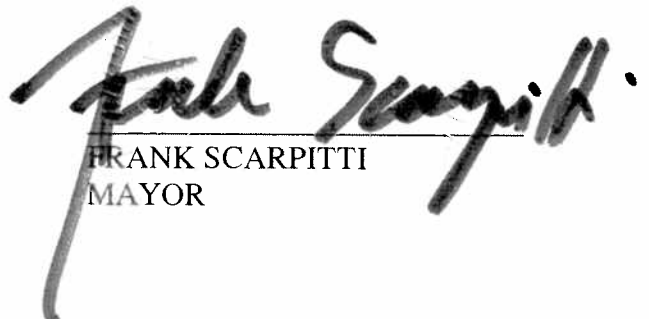
Prior to removing the ‘(H)’ Hold provision, the following conditions must be met to the satisfaction of the Town of Markham:

- a) York Region has advised in writing that the expected completion of the Duffin Creek Water Pollution Control Plant expansion project and the YDSS Flow Control Structures project will be within six (6) months.
2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.”

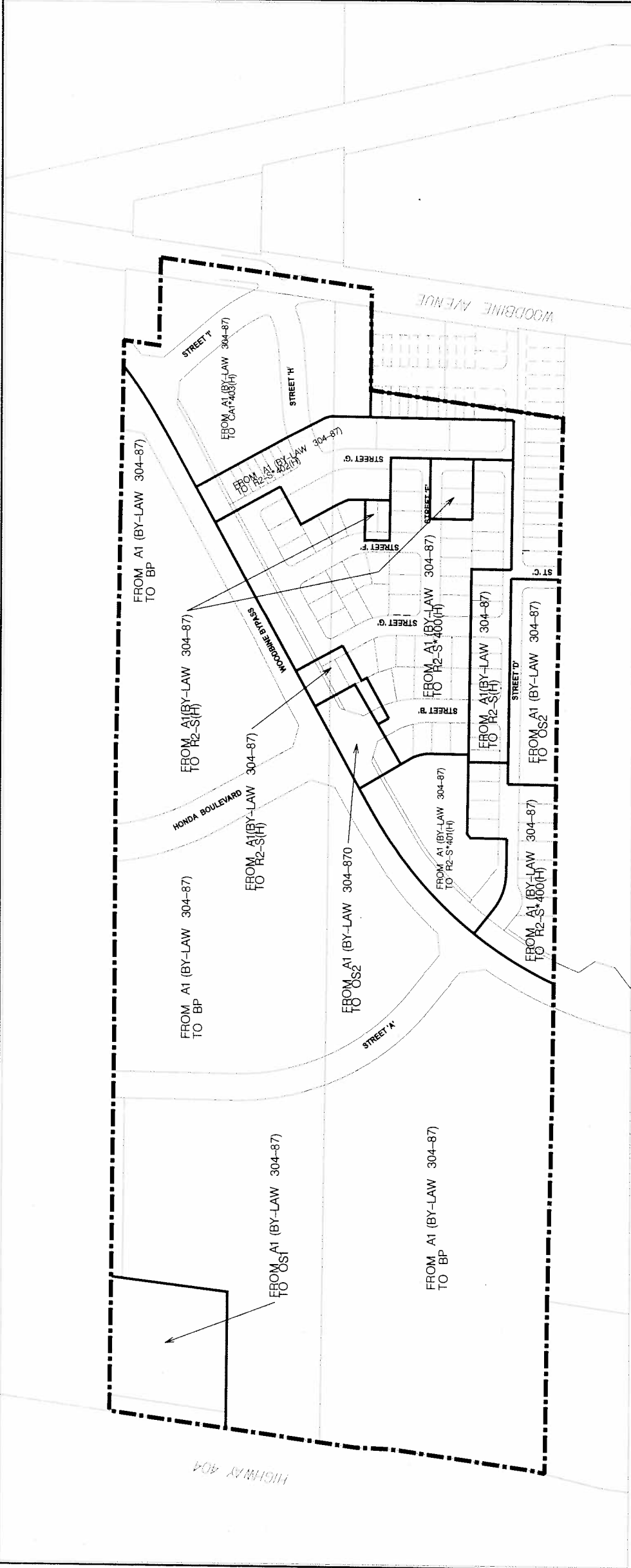
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
15<sup>TH</sup> DAY OF DECEMBER, 2009.



KIMBERLEY KITTERINGHAM  
TOWN CLERK



FRANK SCARPITTI  
MAYOR



DEVELOPMENT SERVICES COMMISSION

THIS IS SCHEDULE 'A' TO BY-LAW 2009-207  
PASSED THIS 15<sup>TH</sup> DAY OF DECEMBER 2009  
Paul Scarpitta MAYOR  
CLERK

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

BOUNDARY OF AREA COVERED BY THIS BY-LAW	ZONE BOUNDARY
<input checked="" type="checkbox"/> R2-S RESIDENTIAL TWO-SPECIAL	<input checked="" type="checkbox"/> OPEN SPACE ONE
<input checked="" type="checkbox"/> R2-LA RESIDENTIAL TWO-LANE ACCESS	<input checked="" type="checkbox"/> OPEN SPACE TWO
<input checked="" type="checkbox"/> BP BUSINESS PARK	<input checked="" type="checkbox"/> EXCEPTION NUMBER
<input checked="" type="checkbox"/> CA1 COMMUNITY AMENITY ONE	<input checked="" type="checkbox"/> HOLD PROVISION
<input checked="" type="checkbox"/> A1 AGRICULTURE ONE	

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: