



EXPLANATORY NOTE

BY-LAW 2015-59

A By-law to amend By-law 122-72, as amended

**Gaetano Molinaro
9 Sabiston Drive
PLAN 3684 LOT 17**

Lands Affected

This By-law applies to approximately 0.2 hectares of land municipally known as 9 Sabiston Drive. The lands are located on the east side of Sabiston Drive, west of McCowan Road, south of Highway 7 East.

Existing Zoning

The subject lands are zoned Single Family Rural Residential (RRH) by By-law 122-72, as amended.

Purpose and Effect

The purpose and effect of this By-law amendment is to rezone the subject lands from Single Family Rural Residential (RRH) to Single Family Residential (R3), including site-specific development standards, in order to facilitate a severance to create one additional building lot, the demolition of the existing dwelling and the construction of two new two-storey dwellings, one on each new lot.



BY-LAW 2015-59

A By-law to amend By-law 122-72, as amended

The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That By-law 122-72, as amended, is hereby further amended as it applies to the lands outlined on Schedule 'A' as follows:

- 1.1 By rezoning the lands:

from Single Family Rural Residential (RRH) Zone
to Single Family Residential (R3) Zone

as shown on Schedule 'A' attached to this By-law.

- 1.2 By adding to Section 19 - Exceptions, the following new subsection:

"19.24 9 SABISTON DRIVE, GAETANO MOLINARO

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands zoned Single Family Residential (R3) and shown as Parts 1 and 2 on Schedule 'A' attached to this By-law:

- 19.24.1 By-law 16-93 shall not apply to the lands shown as Parts 1 and 2 on Schedule 'A' attached to this By-law.

- 19.24.2 The following specific ZONE standards apply:

PART 1 ON SCHEDULE 'A'


Minimum LOT FRONTAGE	15 m
Minimum LOT AREA	1,000 m ²
Minimum FRONT YARD	11 m
Minimum south two-storey	
SIDE YARD	1.5 m
Minimum REAR YARD	30 m
Maximum number of STOREYS	2


PART 2 ON SCHEDULE 'A'

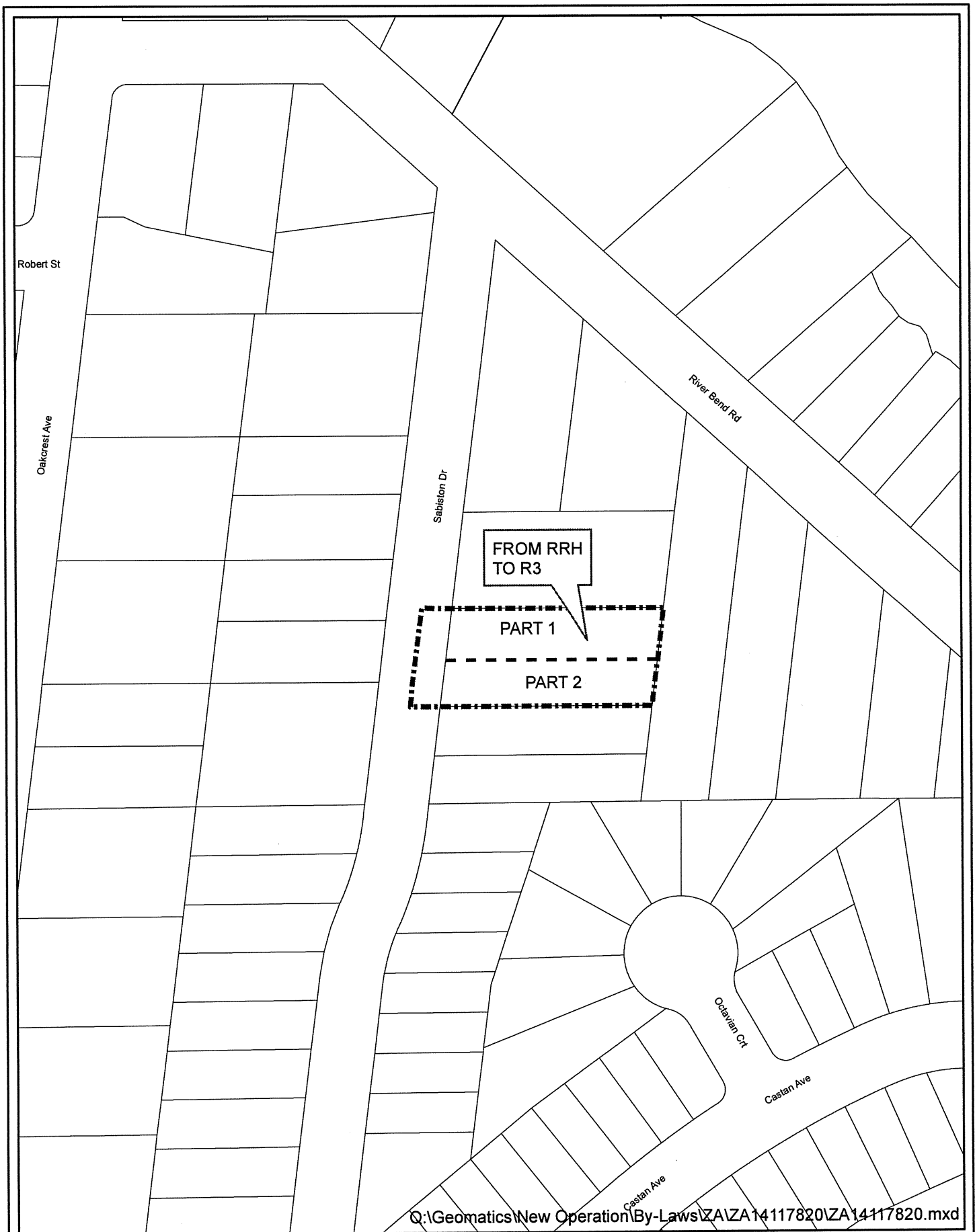
Minimum LOT FRONTAGE	15 m
Minimum LOT AREA	1,000 m ²
Minimum FRONT YARD	11 m
Minimum north two-storey	
SIDE YARD	1.5 m
Minimum REAR YARD	30 m
Maximum number of STOREYS	2."

2. All other provisions of By-law 122-72, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

Read a first, second, and third time and passed on April 15, 2015.


Kimberley Kitteringham
City Clerk


Jack Heath
Deputy Mayor



BY-LAW SCHEDULE "A" TO BY-LAW 2015-59 **AMENDING BY-LAW 122-72 DATED April 15, 2015**

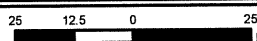


 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

 SINGLE FAMILY RURAL RESIDEDTIAL  SINGLE FAMILY RESIDENTIAL
 SUBJECT TO EXCEPTION 19.24



DEVELOPMENT SERVICES COMMISSION



Drawn By:DD Checked By:DB

DATE:03/20/15

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office