

EXPLANATORY NOTE

BY-LAW 2010-17

A By-law to amend By-law 177-96, as amended
Monarch Corporation – Cathedral Town South Subdivision
19T-05009
Part of Lot 22, Concession 3

The by-law applies to a 10.72 hectares (26.5 acre) property, located north of Major MacKenzie Drive, west of Woodbine Avenue, in the Cathedral Secondary Plan Area.

EXISTING ZONING

The lands subject to this By-law are presently zoned Institutional (INST) by By-law 304-87 as amended, which is the Town’s Rural Area By-law.

PURPOSE AND EFFECT

The purpose and effect of this by-law is to incorporate the lands into appropriate residential and open space zone categories within By-law 177-96, as amended. The proposed zoning will permit the proposed plan of subdivision.

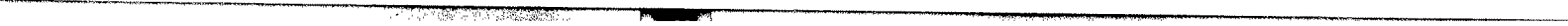
The proposed zoning designations are:

- | | |
|---|-------------------------------|
| • Residential Two (Hold) | [R2 (H)]; |
| • Residential Two – Lane Access*196(Hold) | [R2 – LA*196(H)]; |
| • Residential Two – Lane Access*196*314 (Hold) | [R2 – LA*196*314 (H)]; |
| • Residential Two – Lane Access*196*328(Hold) | [R2 – LA*196 *328 (H)]; |
| • Residential Two – Lane Access*197*328 (Hold) | [R2 – LA*197*328 (H)]; |
| • Residential Two - Lane Access*198*199*328(Hold) | [R2 - LA*198*199*328 (H)]; |
| • Residential Two – Lane Access *198*292*313 (Hold) | [R2 – LA *198* 292*313 (H)"]; |
| • Residential Two *392 (Hold) | [R2*392 (H)]; |
| • Residential Two *414 (Hold) | [R2*414 (H)]; |
| • Residential Two *415* (Hold) | [R2*415 (H)]; |
| • Residential Two – Lane Access*198*416 (Hold) | [R2 – LA*198*416 (H)]; |
| • Open Space One | [OS1]; |
| • Open Space Two | [OS2]. |

Approval of this By-law will permit the proposed 69 single detached dwellings, 82 street townhouse dwelling and 21 residential part blocks (total 172 units).

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

- a) Written confirmation from York Region that the completion of the Duffin Creek Water Pollution Control Plant expansion project and the YDSS Flow Control Structures project will be within six (6) months from the date of the lifting of the (H) symbol.





BY-LAW 2010-17

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

To incorporate lands on the west side of Woodbine Avenue between Major Mackenzie Drive and Elgin Mills Road into By-law 177-96

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

1. That 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 the lands shown on Schedules 'A', 'B' and 'C' attached hereto.

1.2 By Zoning the lands:

- Residential Two (Hold)
[R2 (H)];
- Residential Two – Lane Access*196(Hold)
[R2 – LA*196(H)];
- Residential Two – Lane Access*196*314 (Hold)
[R2 – LA*196*314 (H)];
- Residential Two – Lane Access*196*328(Hold)
[R2 – LA*196 *328 (H)];
- Residential Two – Lane Access*197*328 (Hold)
[R2 – LA*197*328 (H)];
- Residential Two - Lane Access*198*199*328(Hold)
[R2 - LA*198*199*328 (H)];
- Residential Two – Lane Access *198*292*313 (Hold)
[R2 – LA *198* 292*313 (H)];
- Residential Two *392 (Hold)
[R2*392 (H)];
- Residential Two *414 (Hold)
[R2*414 (H)];
- Residential Two *415* (Hold)
[R2*415 (H)];
- Residential Two – Lane Access*198*416 (Hold)
[R2 – LA*198*416 (H)];
- Open Space One
[OS1];
- Open Space Two
[OS2].

1.3 By adding the following new subsections to Section 7 – EXCEPTIONS:

“7.414 Monarch Corporation – Cathedral Town South Subdivision Phase II - Part of Lot 22, Concession 3

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *414 on Schedule 'A' 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.

7.414.1 Only Uses Permitted

The following are the only uses permitted:

- a) *Townhouse dwellings*

7.414.2 Zone Standards

The following specific *Zone Standards* apply:

- a) Maximum *height* – 12.0m;
- b) Minimum *lot frontage* – 6.0 metres per unit on an interior *lot*, 7.5 metres for an end unit on an interior *lot* and on a corner *lot*;
- c) For the purposes of this section, the *lot line* that abuts Street 'B' shall be deemed the *front lot line*;

7.415 Monarch Corporation – Cathedral Town South Subdivision Phase II - Part of Lot 22, Concession 3

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *415 on Schedule 'A' 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.

7.415.1 Zone Standards

The following specific *Zone Standards* apply:

- a) Maximum *driveway* and *garage* width on a *lot* not accessed by a *lane* – 6.1m;

7.416 Monarch Corporation – Cathedral Town South Subdivision Phase II - Part of Lot 22, Concession 3

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *416 on Schedule 'A' 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.

7.416.1 Zone Standards

The following specific *zone standards* apply:

- a) Special Provisions 7.198.2 b), d), j), k), l) and 7.198.3 a) shall not apply;
- b) Minimum *lot depth* - 24.0 m;
- c) *Rear yard* provisions for *main building* with attached *private garage*:
 - i) Minimum required *rear yard* - 0.6 m;
 - ii) Maximum *rear yard* - 7.5 m;
- d) Provisions for *outdoor amenity space*:
 - i) Minimum area of outdoor amenity space - 27 sq. m;
 - ii) A flat roof of an attached *private garage* may be used as the required *outdoor amenity space*."

1.4 HOLDING PROVISIONS

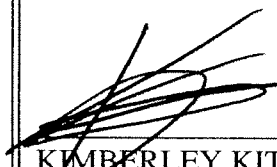
For the purpose of this By-law, a Holding (H) provision is hereby established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbol.

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 letter '(H)' 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) Written confirmation from York Region that the completion of the Duffin Creek Water Pollution Control Plant expansion project and the YDSS Flow Control Structures project will be within six (6) months from the date of the lifting of the (H) symbol.
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
23RD DAY OF FEBRUARY, 2010.



KIMBERLEY KITTERINGHAM
TOWN CLERK



FRANK SCARPITTI
MAYOR

