

Memorandum to the City of Markham Committee of Adjustment

August 06, 2023

File: B/024/23 and B/027/23
Address: 12 and 16 Deer Park Lane, Markham
Applicant: Michael Canzona and Eugenio Sturino
Agent: Evans Planning (Frank Venditti)
Hearing Date: Wednesday, August 16, 2023

The following comments are provided on behalf of the East Team. The purpose of the applications is to sever 12 and 16 Deer Park Lane into a total of four (4) residential lots for semi-detached dwellings. The Applicant requests provisional consent to:

B/024/23 – 12 Deer Park Lane

- a) sever and convey a parcel of land (Part 2 & 3) with an approximate lot frontage of 10.53 m (34.54 ft) and an approximate lot area of 272.7 m² (2,935.31 ft²).
- b) retain a parcel of land (Part 1) with an approximate lot frontage of 10.53 m (34.54 ft) and an approximate lot area of 288 m² (3,100 ft²)

B /027/23 – 16 Deer Park Lane

- c) sever and convey a parcel of land (Part 4 & 5) with an approximate lot frontage of 10.54 m (34.54 ft) and an approximate lot area of 257.7 m² (2,773.85 ft²); and
- d) retain a parcel of land (Part 6 &7) with an approximate lot frontage of 13.5 m (44.29 ft) and an approximate lot area of 308 m² (3,315.28 ft²)

BACKGROUND

Property Description

The subject lands, municipally known as 12 and 16 Deer Park Lane, have a combined area of 0.17 ha (0.43 ac) and are located at the northwest corner of Deer Park Lane and Elizabeth Street, adjacent to (but outside of) the Markham Village Heritage District. Four semi-detached houses are currently under construction on the subject lands. Surrounding land uses include single detached dwellings to the north, townhouses and semi-detached dwellings to the south and east, and a mix of retail/service commercial and single detached dwellings to the west. The area is characterized by a diverse lot fabric and built form. Deer Park Lane has experienced redevelopment in the form of detached and semi-detached dwellings.

Proposal

The applicant is requesting provisional consent to sever the subject lands into four semi-detached lots (two lots per property) (refer to Appendix 'B' – Reference Plan). The creation of semi-detached lots is typically through Part Lot Control Exemption which would only apply to whole lots or blocks within a registered plan of subdivision (a 65M-Plan). The subject lands were originally created with the filing of Plan 1149 as Lots 11 and 12 in 1893. In 2021, the subject lands were severed to create the two Subject Properties (12 and 16 Deer Park Lane) and a detached lot (4 Elizabeth Street) in 2021 under Files B/014/20 B/012/20. Consequently, a Part Lot Control Exemption is not an option, and, the applicant is proposing to create the semi-detached lots through a consent with the Committee of Adjustment. The applicant has started the construction of

the homes in order to accurately survey the center walls between the dwellings as mutual property lines on the reference plan. It is common for semi-detached or townhouses to be built before they are severed into individual lots.

The semi-detached dwellings will have a gross floor area ranging from 257 m² (2,766.32 ft²) to 306.4 m² (3,298.06 ft²), and three storeys with heights ranging from 8.87 m (29.1 ft) to 8.98 m (29.46 ft). Each unit will have one parking space in the garage and one on the driveway (refer to Appendix 'C' – Conceptual Site Plan).

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24, 2017, and updated on April 9/18)

The Official Plan designates the Subject Lands “Residential Low Rise”, which provides for semi-detached dwellings. Where severances are proposed, Section 10.3.2 of the Official Plan outlines a set of criteria (in addition to Section 51(24) of the *Planning Act*) for provisional consents to be granted which includes:

- the number of resulting lot is three or fewer (for each property)
- the lot(s) can be adequately serviced;
- no extension, improvement or assumption of municipal services, public streets, or new street allowance is required;
- the lot(s) will have frontage on a public street;
- the lot(s) will not restrict the ultimate development of adjacent lands;
- the size and shape of the lot(s) conform with the requirements of the zoning by-law, is appropriate to the use proposed and is compatible with adjacent lots;
- the consent conforms to all relevant policies of the Official Plan.

Zoning By-law 1229, as amended by By-law 2020-93

On October 14, 2020, Council passed Amending By-law 2020-93 to rezone the subject lands from “One Family Detached Dwellings (R1)” to “One-Family Semi-detached dwellings (R2)” to allow for semi-detached dwellings. Amending By-law 2020-93 also introduces site specific standards to regulate the development of semi-detached dwellings on the subject lands (refer to Appendix 'D' – By-law 2020-93). The proposed four lots comply with the minimum lot area and lot frontage requirements and is consistent with the proposal before City Council in 2020 when the Subject Lands were rezoned.

Comment/Discussion

Semi-detached dwellings are provided for in the “Residential Low rise” designation. The severance proposal is in compliance with the minimum lot area and lot frontage requirements. In fact, the proposed lots are larger and wider than most of the existing semi-detached lots on Deer Park Lane immediately to the west and south. The proposed lots are generally consistent with the other existing lots in terms of shape and configuration. Staff had worked with the applicant during the previous zoning by-law amendment process to ensure each lot is large enough to accommodate a standard semi-detached dwelling, and would provide sufficient setbacks to achieve appropriate amenity space and separation from adjacent properties. Further, considering the location of the accesses and orientation of the proposed lots, the severance will not result in any restriction that would hinder the future development on any adjacent lands.

Engineering staff have confirmed that the new lots can be adequately serviced. The severance proposal will not require any extension or improvement of the existing municipal infrastructure. The owner will be required to make arrangements with the City

for municipal inspection(s) regarding the installation of sanitary, storm and watermain service connection to service the proposed lots.

No other internal departments or external agencies have any concerns with the applications. Staff support the approval of the proposed severance.

Metrolinx Comments

The subject lands are located within 300m (984 ft) of Metrolinx's regulated area. As such, the owner will be required to grant Metrolinx an environmental easement for operational emissions. The environmental easement provides clear notification to those who may acquire an interest in the subject lands and reduce the potential for future land use conflict. Metrolinx also requires a warning clause be inserted into all Development Agreements, Offers to Purchase, and Agreements of Purchase and Sale, about Metrolinx's right-of-way within 300m (984 ft) from the subject lands and potential alterations or expansion of the railway in the future.

CONCLUSION

Staff have reviewed the severance proposal within the context of the criteria in Section 54 (24) of the *Planning Act* and Section 10.3.2 of the Official Plan, and have no objection to the approval of the application.

Please refer to Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Carlson Tsang, Senior Planner, East District

REVIEWED BY:



Stephen Corr, Senior Planner II, East District

APPENDIX “A”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/024/23 and B/027/23

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/024/23 and B/027/23, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act.
3. Submission to the Secretary-Treasurer of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
5. The Owner shall enter into a Development Agreement with the City to the satisfaction of the City Solicitor, Director of Planning and Urban Design, Director of Operations, and/or the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
 - a. Payment of all applicable fees in accordance with the City's fee by-law;
 - b. Submission of securities respecting any works to be provided in accordance with the Development Agreement;
 - c. Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement. The applicant shall submit an Appraisal report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot, to be reviewed and approved by the City;
 - d. Notice that the lands may not be connected to the City's water system, sewage system and/or drainage system (the "Municipal Services"), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City.
 - e. Prior to final approval of the Consent, the Owner shall obtain necessary permits pursuant to the Ontario Building Code and shall construct the internal sewer and water systems in order to provide separate and independent plumbing system for each of the severed and retained parcels.
 - f. Include a warning clause regarding Metrolinx's right-of-way within 300m from the subject lands and the potential for future expansion or alteration of the railway, as outlined in Metrolinx's letter dated July 24, 2023
6. That the applicant satisfies the requirements of Metrolinx, as indicated in their letter dated July 24, 2023, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of Metrolinx.
7. Fulfillment of all of the above conditions within two years of the date that notice of the decision was given under Section 53(17) or 53(24) of the *Planning Act, R.S.O. 1990, c.P.13, as amended*.

PREPARED BY:



Carlson Tsang, Senior Planner, East District

Metric DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Legend

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IT DENOTES IRON TUBE
- CC DENOTES CUT CROSS
- WIT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- PC DENOTES POINT OF CURVATURE
- PRODN DENOTES PRODUCTION
- S DENOTES SET
- M DENOTES MEASURED
- N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST
- RP DENOTES REGISTERED PLAN 1149
- P1 DENOTES PLAN 65R-39288
- P2 DENOTES PLAN 65R-27931
- P3 DENOTES PLAN 65R-29390
- VD DENOTES VLADIMIR DOSEN SURVEYING, O.L.S.
- 1128 DENOTES DAVID HORWOOD LIMITED, O.L.S.
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- FDN DENOTES TIES TO CONCRETE FOUNDATION
- BR DENOTES TIES TO BRICK
- FR DENOTES TIES TO FRAME

Appendix B

Plan 65R-39288
RECEIVED AND FILED
Date: 08/10/23
MMDDYY

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE : _____, 2023

JASON CHUN-HO MO
ONTARIO LAND SURVEYOR

REPRESENTATIVE OF THE LAND TITLES DIVISION OF THE YORK LAND REGISTRY OFFICE (No. 65)

Schedule

PART	PART OF LOT	REGISTERED PLAN	ALL OF PIN	AREA(Sq.m.)
1				288.0
2			02919-0752	2.2
3				270.5
4	PART OF LOTS 11 AND 12	1149	02919-0751	39.2
5				218.5
6			02919-0755	3.9
7				304.1

PLAN OF SURVEY OF PART OF LOTS 11 AND 12 REGISTERED PLAN 1149 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK
SCALE 1:250



PEARSON & PEARSON SURVEYING LTD. 2023
Ontario Land Surveyors

Bearing Note

BEARINGS SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A AND B BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS V6) (Epoch 2010.00).

DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99981310

FOR BEARING COMPARISONS A ROTATION OF 03°14'15" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON RP TO CONVERT TO UTM BEARINGS.

Integration Data

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK SERVICE AND ARE REFERRED TO UTM Zone 17, NAD 83 (CSRS V6) (Epoch 2010.00).

COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
ORP A	4861191.95	639559.45
ORP B	4861155.35	639521.03

SPECIFIED CONTROL POINTS (SCPs)

MONUMENT ID.	NORTHING	EASTING
SCP 1	4861141.50	639508.12
SCP 2	4861179.79	639576.64

Surveyor's Certificate

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE LAND TITLES ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 11TH DAY OF APRIL, 2023.

April 20, 2023
Date

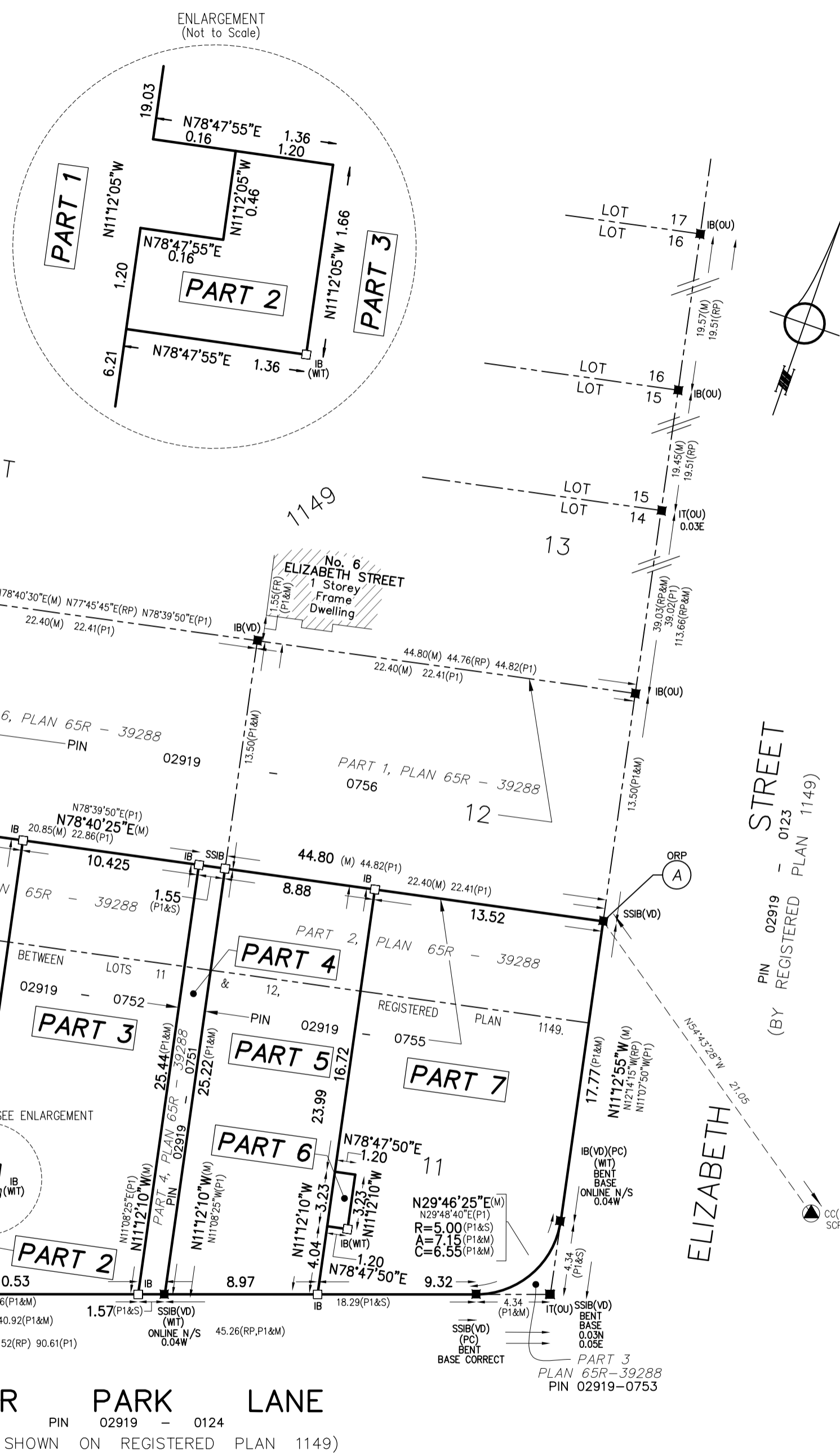
Jason Chun-Ho Mo
Ontario Land Surveyor

THIS PLAN OF SURVEY RELATES TO AOLS
PLAN SUBMISSION FORM NUMBER

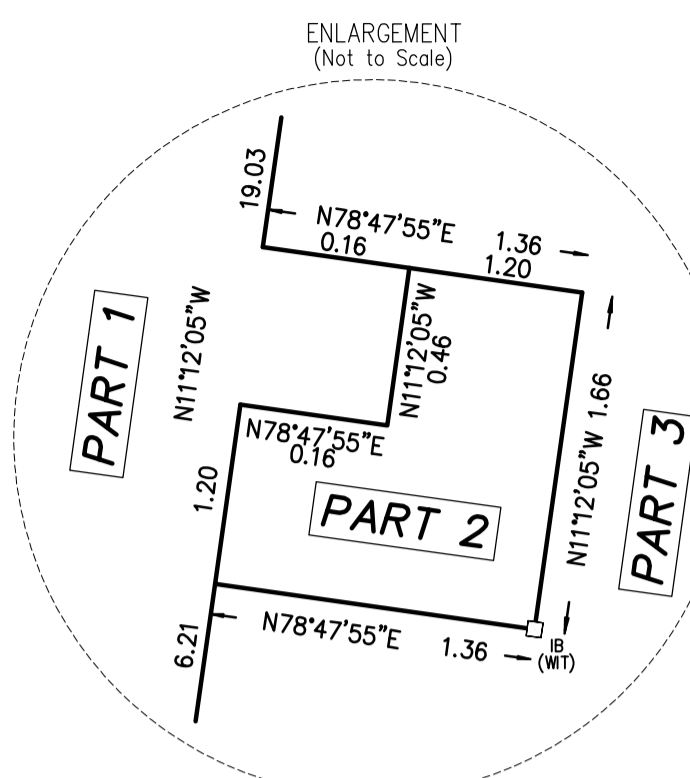
10211 KEELE STREET, UNIT #116, MAPLE ONTARIO, L6A 4R7
O. : (289) 553-5453
E. : michelepearson@pearsonandpearson.ca



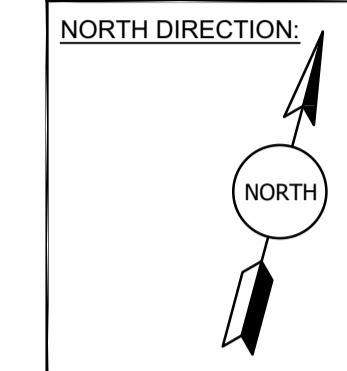
DRAWING : 2561-DeerParkLane12-16-RP.DWG PROJECT : 2561
CALC. BY DL DRAWN BY JC/JM CHECKED BY MP/JM



(KNOWN AS) DEER PARK LANE
PIN 02919 - 0124
(LANE SHOWN ON REGISTERED PLAN 1149)



KEY MAP:



SURVEYOR'S REAL PROPERTY REPORT
 PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
 PART OF LOTS 11 AND 12
 REGISTERED PLAN 1149
 CITY OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1:200
 VLADIMIR DOSEN SURVEYING, O.L.S.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VLADIMIR DOSEN, O.L.S.

NOTES AND LEGEND

- IB DENOTES SURVEY MONUMENT PLANTED
- IB DENOTES SURVEY MONUMENT FOUND
- M DENOTES MEASURED
- CB DENOTES CATCH BASIN
- MH DENOTES MANHOLE
- UP DENOTES UTILITY POLE
- RW DENOTES RETAINING WALL
- CLF DENOTES CHAIN LINK FENCE
- BF DENOTES BOARD FENCE
- FDN DENOTES TIES TO FOUNDATION
- BM DENOTES BENCHMARK
- 1128 DENOTES DAVID HORWOOD LIMITED, O.L.S.
- PL DENOTES REGISTERED PLAN 1149
- P1 DENOTES PLAN BY B.J. HAYNES, O.L.S. DATED JULY 2nd, 1958
- P2 DENOTES PLAN 65R-29390
- D1 DENOTES INSTRUMENT No. R703361
- D/S DENOTES INSTRUMENT No. R439760
- VE/W/S DENOTES VEGETATION WEST/SOUTH
- T DENOTES CONIFEROUS TREE

PART 2) SURVEY REPORT
 DESCRIPTION OF LAND:
 PART OF LOTS 11 AND 12, REGISTERED PLAN 1149
 PIN 02919-0216 (LT)
 PART OF LOTS 11 AND 12, REGISTERED PLAN 1149
 PIN 02919-0217 (LT)
 REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
 NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED
 BOUNDARY FEATURES:
 POSITION OF FENCES AS SHOWN ON PLAN
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

BEARING NOTE:
 BEARINGS ARE ASTROMONIC AND ARE DERIVED FROM THE NORTHERLY LIMIT OF DEER PARK LANE (FORMERLY LANE) AS SHOWN ON REGISTERED PLAN 1149 HAVING A BEARING OF N 74°00'00" E

THIS REPORT WAS PREPARED FOR GIL SHOOLYAR AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BENCHMARK:
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CITY OF MARKHAM BENCHMARK No. M-39-040 HAVING AN ELEVATION OF 200.878 METRES.

- LEGEND:
- ☒ CATCH BASIN
 - CORNER PROPERTY MARKER
 - ▲ TRANSFORMER
 - ▲ SERVICE CONNECTION DBL.
 - ▲ SERVICE CONNECTION
 - WATER CONNECTION
 - ◇ STREET LIGHT
 - ☒ BELL BOX
 - ☒ CABLE BOX
 - TREE
 - SHRUBS
 - ☒ MAIL BOX
 - ☒ AIR CONDITIONER
 - DIAMETER
 - △ DOOR
 - WINDOW (S) ON WALL
 - DOWN SPOUT TO SPLASH PAD
 - DN DOWN
 - UP UP
 - R RISER
 - FFE FINISHED FLOOR ELEVATION
 - TFW TOP OF FOUNDATION WALL
 - TBS TOP OF BASEMENT SLAB
 - USF UNDER SIDE FOOTING
 - USFG UNDERSIDE FOOTING GARAGE
 - USFF UNDERSIDE FOOTING PORCH
 - USFR UNDERSIDE FOOTING REAR
 - EWEH EGRESS WINDOW ELEVATION
 - HEIGHT
 - WUB WALK UP BASEMENT
 - CHAIN LINK FENCE
 - WOOD FENCE
 - EXISTING WALLS
 - 240.35 PROPOSED GRADE ELEV.

CERTIFICATION:

DESIGNER BCIN DECLARATION
 I, DANIEL BERRY DECLARE THAT I HAVE REVIEWED & TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK UNDER DIVISION C, PART 3 SECTION 3.2 OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CATEGORIES.
 FIRM BCIN: 36501
 DESIGNER BCIN: 21107
 SIGNATURE: [Signature] DATE: APR/28/23

DESIGN FIRM:
VULCAN DESIGN INC.
 39 Victoria Street E. Unit 1
 Aliston, ON L9R-1T3
 PH: 416-885-5200
 FAX: 905-260-0613
 EMAIL: dberry@vulcandesigninc.com

SCALE: 1:125
 PAGE: S1

PAGE: **SITE PLAN**
 CLIENT: **PRIVATE CORPORATION**
 PROJECT: **10 DEER PARK LANE MARKHAM, ONTARIO**

NO.	REVISION:	DATE:	DWN:	CHK:
1.	ISSUED FOR REVIEW	JUNE 28/16	DCB	DCB
2.	REV. LOT 4 CURB RADIUS	JUL 23/18	DCB	
3.	REV. PER ARCH CONTROL	AUG 22-18	DCB	
4.	ADD DECK & RISERS TO PORCHES	OCT 29/18	DCB	
5.	FLIP UNITS 1 AND 3	NOV 06/18	DCB	
6.	REV PER PLANNER COMMENTS	JAN 15/19	DCB	
7.	REV PER PLANNER COMMENTS	JAN 18/19	DCB	
8.	REV LOT 5 BLDG ENVELOPE	SEP 30/19	DCB	
9.	COORDINATE W/ GRADING PLAN	DEC 06/19	DCB	
10.	ADJUST HGT. LOT 5 PLAN	FEB 25/20	DCB	
11.	ADJUST HGT. PER GRADING PLAN	FEB 26/20	DCB	
12.	REV. PER CITY COMM	JUN 29/20	DCB	
13.	ADD CURB CUTS TO DRIVEWAYS	OCT05/20	DCB	
14.	REISSUE FOR PERMIT	APR28/23	DCB	



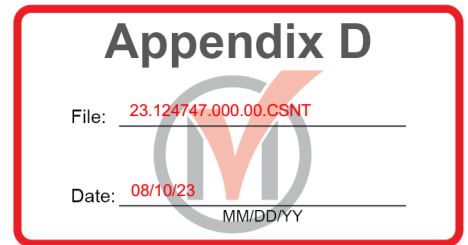
DEER PARK LANE
 (LANE BY REGISTERED PLAN 1149)
 PIN 02919-0124 (LT)

REQ'D ZONING R2:

REQ'D:	m2 / m
LOT AREA: (PAIR)	550.0
LOT COVERAGE:	45.0%
HEIGHT (MID-POINT)	10.0m
LOT FRONTAGE:(PAIR)	20.0m
FRONT YARD:	5.0m
SIDE YARD ONE SD:	0.0
SIDE YARD OTHER SD:	1.20m
EXTERIOR SIDE YARD:	3.0M
REAR YARD	6.0m

LOT STATS:

LOT #:	m2 / m	LOT #:	m2 / m	LOT #:	m2 / m	LOT #:	m2 / m
LOT AREA:	288.02	LOT AREA:	272.90	LOT AREA:	257.77	LOT AREA:	307.85
BLDG AREA:	123.3	BLDG AREA:	123.3	BLDG AREA:	110.2	BLDG AREA:	108.2
LOT COVERAGE:	42.8%	LOT COVERAGE:	45.1%	LOT COVERAGE:	42.7%	LOT COVERAGE:	35.1%
HEIGHT (MID-POINT)	8.87m	HEIGHT (MID-POINT)	8.98m	HEIGHT (MID-POINT)	8.97m	HEIGHT (MID-POINT)	8.95m
GFA:	306.4	GFA:	306.4	GFA:	259.0	GFA:	257.0
LOT FRONTAGE:	10.43m	LOT FRONTAGE:	10.43m	LOT FRONTAGE:	10.43m	LOT FRONTAGE:	15.0m
FRONT YARD:	6.87m	FRONT YARD:	5.58m	FRONT YARD:	6.70m	FRONT YARD:	5.41m
SIDE YARD (E):	0.0	SIDE YARD (E):	1.25m	SIDE YARD (E):	0.0	FLANKAGE SIDE YARD:	4.34m
SIDE YARD (W)	1.25m	SIDE YARD (W)	0.0	SIDE YARD (W)	1.25m	SIDE YARD (W)	0.0
REAR YARD	6.0m	REAR YARD	6.0m	REAR YARD	6.03m	REAR YARD	6.07m



EXPLANATORY NOTE

BY-LAW 2020-93

A By-law to amend By-law 1229, as amended.

North side of Deer Park Lane, west of Elizabeth Street Part of
Lots 11 and 12, Registered Plan 1149
(Proposed Infill Redevelopment) File No. ZA 19 128208

Lands Affected

This by-law amendment applies to 0.173 hectares. (0.43 acres) of land located at the northwest corner of Deer Park Lane and Elizabeth Street, in the City of Markham.

Existing Zoning

The lands are presently zoned One- Family Detached Dwelling (R1) within By-law 1229, as amended.

Purpose and Effect

The purpose of this by-law amendment is to amend, and incorporate the lands into an appropriate residential, zone category within By-law 1229, as amended, as follows:

One – Family Detached Dwellings Zone (R1)

To:

One – Family Semi – Detached Dwellings Zone (R2)

The effect of this by-law amendment is to permit a residential re-development of the above aforementioned land with two semi-detached dwellings and one single detached family dwelling. The proposed dwelling units are to have direct frontage and access to the municipal roads of Deer Park Lane and Elizabeth Street.

Site specific design standards are contained within By-law 2020-93 to facilitate the construction of the dwelling units as proposed.



By-law 2020-93

A By-law to amend By-law 1229, as amended

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

1. That By-law 1229, as amended, is hereby further amended as it applies to the lands shown on Schedule 'A' attached hereto as follows:
2. By-law 1229, as amended, is hereby further amended as follows:
 - 2.1 By changing the zone classification of the lands outlined on Schedule 'A' attached hereto from:

One – Family Detached Dwellings Zone (R1)
To:
One – Family Semi – Detached Dwellings Zone (R2)
 - 2.2 By adding the following subsections to Section 12 – EXCEPTIONS:

Exception 12.43	Northwest corner of Deer Park Lane and Elizabeth Street (LOT 5)	Parent Zone R1
File ZA 19 128208	Part of Lots 11 and 12, Registered Plan 1149	Amending By-law 2020-93
Notwithstanding any other provisions of By-law 1229, as amended, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
12.43.1 Special Zone Standards		
a)	Minimum <i>lot frontage</i> : 13.5 metres	
b)	Minimum <i>lot area</i> of: 600 square metres	
c)	Maximum Building <i>Depth</i> 17.9 m	
d)	Maximum <i>Height</i> : 10.2 metres	
Exception 12.44	Northwest corner of Deer Park Lane and Elizabeth Street (LOT 5)	Parent Zone R2
File ZA 19 128208	Part of Lots 11 and 12, Registered Plan 1149	Amending By-law 2020-93
Notwithstanding any other provisions of By-law 1229, as amended, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
12.44.1 Special Zone Standards		
a)	For the purposes of this by-law, the <i>front lot line</i> shall be the <i>lot line</i> abutting Deer Park Lane	

b)	Minimum <i>lot frontage</i> for a pair of <i>semi-detached dwellings</i> : 20.0 metres
c)	Minimum <i>lot area</i> of a pair of <i>semi-detached dwellings</i> : 550 square metres
d)	Minimum required yards: i) <i>Front Yard</i> – 5.0 metres ii) <i>Rear Yard</i> – 6.0 metres iii) <i>Interior Side Yard</i> – 1.2 metres and 0.0 metres iv) <i>Side yard</i> abutting a <i>street</i> – 3.0 metres
e)	Maximum <i>lot coverage</i> : 45%
f)	Notwithstanding the provisions of Section 11.2 (c) (i), unenclosed porches and stairs may encroach 1.3 metres into a minimum required <i>front yard</i> or <i>side yard</i> abutting a <i>street</i>

3. All other provisions of By-law 1229, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.

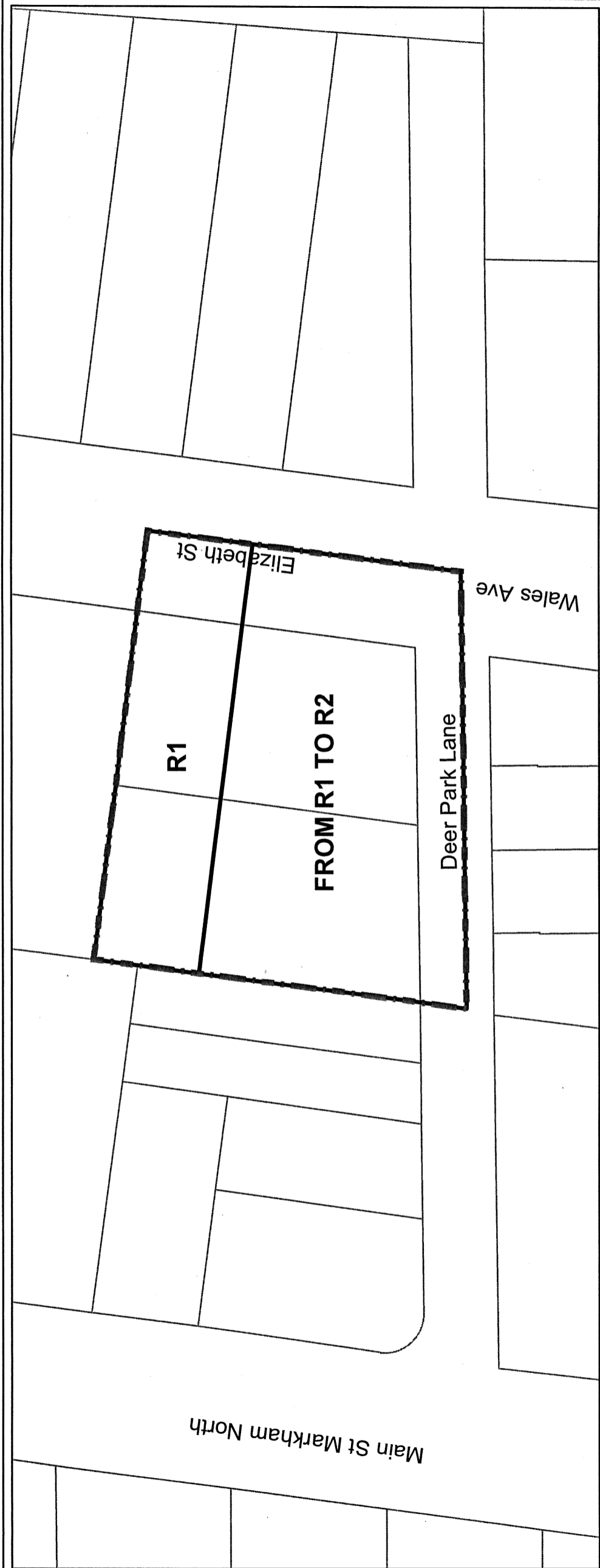
Read a first, second and third time and passed this day, October 14, 2020.



Kimberley Kitteringham
City Clerk





Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 1229

AMENDING BY-LAW 2020-93 DATED OCTOBER 14, 2020



-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  BOUNDARY OF ZONE DESIGNATION(S)
- R1 ONE-FAMILY DETACHED DWELLINGS
- R2 ONE-FAMILY SEMI-DETACHED DWELLINGS

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.



Drawn By: RT
Checked By: AM
DATE: 28/07/2020



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

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