



# BY-LAW 2021-\_\_\_\_\_

## 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	<b>Scardred 7 Company Limited</b> 4038 Highway 7	Parent Zone R2
File ZA 18 180309		Amending By-law 2021-____
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.		
<b>7.000.1 Only Permitted Uses</b>		
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>	
<b>7.000.2 Special Zone Standards</b>		
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 and first, second and third time and passed on June XX, 2021.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



## EXPLANATORY NOTE

### BY-LAW 2021-\_\_\_\_

#### 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.