

Appendix 'D': City of Markham Staff Recommended Edits to Draft Minister's Zoning Order from Flato Developments Inc.

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*647” 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 townhouse dwelling or single detached dwelling.

2. In the area shown as “R4*675” 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

(2) Despite subparagraph 1 i) of subsection (1), the following uses are not permitted in the area shown as “R2” on the map described in section 1:

- 1. Semi-detached dwellings.
- 2. Duplex dwellings.
- 3. Triplex dwellings.
- 4. Fourplex dwellings.

(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 minimum number of single detached dwelling units is 325.
- 2. The maximum number of single detached dwelling units is 485.
- 4. The minimum number of townhouse dwelling units is 240.
- 5. The maximum number of townhouse dwelling units is 320.

(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 120.
3. The maximum number of apartment dwellings units is 500.

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.

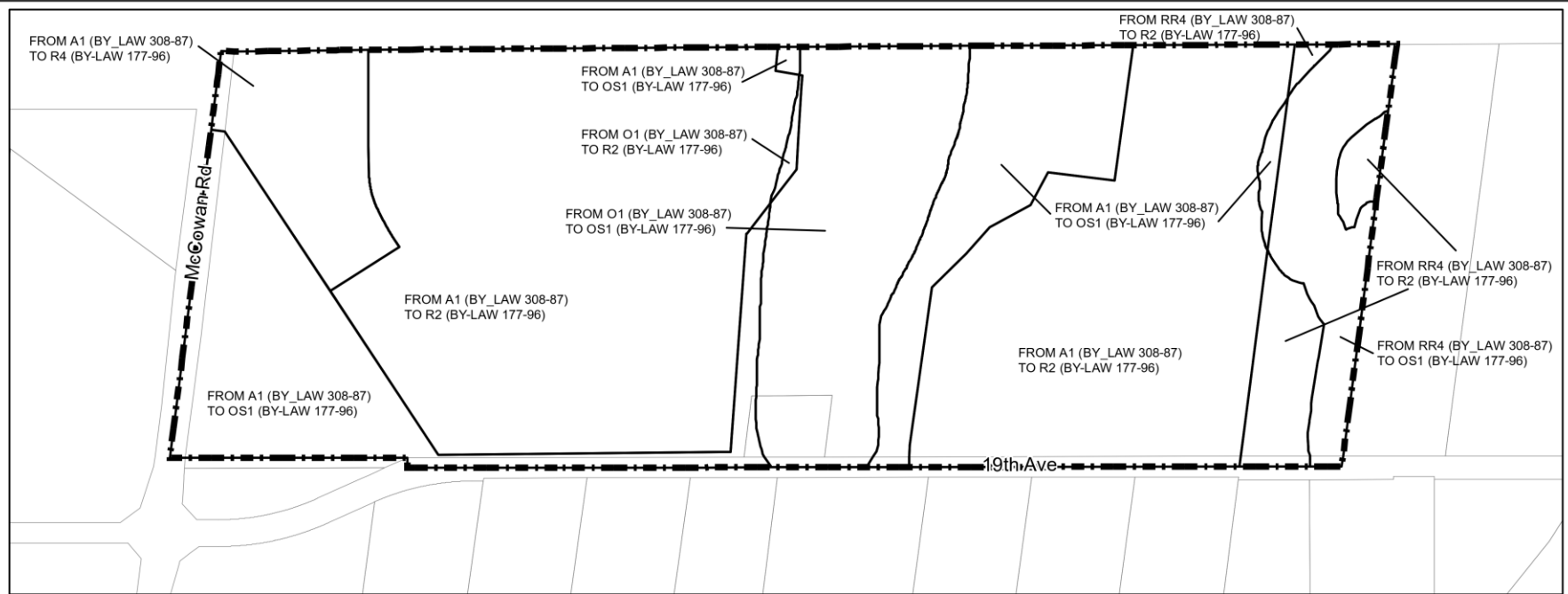
(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(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.



SCHEDULE "A" TO BY-LAW AMENDING BY-LAWS 304-87 AND 177-96 DATED



BOUNDARY OF AREA COVERED BY THIS SCHEDULE TO BE DELETED FROM 304-87 AND ADDED TO 177-96

BOUNDARY OF ZONE DESIGNATION(S)

RR4 RURAL RESIDENTIAL FOUR R2 RESIDENTIAL TWO OS1 OPEN SPACE ONE
O1 OPEN SPACE ONE R4 RESIDENTIAL FOUR

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.

MARKHAM DEVELOPMENT SERVICES COMMISSION

75 37.5 0 75 Meters

Drawn By: RT

Checked By: BR

DATE: 21/01/2021

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

Q:\Geomatics\New Operation\By-Laws\WZO\Flato\Schedule.mxd