



BY-LAW 2021-_____

A By-law to amend By-law 304-87, as amended
(to delete lands from the designated area of By-law 304-87)

and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96, 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 amend by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 304-87, as amended.
2. That By-law 177-96 as amended, is hereby further amended, as follows:
 - a. By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule 'A' attached hereto.
 - b. By rezoning the lands outlined on Schedule 'A' attached hereto:

From:

Agricultural One (A1) Zone (304-87)

To:

Residential One – F15*A* (R1-F21*A*) Zone (By-law 177-96)
Residential Two-Special *642* (R2-S*642*) Zone (By-law 177-96)
Residential Two-Special *643* (R2-S*643*) Zone (By-law 177-96)
Residential Two-Special *686* (R2-S*686*) Zone (By-law 177-96)
Residential Two-Special *687* (R2-S*687*) Zone (By-law 177-96)
Residential Two-Lane Access *688* (R2-LA*688*) Zone (By-law 177-96)
Residential Two-Lane Access *B* (R2-LA*B*) Zone (By-law 177-96)
Residential Two-Lane Access *C* (R2-LA*C*) Zone (By-law 177-96)
Residential Three-Special*636* (R3*636*) Zone (By-law 177-96)
Residential Four-Special*D (R4*D) Zone (By-law 177-96)
Community Amenity Four-Special*E (CA4*E) Zone (By-law 177-96)
Greenway (G) Zone (By-law 177-96)
Open Space One (OS1) Zone (By-law 177-96)
Open Space Two (OS2) Zone (By-law 177-96)

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

Exception 9.A	Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited	Parent Zone R1-F15
File ZA 20 113780		Amending By-law 2021-000
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 2021-____ and denoted by the symbol *A.		
9.A.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	One <i>Single Detached Dwelling</i> , designated under Part IV of the <i>Ontario Heritage Act</i>	
b)	<i>Retail Store</i>	
c)	<i>Personal Service Shops</i>	
d)	<i>Home Occupation</i>	
e)	<i>Home Child Care</i>	
f)	One (1) <i>Accessory Dwelling Unit</i>	
9.A.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Minimum required <i>lot area</i> – 0.5 hectare	

Exception 9.B	Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited	Parent Zone R2-LA
File ZA 20 113780		Amending By-law 2021-000
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 2021-____and denoted by the symbol *B.		
9.B.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	Townhouse Dwellings	
b)	One (1) Accessory Dwelling Unit per lot	
c)	Home Occupation	
d)	Home Child Care	
9.B.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Special Provision # 2 of Table B4 (Part 2) shall not apply	
b)	Minimum required lot frontage – 6.7 metres	
c)	Minimum required front yard – 0.6 metres	
d)	Minimum required rear yard to a dwelling unit accessed by a lane with attached private garage –0.6 metres	

e)	<i>Outdoor Amenity Space</i> shall be provided and shall be subject to the following provisions: <ul style="list-style-type: none"> i. The <i>Outdoor Amenity Space</i> shall be located on a rooftop, above a <i>private garage</i>, and/or be located on a <i>balcony</i>; ii. One <i>Outdoor Amenity Space</i> shall have a contiguous minimum area of 20 square metres; iii. Notwithstanding any other provisions in this by-law, <i>decks</i> are permitted to be located above the first <i>storey</i> and <i>balconies</i> are not required to be <i>cantilevered</i>.
f)	Minimum <i>side yard</i> setback from an <i>interior side lot</i> line created by a utility notch - 0.3 metres
g)	Maximum height – 12.5 metres
h)	Maximum setback for a <i>garage</i> from laneway –1.5 metres
i)	Non cantilevered window bays are permitted to encroach into a required <i>front, exterior or rear yard</i> provided such window bays extend no more than 0.6 m into the required <i>yard</i> and are no more than 3 metres wide
j)	<i>Porches</i> may encroach to a required <i>front yard</i> or <i>exterior side yard</i> provided that no part of the stairs is located closer than 0.3 metres from the <i>front lot line</i> or <i>exterior side lot line</i>

Exception 9.C	Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited	Parent Zone R2-LA
File ZA 20 113780		Amending By-law 2021-000
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 2021-____ and denoted by the symbol *C.		
9.C.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	<i>Townhouse Dwellings</i>	
b)	One (1) <i>Accessory Dwelling Unit</i> per lot	
c)	<i>Home Occupation</i>	
d)	<i>Home Child Care</i>	
9.C.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Special Provision # 2 of Table B4 (Part 2) shall not apply	
b)	Minimum required <i>lot frontage</i> – 4.5 metres	
c)	Minimum required <i>front yard</i> – 0.6 metres	
d)	Minimum required <i>rear yard</i> to a <i>dwelling unit</i> accessed by a <i>lane</i> with attached <i>private garage</i> – 0.6 metres	
e)	Minimum required <i>exterior side yard</i> - 1.35 metres	
f)	<i>Outdoor Amenity Space</i> shall be provided and shall be subject to the following provisions:	

	<ul style="list-style-type: none"> i. The <i>Outdoor Amenity Space</i> shall be located on a rooftop, above a <i>private garage</i>, and/or be located on a <i>balcony</i>; ii. One <i>Outdoor Amenity Space</i> shall have a contiguous minimum area of 20 square metres; iii. Notwithstanding any other provisions in this by-law, <i>decks</i> are permitted to be located above the first <i>storey</i> and <i>balconies</i> are not required to be <i>cantilevered</i>.
g)	Minimum <i>side yard</i> setback from an <i>interior side lot</i> line created by a utility notch - 0.3 metres
h)	Maximum height – 12.5 metres
i)	Non cantilevered window bays are permitted to encroach into a required <i>front, exterior or rear yard</i> provided such window bays extend no more than 0.6 m into the required <i>yard</i> and are no more than 3 metres wide
j)	<i>Porches</i> may encroach to a required <i>front yard</i> or <i>exterior side yard</i> provided that no part of the stairs is located closer than 0.3 metres from the <i>front lot line</i> or <i>exterior side lot line</i>

Exception 9.D	Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited	Parent Zone R4
File ZA 20 113780		Amending By-law 2021-000
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 2021-____ and denoted by the symbol *D.		
9.D.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	Townhouse Dwellings	
b)	Triplex Dwellings	
c)	Fourplex Dwellings	
d)	Multiple Dwellings	
e)	Apartment Dwellings	
f)	Home Occupation	
g)	Home Child Care	
h)	One (1) Accessory Dwelling Unit located within a townhouse dwelling	
9.D.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Maximum height – the lesser of 45.5m or 15 storeys	
b)	Provisions G and J of Table B6 shall not apply	

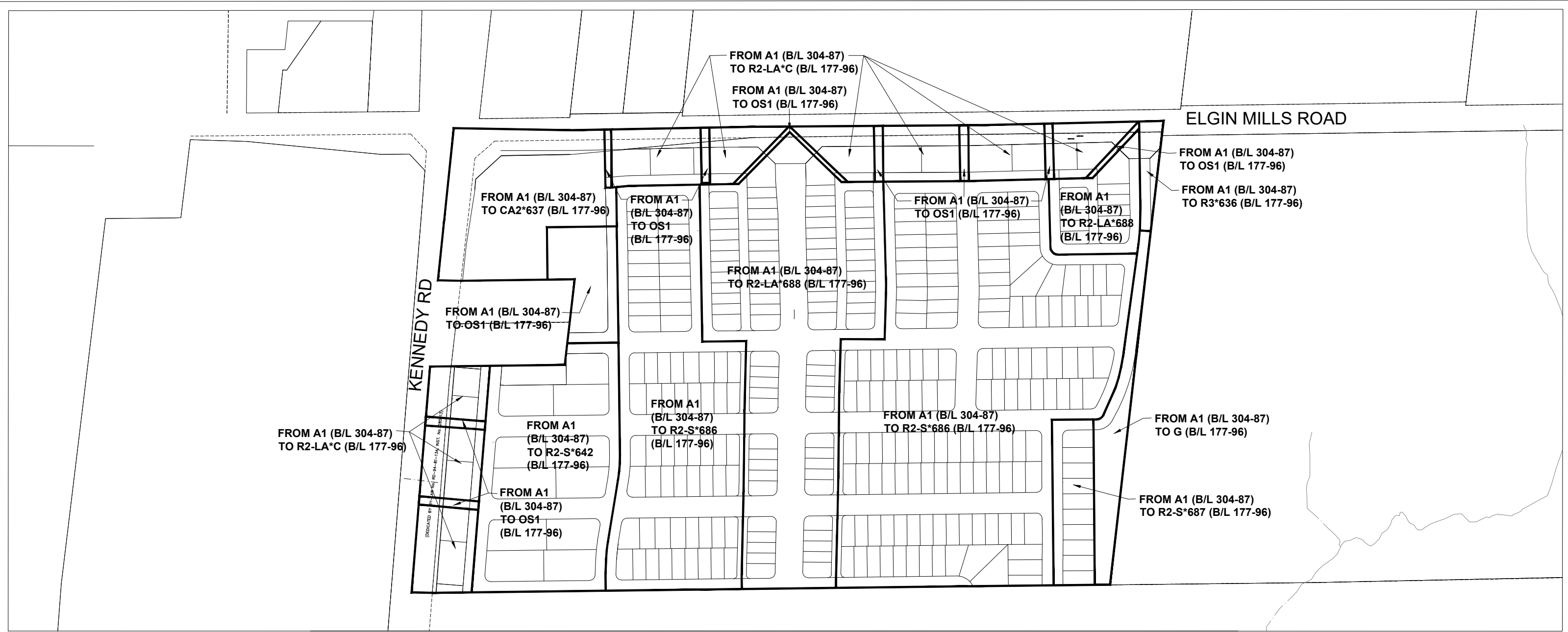
Exception 9.E	Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited	Parent Zone CA4
File ZA 20 113780		Amending By-law 2021-000
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2021-____and denoted by the symbol *E.		
9.E.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	Townhouse Dwellings	
b)	Apartment Dwellings	
c)	Child Care Centre	
d)	Home Occupation	
e)	Commercial Fitness Centres	
f)	Art Galleries	
g)	Parking Garages	
h)	Financial Institutions	
i)	Medical Offices	
j)	Business Offices	
k)	Personal Service Shop	
l)	Places of Worship	
m)	Restaurants	
n)	Private School	
o)	Public School	
p)	Commercial School	
q)	Trade School	
r)	Supermarkets	
s)	Veterinary Clinics	
t)	Retail Stores	
u)	Banquet Hall	
v)	Hotel	
w)	Motor Vehicle Service Station	
x)	Entertainment	
y)	Funeral Establishment	
9.E.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Maximum height – the lesser of 45.5m or 15 storeys	
b)	Special Provisions of Table B7 (Part 4 of 4) shall not apply	

3. A contribution by the Owner to the City for the purposes of public art, in the amount of \$_____ in 2021 dollars, to be indexed to the Ontario rate of inflation as per the

consumer price index (CPI), in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors”.

Read a first, second and third time and passed on _____, 20_____.

DRAFT



SCHEDULE "B" TO BY-LAW 2021-XXX
AMENDING BY-LAWS 304-87 AND 177-96 DATED

BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

BOUNDARY OF ZONE DESIGNATIONS

A1

AGRICULTURAL ONE

OS1

OPEN SPACE ONE

G

GREENWAY

R2-S

RESIDENTIAL TWO - SPECIAL

R2-LA

RESIDENTIAL TWO - LANE ACCESS

R3

RESIDENTIAL THREE

CA2

COMMUNITY AMENITY TWO

*(No.)

EXCEPTION SECTION NUMBER

