



EXPLANATORY NOTE

BY-LAW 2021-49

A By-law to amend By-law 118-79 and 177-96, as amended

Scardred 7 Company Limited

4038 Highway 7

North side of Highway 7, east of Village Parkway

ZA 18 180309

Lands Affected

The by-law amendment applies to a parcel of land with an approximate area of 2.4 ha (5.8 ac), which is located on the north side of Highway 7, east of Village Parkway.

Existing Zoning

The subject lands are zoned "Special Commercial 1 (SC1) Zone" by By-law 118-79, as amended by site specific By-law 77-88 and 2011-159.

Purpose and Effect

The purpose and effect of this By-law pertain to the respective northern portion (Schedule "B") and southern portion (Schedule "A") of the subject lands, as follows:

Northern Portion

- a) to delete the northern portion of the subject lands from the designated area of By-law 118-79, as amended;
- b) to incorporate the northern portion of subject lands into the designated area of By-law 177-96, as amended; and,
- c) to zone the northern portion of the subject lands "Residential Two Special Provision*682 (R2*682) Zone" in order to facilitate the development of 20 single-detached dwellings.

Southern Portion

- a) to amend the lot area and frontage for the southern portion of the subject lands zoned "Special Commercial 1 (SC1) Zone" under By-law 118-79, as amended.

Note Regarding Further Planning Applications on this Property

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



By-law 2021-49

A By-law to amend By-law 118-79 and 177-96, as amended

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

1. That By-law 118-79, as amended by By-law 77-88 and 2011-159, shown on Schedule “A” attached hereto, is hereby further amended as follows:

- 1.1 By deleting Section 1.3.3 a) and b), and replacing it with the following:

- a) Minimum LOT FRONTAGE – 65 m
 - b) Minimum LOT AREA – 0.82 ha

2. That By-law 118-79, as amended, is hereby further amended by deleting the lands shown on Schedule “B” hereto, from the designated areas of By-law 118-79, 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 “B” attached hereto.

- 3.2 By zoning the lands outlined on Schedule “B” attached hereto:

from:

Special Commercial One (SC1) Zone

to:

Residential Two Special Provision*682 (R2*682) Zone

- 3.3 By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.682	Scardred 7 Company Limited 4038 Highway 7	Parent Zone R2
File ZA 18 180309		Amending By-law 2021-49
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *682 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.000.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Single Detached Dwellings</i>	
b)	<i>One (1) accessory dwelling unit</i>	
c)	<i>Home Child Care</i>	
d)	<i>Home Occupation</i>	

7.000.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	The provisions of Table B2 Part 3 of 3 shall apply to all <i>lots</i>
b)	Minimum <i>lot frontage</i> – 11.2 m
c)	Maximum <i>height</i> – 13 m
d)	Minimum <i>rear yard</i> – 6.5 m
e)	Minimum <i>exterior side yard</i> : a) 1.5 m b) Abutting Alfredo Street – 3 m
f)	The provisions of section 6.2.2 shall not apply to a <i>porch</i> encroaching into the <i>exterior side yard</i> .
g)	Notwithstanding the provisions of section 6.6.2.1, <i>porches</i> encroaching into the required <i>exterior side yard</i> must be located no closer than 0.3 metres from the <i>exterior side lot line</i> .
h)	Notwithstanding the provisions of section 6.2.1, the floor of a <i>deck</i> is permitted to be higher than the second <i>storey</i> of the <i>main building</i> , provided it projects no more than 1.8 metres from the rear wall of the <i>main building</i> .
i)	Maximum <i>garage width</i> – 6 metres
j)	Maximum <i>driveway width</i> – 6 metres

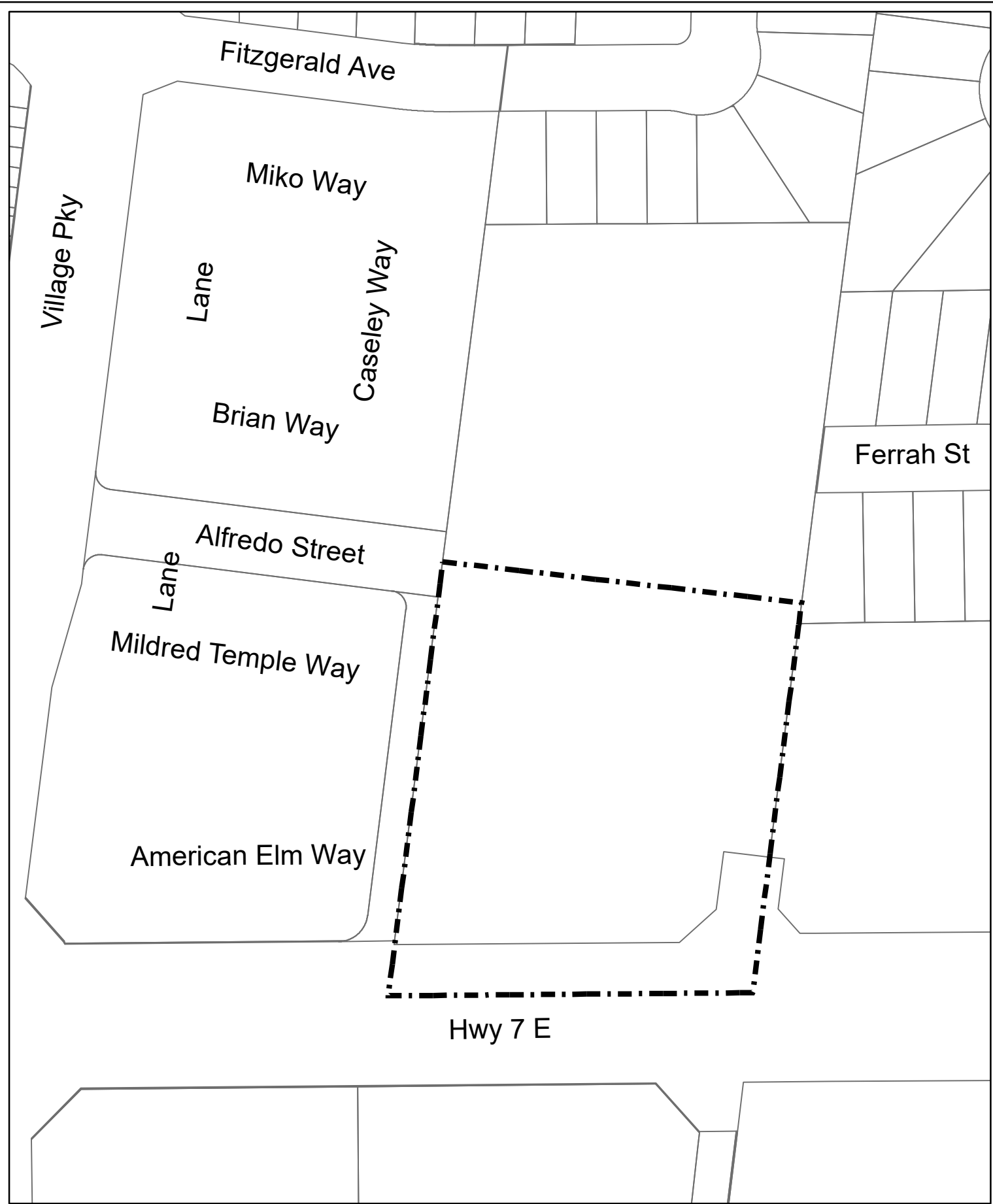
Read a first, second, and third time and passed June 29, 2021.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2021-49
AMENDING BY-LAW 118-79 DATED JUNE 29, 2021

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

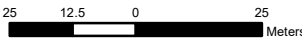


THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of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

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DEVELOPMENT SERVICES COMMISSION

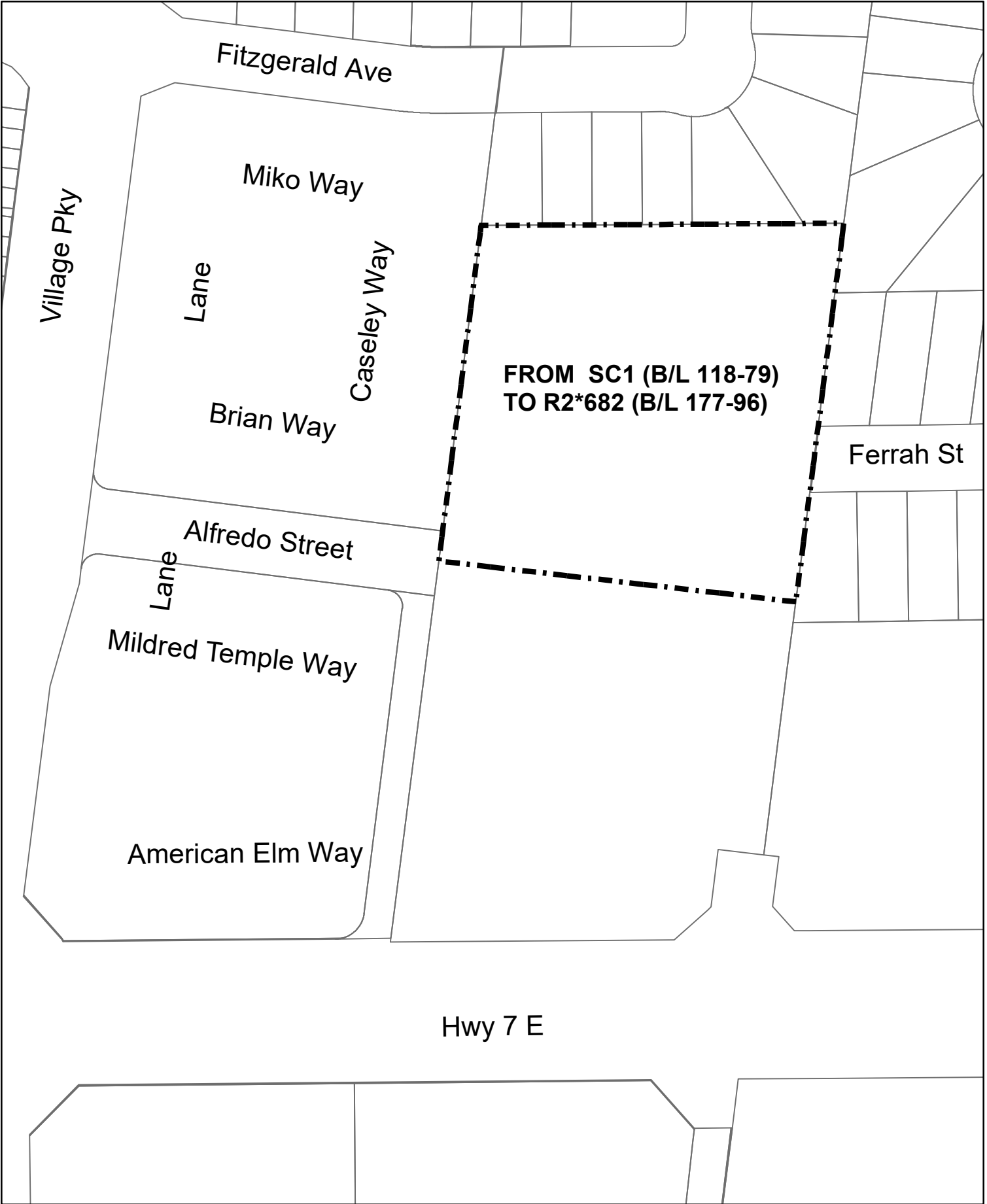


Drawn By: RT

Checked By: SB

DATE: 28/05/2021

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



SCHEDULE "B" TO BY-LAW 2021-49

AMENDING BY-LAWS 118-79 AND 177-96 DATED JUNE 29, 2021

BOUNDARY OF AREA COVERED BY THIS SCHEDULE

SC1

SPECIAL COMMERCIAL ONE

R2

RESIDENTIAL TWO

*(No.)

EXCEPTION NUMBER

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