



TOWNHOUSE UNITS
NOT CONSISTENT
WITH STAFF'S
HWY. 48 CORRIDOR
CONCEPTUAL PLAN

PROPOSED PLAN OF SUBDIVISION

APPLICANT: WISMER MARKHAM DEV.INC.

FILE No: SU02113757, ZA08121722(GS)



DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: GS

SCALE 1:

CONDITIONAL 2011
SERVICING ALLOCATION

SUBJECT LANDS

DATE: 30/04/09

FIGURE No.2

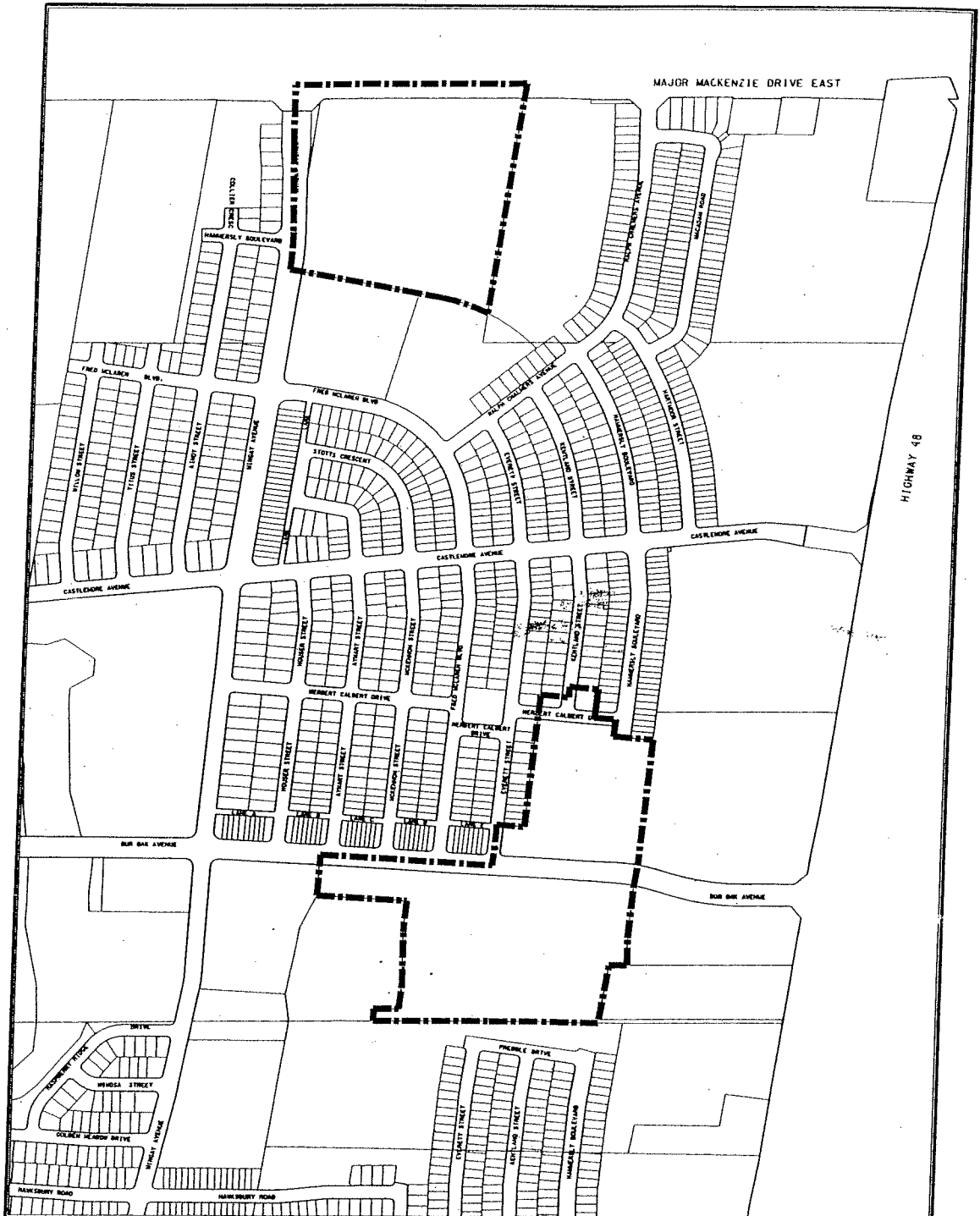
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A by-law to amend By-law 304-87, as amended

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 **XXXXXX**, 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.



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 2009

..... 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:

SU02113757.DGN 06/05/2009 10:17:17 AM

A By-law to amend the Urban Expansion Area Zoning By-law 177-96, as amended
(Plan of Subdivision 19TM-02008 - Wismer Commons Community)

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 19 and 20, Concession 7, as outlined on Schedules 'A' and 'B' attached hereto;

1.2 By zoning the lands:

Residential Two *185*186*AAA (H) [R2*185*186*AAA (H)],
Residential Two *185*186*AAA (H1) [R2*185*186*AAA (H1)],
Residential Two Lane Access *96 (H1) [R2-LA*96(H1)],
Community Amenity Area Three *96*122*BBB (H)
[CA3*96*122*BBB (H)],
Community Amenity Area Three *96*122*BBB (H1)
[CA3*96*122*BBB (H1)];

1.3 By adding the following Subsection 7.96.3 after Subsection 7.96.2:

“7.96.3 Lots Abutting Mingay Avenue:

The following specific zone standards shall apply to lots
abutting Mingay Avenue:

- a) The following zone standards shall apply to lots abutting
Mingay Avenue:
- i). Minimum required front yard – 0.6 metres;
 - ii). Maximum permitted encroachment by architectural features into the minimum required front yard – 0.3 metres;
 - iii). Minimum required rear yard – 13.0 metres.
 - iv). The main wall, underground cellar, porch, and stairs accessing a porch are not permitted to encroach into the minimum required front yard;
 - v). No less than 25% of the wall of the first storey facing the front lot line shall be set back further than 5.1 metres from the front lot line;

DRAFT

b) The following specific provisions shall apply to lots abutting Mingay Avenue:

- i). The Mingay Avenue streetline shall be deemed to be the Front Lot Line;
- ii). Minimum setback required from the rear lot line for a detached private garage – 0.6 metres;
- iii). Maximum lot coverage of a detached private garage – no maximum;
- iv). Motor vehicle access to a lot may be from a public street adjoining the rear lot line.”

1.4 By deleting the title of Subsection 7.122 and replacing it with the following:

“7.122 **DETACHED ACCESSORY BUILDINGS AND MAIN BUILDINGS, BLOCKS FRONTING ONTO BUR OAK AVENUE EAST OF MINGAY AVENUE, WISMER COMMONS**”

1.5 By adding the following Subsections 7.AAA and 7.BBB to Section 7 – EXCEPTIONS:

“7.AAA **DRIVEWAY AND GARAGE WIDTH FOR SINGLE DETACHED DWELLINGS, WISMER COMMONS**

Notwithstanding any provisions of this by-law, the provisions in this section shall apply to those lands denoted by the symbol *AAA 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.AAA.1 Special Site Provisions

- a) Maximum garage width and driveway width on a wide shallow lot not accessed by a lane and with a lot frontage of 12.2 metres to 13.29 metres – 5.5 metres;

7.BBB SETBACKS FOR DETACHED PRIVATE GARAGES/CARPORTS FOR BLOCKS FRONTING ONTO BUR OAK AVENUE EAST OF MINGAY AVENUE, WISMER COMMONS

Notwithstanding any provisions of this by-law, the provisions in this section shall apply to those lands denoted by the symbol *BBB 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.BBB.1 Zone Standards

The following specific zone standards shall apply:

- a) Minimum Rear Yard for the Main Building – 13.0 metres;

7.BBB.2 Special Site Provisions

- a) Minimum setback required from an interior side lot line for a detached private garage or carport – 0.3 metres;
- b) Minimum setback required from an interior side lot line for a detached garage or carport where the carport or detached private garage shares a common wall with another carport or detached private garage – 0.0 metres.”

1.6 HOLDING PROVISIONS:

For the purpose of this By-law, Holding (H) and Holding (H1) *zones* are hereby established and are identified on Schedules ‘A’ and ‘B’ attached hereto by the letters (H) and (H1) in parenthesis following the zoning symbol.

No person shall hereafter *erect* or *alter* any *building* or *structure* on lands subject to ‘(H) or (H1)’ provisions for the purpose permitted under this By-law until amendments to this By-law to remove the letters ‘(H) & (H1)’ have 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:

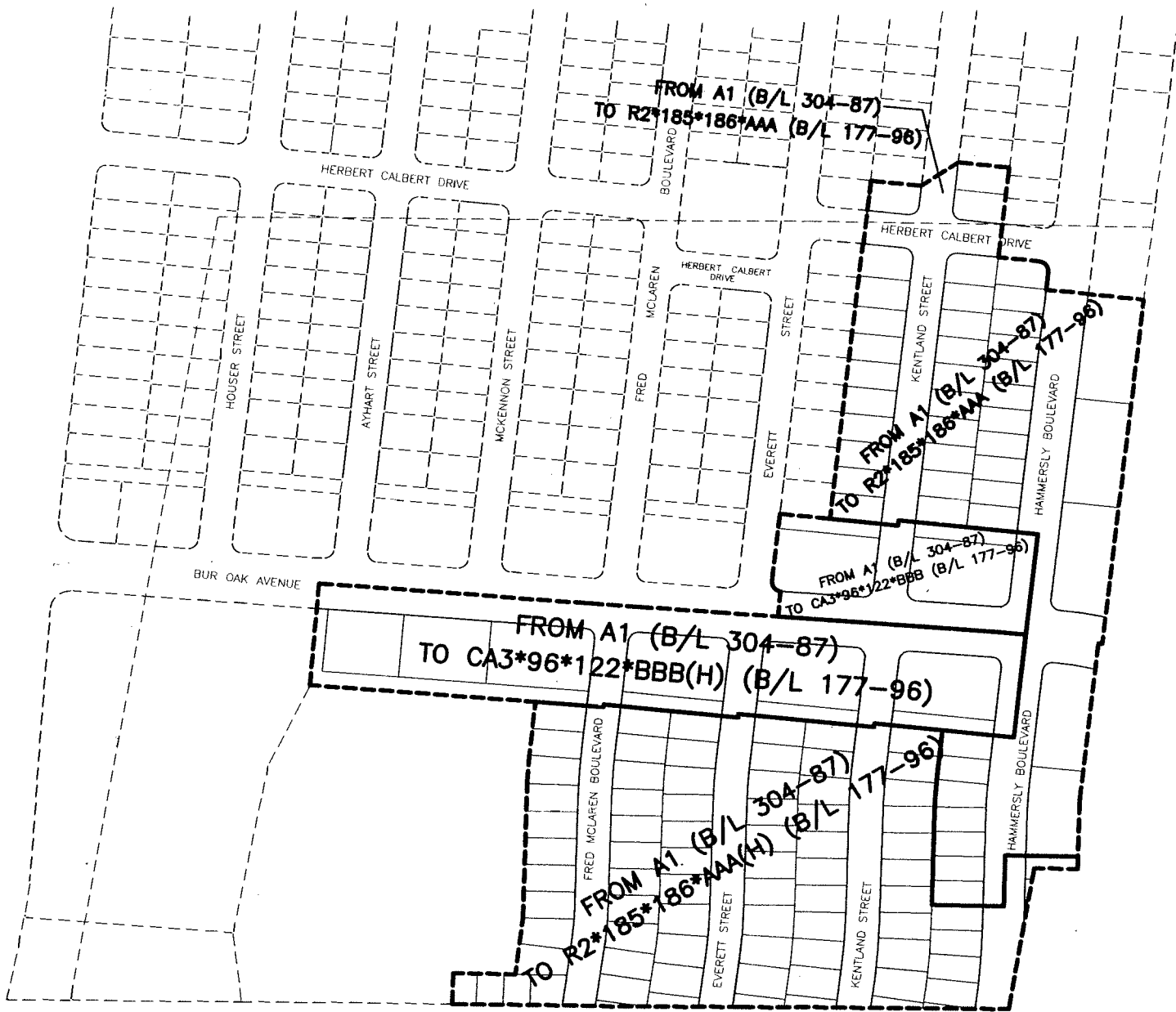
- a) York Region has advised in writing that the expected completion of the Duffin Creek Water Pollution Control Plan expansion project and the YDSS Flow Control Structures project will be within six (6) months; and,
- b) The Council of the Town of Markham has allocated adequate available water supply and sewage servicing capacity to the subject development; or,

- c) The Council of the Town of Markham approves servicing allocation to the lands that are not dependent upon the construction of Regional infrastructure; or
- d) The Regional Commissioner of Environmental services confirms servicing capacity for this development by a suitable alternative method and the Town of Markham allocates the capacity to this development.

Prior to removing the '(H1)' Holding 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 Southeast Collector Sewer will be within six (6) months;
- b) The Council of the Town of Markham has allocated adequate available water supply and sewage servicing capacity to the lands; and,
- c) The Trustee for the Wismer Commons Landowners Group Cost Sharing Agreement has assigned ----- units of conditional servicing (water and sewer) allocation to the Owner; or,
- d) The Council of the Town of Markham approves servicing allocation the lands to that are not dependent upon the construction of Regional infrastructure; or
- e) The Regional Commissioner of Environmental services confirms servicing capacity for this development by a suitable alternative method and the Town of Markham allocates the capacity to this development.

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



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

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

== ZONE BOUNDARY

R2 RESIDENTIAL TWO

(H) HOLDING PROVISION

CA3 COMMUNITY AMENITY THREE

*No. EXCEPTION SECTION NUMBER

A1 AGRICULTURE ONE

THIS IS SCHEDULE 'A' TO BY-LAW _____

USED THIS _____ DAY _____, 2009

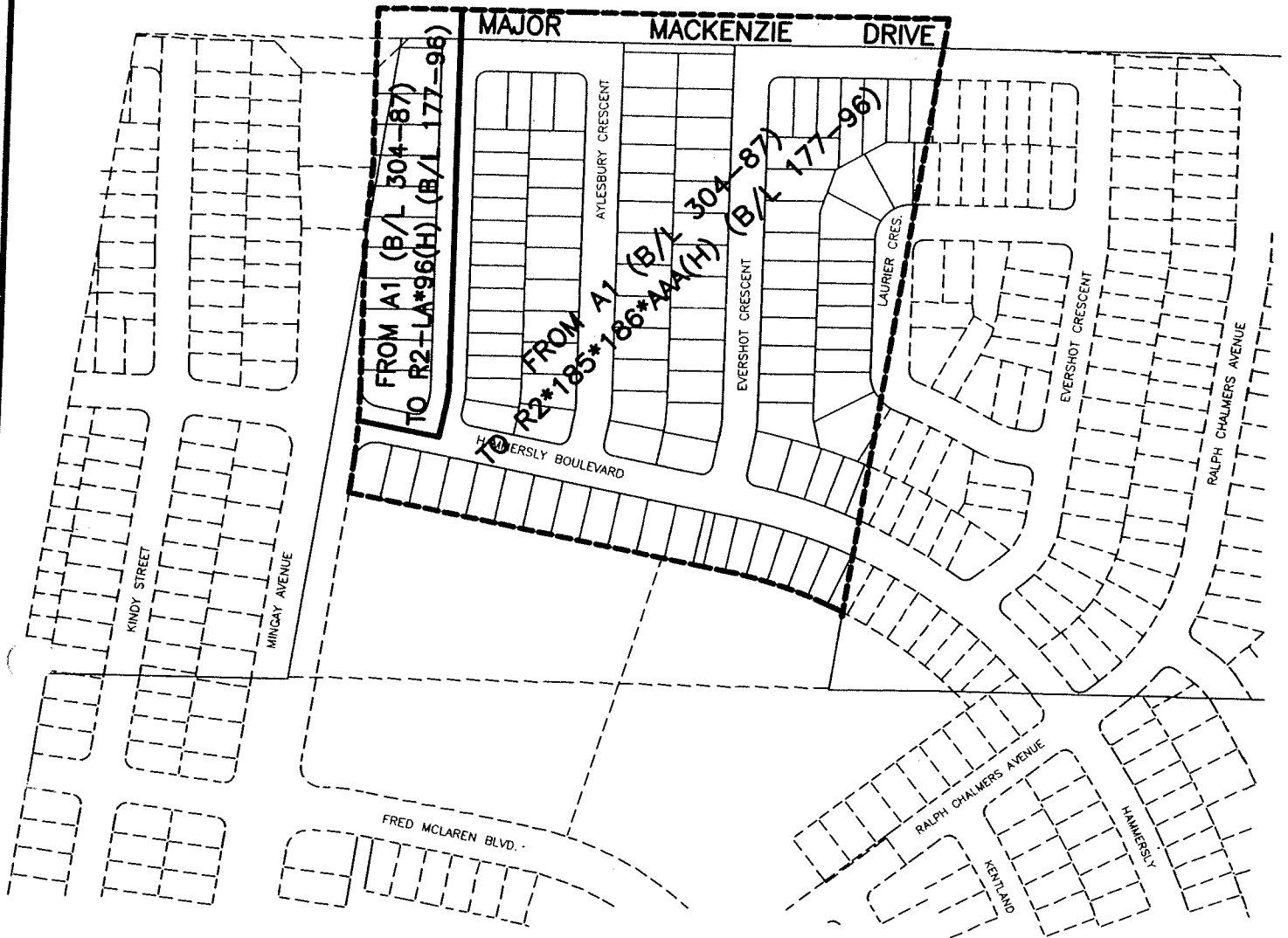
MAYOR

CLERK

NOTE: 1) DIMENSIONS ARE IN METRES

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THE OFFICE OF THE CLERK

SCALE 1:



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

BOUNDARY OF AREA COVERED BY THIS BY-LAW
 ZONE BOUNDARY

RESIDENTIAL TWO
 AGRICULTURE ONE

HOLDING PROVISION
 EXCEPTION SECTION NUMBER

THIS IS SCHEDULE 'B' TO BY-LAW _____
 PASSED THIS _____ DAY _____, 2009
 _____ MAYOR
 _____ CLERK

NOTE: 1) DIMENSIONS ARE IN METRES
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 THE ORIGINAL BY-LAW LODGED IN
 THE OFFICE OF THE CLERK

SCALE 1: