



# BY-LAW 2024-78

A By-law to amend By-law 304-87, 177-96, and 2024-19, as amended

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

1. That By-law 304-87, as amended, is hereby further amended by deleting the lands shown on Schedule “A” attached hereto, from the designated areas of By-law 304-87, as amended.
2. That By-law 2024-19, as amended, is hereby further amended by deleting the lands shown on Schedule “A” attached hereto, from the designated areas of By-law 2024-19, as amended.
3. That By-law 177-96, as amended, is hereby further amended as follows:
  - 3.1. By expanding the designated area of By-law 177-96, as amended, to include additional lands as shown on Schedule “A” attached hereto.
  - 3.2. By zoning lands outlines on Schedule “A” attached hereto:

From:

**Agriculture One (A1) Zone;  
Rural Residential One (RR1) Zone; and  
Employment – Service Employment (EMP-SE).**

To:

**Residential Two\*753 (R2\*753) Zone;  
Residential Two\*754 (R2\*754) Zone;  
Residential Two\*755 (R2\*755) Zone;  
Residential Two\*756 (R2\*756) Zone; and  
Open Space One (OS1).**

4. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.753	1628740 and 1628741 Ontario Inc. 2716-2730 Elgin Mills Road East	Parent Zone R2
File PLAN 23 150145		Amending By-law 2024-78
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on ‘Schedule “A” attached to By-law 2024-000 and denoted by the symbol *753		
<b>7.753.1 Only Permitted Uses</b>		
The following are the only permitted uses:		
a)	<i>Single Detached Dwellings</i>	
b)	<i>Home Occupations</i>	
c)	<i>Home Childcare</i>	
<b>7.753.2 Special Zone Standards</b>		
The following specific zone standards shall apply:		
a)	The provisions of Table B2 (Part 1 of 3) shall apply to all lots	
b)	Minimum required <i>Front Yard</i> – 3.0 metres	
c)	Minimum required <i>Exterior Side Yard</i> – 1.0 metre	
d)	Section 6.2.2 shall not apply	
e)	Maximum <i>height</i> of detached <i>private garage</i> – 8 metres	

<b>Exception</b> 7.754	1628740 and 1628741 Ontario Inc. <b>2716-2730 Elgin Mills Road East</b>	<b>Parent Zone</b> R2
File PLAN 23 150145		Amending By-law 2024-78
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule "A" attached to By-law 2024-000 and denoted by the symbol *754.		
<b>7.754.1 Only Permitted Uses</b>		
The following are the only permitted uses:		
a)	<i>Single Detached Dwellings</i>	
b)	<i>Home Occupations</i>	
c)	<i>Home Childcare</i>	
<b>7.754.2 Special Zone Standards</b>		
The following specific zone standards shall apply:		
a)	The provisions of Table B2 (Part 1 of 3) shall apply to all lots	
b)	Minimum required <i>Front Yard</i> – 1.0 metre	
c)	Minimum required <i>Rear Yard</i> – 7.0 metres	
d)	Section 6.2.2 shall not apply	
e)	Maximum <i>height</i> of detached <i>private garage</i> – 8 metres	

<b>Exception</b> 7.755	1628740 and 1628741 Ontario Inc. <b>2716-2730 Elgin Mills Road East</b>	<b>Parent Zone</b> R2
File PLAN 23 150145		Amending By-law 2024-78
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule "A" attached to By-law 2024-000 and denoted by the symbol *755.		
<b>7.755.1 Only Permitted Uses</b>		
The following are the only permitted uses:		
a)	<i>Semi-Detached Dwellings</i>	
b)	<i>Home Occupations</i>	
c)	<i>Home Childcare</i>	
<b>7.755.2 Special Zone Standards</b>		
The following specific zone standards shall apply:		
a)	The provisions of Table B2 (Part 1 of 3) shall apply to all lots	
b)	Minimum required <i>Rear Yard</i> – 5.0 metres	
c)	Maximum <i>height</i> – 10 metres	
d)	Notwithstanding Section 6.2, the floor of a <i>deck</i> is permitted to be located above the <i>first storey</i> .	

<b>Exception</b> 7.756	1628740 and 1628741 Ontario Inc. <b>2716-2730 Elgin Mills Road East</b>	<b>Parent Zone</b> R2
File PLAN 23 150145		Amending By-law 2024-78
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule "A" attached to By-law 2024-000 and denoted by the symbol *756.		
<b>7.756.1 Only Permitted Uses</b>		
The following are the only permitted uses:		
a)	<i>Townhouse Dwellings</i>	
b)	<i>Home Occupations</i>	
c)	<i>Home Childcare</i>	
<b>7.756.2 Special Zone Standards</b>		
The following specific zone standards shall apply:		
a)	The provisions of Table B2 (Part 1 of 3) shall apply to all lots	
b)	Minimum required <i>Lot Frontage</i> : i. 7.5 metres on a <i>corner lot</i> ii. 6.7 metres per end unit on an <i>interior lot</i> iii. 5.5 metres per unit on an <i>interior lot</i>	
c)	Minimum required <i>Rear Yard</i> – 5.0 metres	
d)	Minimum required <i>Exterior Side Yard</i> – 2.0 metres	
e)	Maximum <i>height</i> – 13.0 metres	

f)	Minimum southerly <i>interior side yard</i> setback abutting an OS1 zone – 0.4 metres
g)	Notwithstanding Section 6.2, the floor of the <i>deck</i> is permitted to be located above the <i>first storey</i> .

Read and first, second and third time and passed on May 1, 2024.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

Amanda File No. PLAN 23 150145



## EXPLANATORY NOTE

### **BY-LAW 2024-78**

**A By-law to amend By-law 177-96, 304-87, and 2024-19, as amended**

**1628740 and 1628741 Ontario Inc.  
2716-2730 Elgin Mills Road East  
PLAN 23 150145**

### **Lands Affected**

The proposed By-law amendment applies to a parcel of land with an approximate area of 1.074 hectares (2.65 acres), which is located north of Elgin Mills Road East and west of Woodbine Avenue.

### **Existing Zoning**

The subject lands are zoned Agriculture One (A1) Zone and Rural Residential One (RR1) Zone under By-law 304-87, as amended; and Employment – Service Employment (EMP-SE), under By-law 2024-19.

### **Purpose and Effect**

The purpose and effect of this By-law is to rezone the subject lands under By-law 177-96, as amended, as follows:

from:

**Agriculture One (A1) Zone;  
Rural Residential One (RR1) Zone; and  
Employment – Service Employment (EMP-SE)**

to:

**Residential Two\*753 (R2\*753) Zone,  
Residential Two\*754 (R2\*754) Zone,  
Residential Two\*755 (R2\*755) Zone,  
Residential Two\*756 (R2\*756) Zone, and;  
Open Space One (OS1).**

in order to permit a residential development on the lands.