

ONTARIO REGULATION XXXX
ZONING ORDER - CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK

Application

1. This Order applies to,

(a) Lands in the City of Markham in the Regional Municipality of York, in the Province of Ontario, being the lands identified on a map numbered XXX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Permitted uses — Markham

2. (1) Every use of land and every erection, location or use of any building or structure is prohibited on those lands described in clause 1 (b), except for the following:

1. In the area shown as “R2” on the map described in section 1,

- i) the uses identified in the City of Markham Zoning By-law 177-96 for the Residential Two (R2) Zone, and
- ii) one accessory dwelling unit located within a single detached, semi-detached, or townhouse dwelling.

2. In the area shown as “R4” on the map described in section 1,

- i) The uses identified in the City of Markham Zoning By-law 177-96 for the Residential Four (R4) Zone
- ii) Retirement Homes
- iii) Business Offices
- iv) Medical Offices
- v) Retail Stores
- vi) Restaurants
- vii) Supermarkets
- viii) Personal Service Shops

(3) Despite subparagraph 2 i of subsection (1), the following uses are not permitted in the area shown as “R4” on the map described in section 1:

1. Multiple dwellings.

Zoning requirements — Markham

3. (1) The zoning requirements for the area shown as “R2” on the map described in section 1 are the requirements for the uses set out in section 5 Table B2 of the City of Markham Zoning By-law 177-96 and Parking Standards By-law 28-97, with the following exceptions:

- 1. The maximum number of single detached dwelling units is 250.
- 2. The maximum number of townhouse dwelling units is 250.

(2) The zoning requirements for the area shown as “R4” on the map described in section 1 are the requirements for the uses set out in section 5 Table B6 of the City of Markham Zoning By-law 177-96 and Parking Standards By-law 28-97, with the following exceptions:

- 1. The minimum rear yard setback is 11 metres.
- 2. The minimum number of apartment dwelling units is 300.
- 3. Business offices, medical offices, retail stores, restaurants, supermarkets, and personal service shops shall be located on the ground floor of any building.
- 4. Business offices and medical offices are also permitted on the second floor of a building that does not contain apartment dwellings.
- 5. The maximum gross floor area of any individual unit containing a business offices, medical offices, retail stores, supermarket, or personal service shops shall be 3000 square metres.
- 6. The maximum combined gross floor area of all non-residential uses including business offices, medical offices, retail stores, supermarket, or personal service shops shall be 6000 square metres.

Terms of use

4. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

(5) All other parts of By-Law 177-96, not inconsistent with this order shall apply to the lands

Deemed by-law

7. (1) The parts of this Order that pertain to the City of Markham are deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Markham.