

## Appendix A: Draft Zoning By-law Amendment



### BY-LAW 2022-\_\_\_\_\_

**A By-law to amend By-law 304-87, as amended**  
(to delete lands from the designated areas of By-law 304-87)  
**and By-law 177-96, as amended**  
(to incorporate lands into the designated area of By-law 177-96)

---

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 amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of By-law 304-87, as amended.
2. That By-law 177-96, as amended, is hereby further amended as follows:
  - 2.1 By expanding the designated area of By-law 177-96, as amended, to include additional lands as shown on Schedule 'A' attached hereto.
  - 2.2 By zoning the lands outlined on Schedule 'A' attached hereto:  
From Agriculture One (A1) Zone (304-87);  
To:  
Residential Two-Special\*696 (R2-S\*696) Zone (By-law 177-96);  
Residential Two-Special\*697 (R2-S\*697) Zone (By-law 177-96);  
Residential Two-Special\*698 (R2-S\*698) Zone (By-law 177-96);  
Residential Two-Lane Access\*699 (R2-LA\*699) Zone (By-law 177-96);  
Community Amenity Two\*649 (CA2\*649) Zone (By-law 177-96);  
Residential Two-Special\*700 (R2-S\*700) Zone (By-law 177-96);  
Residential One- Fifteen\*701 (R1-F15\*701) Zone (By-law 177-96);  
Residential Two-Lane Access\*702 (R2-LA\*702) Zone (By-law 177-96);

Greenway (G) Zone (By-law 177-96); and,  
Open Space Two (OS2) Zone (By-law 177-96).

3. By adding the following subsection to Section 7- EXCEPTIONS

<b>Exception 7.696</b>	<b>Kennedy Meadows East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.</b>	<b>Parent Zone R2-S</b>
File PLAN-20- 133038		Amending By- law <b>2022-000</b>  Singles
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 2022-____ and denoted by the symbol *696.		
<b>7.696.1 Only Permitted Uses</b>		
The following uses are the only permitted uses:		
a)	<i>Single Detached Dwellings</i>	
b)	<i>One (1) Accessory Dwelling Unit</i>	
c)	<i>Home Occupations</i>	
d)	<i>Home Child Care</i>	
<b>7.696.2 Zone Standards</b>		
The following specific Zone Standards shall apply:		
a)	The provisions of Table B3, Part 3 of 3 shall apply to all lots with the exception of the following regulations	
b)	Maximum garage width on a lot not accessed by a lane <i>i) Lot frontage of 11.6 m or greater – 5.8 m</i> <i>ii) Lot frontage of less than 11.6 m – 3.5 m</i>	
c)	Maximum height – the lesser of 12.5 m or 3 storeys	
d)	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 m wide.	
e)	Notwithstanding Section 6.2.4.2b) of By-law 28-97, as amended, a minimum 25% <i>soft landscaping</i> shall be provided in the <i>front or exterior side yard</i> in which the driveway is located.	
f)	<i>Driveways</i> that cross either the <i>rear lot line</i> or <i>interior side lot line</i> to access the <i>dwelling unit</i> are not permitted.	

<b>Exception 7.697</b>	<b>Kennedy Meadows East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.</b>	<b>Parent Zone R2-S</b>
File PLAN-20-133038		Amending By-law <b>2022-000</b>  Semi-Detached
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 2022-____ and denoted by the symbol *697.		
<b>7.697.1 Only Permitted Uses</b>		
The following uses are the only permitted uses:		
a)	<i>Semi-Detached Dwellings</i>	
b)	<i>One (1) Accessory Dwelling Unit</i>	
c)	<i>Home Occupations</i>	
d)	<i>Home Child Care</i>	
<b>7.697.2 Zone Standards</b>		
The following specific Zone Standards shall apply:		
a)	The provisions of Table B3, Part 3 of 3 shall apply to all lots with the exception of the following regulations	
b)	Minimum required <i>lot frontage</i> on a <i>lot</i> not accessed by a <i>lane</i> - 7.62 m per unit on an <i>interior lot</i> and 9.9 m per unit on a <i>corner lot</i> and if two <i>semi-detached dwelling units</i> are located on a corner lot, the minimum <i>lot frontage</i> is 15.24m	
c)	Maximum garage width on a lot not accessed by a lane i) <i>Lot frontage per unit</i> of 11.6 m or greater – 5.8 m ii) <i>Lot frontage per unit</i> less than 11.6 m – 3.5 m	
d)	Maximum <i>height</i> – the lesser of 12.5 m or 3 storeys	
e)	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 m wide.	
f)	Notwithstanding Section 6.2.4.2b) of By-law 28-97, as amended, a minimum 25% <i>soft landscaping</i> shall be provided in the <i>front or exterior side yard</i> in which the driveway is located.	
g)	<i>Driveways</i> that cross either the <i>rear lot line</i> or <i>interior side lot line</i> to access the <i>dwelling unit</i> are not permitted.	

Exception <b>7.698</b>	<b>Kennedy Meadows</b> <b>East side of Kennedy Road between</b> <b>Major Mackenzie Drive E. and Elgin Mills</b> <b>Road E.</b>	Parent Zone R2-S
File PLAN-20- 133038		Amending By- law <b>2022-000</b>  Street Townhouses
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 2022-___ and denoted by the symbol *698.		
<b>7.698.1 Only Permitted Uses</b>		
The following uses are the only permitted uses:		
a)	<i>Townhouse Dwellings</i>	
b)	One (1) <i>Accessory Dwelling Unit</i>	
c)	<i>Home Occupations</i>	
d)	<i>Home Child Care</i>	
<b>7.698.2 Zone Standards</b>		
The following specific Zone Standards shall apply:		
a)	The provisions of Table B3, Part 3 of 3 shall apply to all lots with the exception of the following regulations	
b)	Minimum required <i>lot frontage</i> on a <i>lot</i> not accessed by a <i>lane</i> - 7.0 m per unit on an <i>interior lot</i> and 8.8 m per end unit and a <i>corner</i> unit	
c)	Maximum garage width on a lot not accessed by a lane i) <i>Lot frontage</i> per unit of 11.6 m or greater – 5.8 m iii) <i>Lot frontage per unit</i> less than 11.6 m – 3.5 m	
d)	Maximum <i>height</i> - 12.5 m	
e)	Maximum number of <i>townhouse</i> units in a block – 8 units	
f)	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 m wide.	
g)	Notwithstanding Section 6.2.4.2b) of By-law 28-97, as amended, a minimum 20% <i>soft landscaping</i> shall be provided in the <i>front or exterior side yard</i> in which the driveway is located.	
h)	<i>Driveways</i> that cross either the <i>rear lot line</i> or <i>interior side lot line</i> to access the <i>dwelling unit</i> are not permitted.	

<b>Exception 7.699</b>	<b>Kennedy Meadows East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.</b>	<b>Parent Zone R2-LA</b>
File PLAN-20- 133038		Amending By- law <b>2022-000</b>  Lane Based Townhouses
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 2022 - <b>_____</b> and denoted by the symbol *699.		
<b>7.699.1 Only Permitted Uses</b>		
The following uses are the only permitted uses:		
a)	<i>Townhouse Dwellings</i>	
b)	One (1) <i>Accessory Dwelling Unit</i> within a <i>townhouse dwelling</i>	
c)	<i>Home Occupations</i>	
d)	<i>Home Child Care</i>	
<b>7.699.2 Zone Standards</b>		
The following specific Zone Standards shall apply:		
a)	The provisions of Table B4, Parts 1 and 2 of 2 shall apply to all lots with the exception of the following regulations	
b)	<i>Minimum Required Rear Yard:</i> i) To the <i>first storey</i> - 0.6 m ii) To all <i>storeys</i> above the <i>first storey</i> – 3.0 metres	
c)	<i>Amenity Space</i> for <i>townhouse</i> units shall be provided and shall be subject to the following provisions:  i. <i>The 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. <i>One Outdoor Amenity Space</i> shall have a contiguous minimum area of 20 square m.  Notwithstanding any other provisions in this By-law, <i>decks</i> are permitted to be located above the <i>first storey</i> and <i>balconies</i> are not required to be cantilevered.	
d)	Maximum <i>height</i> – the lesser of 12.5 m or 3 <i>storeys</i>	
e)	Maximum number of <i>townhouse</i> units in a block – 8 units	
f)	The minimum <i>side yard</i> setback shall be 0.30 m from an <i>interior side lot</i> line created by a utility notch.	
g)	Non cantilevered window bays are permitted to encroach into a required <i>yard</i> provided such window bays are located no closer than 0.3 m to any <i>lot line</i> and are no more than 3 m wide.	

<b>Exception 7.700</b>	<b>Kennedy Meadows East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.</b>	<b>Parent Zone R2-S</b>
File PLAN-20- 133038		Amending By- law <b>2022-000</b>  Semi- Detached
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 2022-___ and denoted by the symbol *700.		
<b>7.700.1 Only Permitted Uses</b>		
The following uses are the only permitted uses:		
a)	<i>Semi-Detached Dwellings</i>	
b)	One (1) <i>Accessory Dwelling Unit</i>	
c)	<i>Home Occupations</i>	
d)	<i>Home Child Care</i>	
<b>7.700.2 Zone Standards</b>		
The following specific Zone Standards shall apply:		
a)	The provisions of Table B3, Part 3 of 3 shall apply to all lots with the exception of the following regulations	
b)	Minimum required <i>lot frontage</i> on a <i>lot</i> not accessed by a <i>lane</i> - 7.62 m per unit on an <i>interior lot</i> and 9.9 m per unit on a <i>corner lot</i> and if two <i>semi-detached dwelling units</i> are located on a corner lot, the minimum <i>lot frontage</i> is 15.4 m	
c)	Maximum garage width on a lot not accessed by a lane i) <i>Lot frontage per unit of 11.6 m or greater</i> – 5.8 m ii) <i>Lot frontage per unit of less than 11.6 m</i> – 3.5 m	
d)	Maximum <i>height</i> - 10 m	
e)	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 m wide.	
f)	Notwithstanding Section 6.2.4.2b) of By-law 28-97, as amended, a minimum 25% <i>soft landscaping</i> shall be provided in the <i>front or exterior side yard</i> in which the driveway is located.	

<b>Exception 7.701</b>	<b>Kennedy Meadows East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.</b>	<b>Parent Zone R1-F15</b>
File PLAN-20- 133038		Amending By- law <b>2022-000</b>  Heritage House
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 2022 - <b>_____</b> and denoted by the symbol *701.		
<b>7.701.1 Only Permitted Uses</b>		
The following uses are the only permitted uses:		
a)	<i>Single Detached Dwelling within a Heritage Building</i>	
b)	<i>Home Occupations</i>	
c)	<i>Home Child Care</i>	
d)	<i>One (1) Accessory Dwelling Unit</i>	
<b>7.701.2 Zone Standards for Single Detached Heritage Dwelling</b>		
The following specific Zone Standards shall apply to a <i>Single Detached Dwellings</i> :		
a)	Minimum required <i>front yard</i> – 0.6 m	
b)	Minimum required <i>exterior side yard</i> – 1.0 m	
c)	Minimum required distance between <i>single detached heritage dwellings</i> in the R1-F15 Zone – 6.3 m	
d)	Minimum <i>rear yard</i> – 1.8 m	
e)	Buildings of historic and/or architectural interest relocated to the site are exempt from <i>height</i> provisions. The roofline of any addition(s) or enlargement shall be lower than the highest point of the roofline of the nearest adjacent portion of the original <i>building</i>	

<b>Exception 7.702</b>	<b>Kennedy Meadows East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.</b>	<b>Parent Zone R2-LA</b>
File PLAN-20- 133038		Amending By- law <b>2022-000</b>  Lane Based Semi - Detached
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 2022 - <b>_____</b> and denoted by the symbol 7.702.		
<b>7.702.1 Only Permitted Uses</b>		
The following uses are the only permitted uses:		
a)	<i>Semi-Detached Dwellings</i>	
b)	One (1) <i>Accessory Dwelling Unit</i> within a <i>semi-detached dwelling</i>	
c)	<i>Home Occupations</i>	
d)	<i>Home Child Care</i>	
<b>7.702.2 Zone Standards</b>		
The following specific Zone Standards shall apply:		
a)	The provisions of Table B4, Parts 1 and 2 of 2 shall apply to all lots with the exception of the following regulations	
b)	<i>Minimum Required Rear Yard:</i> i) To the <i>first storey</i> - 0.6 m ii) To all <i>storeys</i> above the <i>first storey</i> – 3.0 metres	
c)	<i>Amenity Space</i> shall be provided and shall be subject to the following provisions:  i. <i>The 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. <i>One Outdoor Amenity Space</i> shall have a contiguous minimum area of 20 square m.  Notwithstanding any other provisions in this By-law, <i>decks</i> are permitted to be located above the <i>first storey</i> and <i>balconies</i> are not required to be cantilevered.	
d)	Maximum <i>height</i> – 12.5 m	
e)	Non cantilevered window bays are permitted to encroach into a required <i>yard</i> provided such window bays are located no closer than 0.3 m to any <i>lot line</i> and are no more than 3 m wide.	

4. A contribution by the Owner to the City for the purposes of public art 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 \_\_\_\_\_, 2022.

---

Kimberley Kitteringham  
City Clerk

---

Frank Scarpitti  
Mayor



## **EXPLANATORY NOTE**

### **BY-LAW 2022-\_\_\_\_\_**

**A By-law to amend By-law 304-87, as amended and By-law 177-96, as amended**

**Lands located east of Kennedy Road between Major Mackenzie Drive East and Elgin Mills Road East**

**Part of Lots 23 and 24, Concession 6**

#### **Lands Affected**

The subject lands have an area of approximately 102.413 hectares, located on the east side of Kennedy Road, municipally known as 10379/10411 Kennedy Road.

#### **Existing Zoning**

The subject lands are currently zoned “Agriculture One Zone (A1)” under By-law 304-87, as amended.

#### **Purpose and Effect**

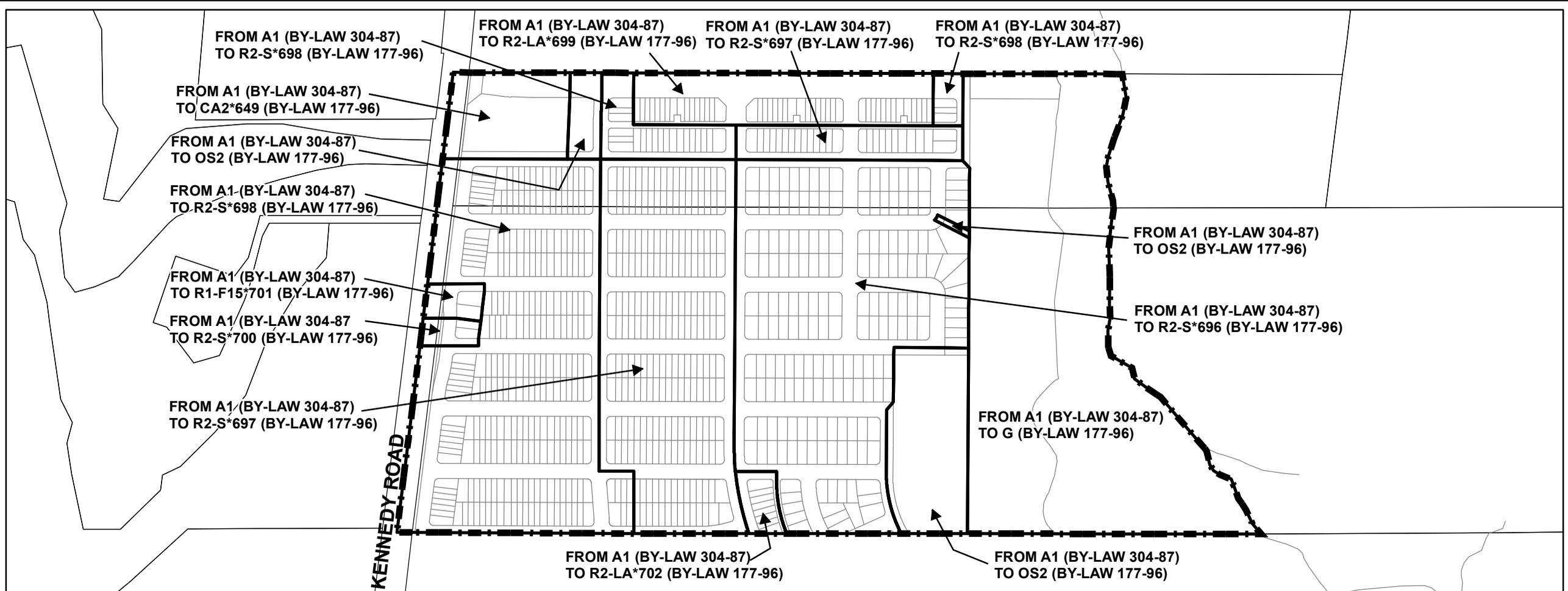
The purpose and effect of this By-law is to amend By-law 304-87, as amended and By-law 177-96, as amended by rezoning a portion of the subject land to:

Residential Two-Special\*696 (R2-S\*696) Zone (By-law 177-96);  
Residential Two-Special\*697 (R2-S\*697) Zone (By-law 177-96);  
Residential Two-Special\*698 (R2-S\*698) Zone (By-law 177-96);  
Residential Two-Lane Access\*699 (R2-LA\*699) Zone (By-law 177-96);  
Community Amenity Two\*649 (CA2\*649) Zone (By-law 177-96);  
Residential Two-Special\*700 (R2-S\*700) Zone (By-law 177-96);  
Residential One-Fifteen\*701 (R1-F15\*701) Zone (By-law 177-96);  
Residential Two-Lane Access\*702 (R2-LA\*702) Zone (By-law 177-96);  
Greenway (G) Zone (By-law 177-96); and,  
Open Space Two (OS2) Zone (By-law 177-96).

in order to facilitate residential development consisting of single detached, semi-detached, townhouse dwellings, a mixed use block, parkland and open space. The plan also includes two heritage dwellings.

**Note Regarding Further Planning Applications on this Property**

In accordance with Section 45(1.3) and 45(1.4) of the Planning Act, R.S.O. 1990, cP.13, as amended on July 1, 2016 through the enactment of Bill 73, no person shall apply for a minor variance from the provisions of the by-law in respect of land, building or structure before the second anniversary of the day on which the by-law was amended, unless Council has declared by resolution that such an application is permitted.



# 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 BY-LAW 304-87 AND ADDED TO BY-LAW 177-96 | BOUNDARY OF ZONE DESIGNATION(S)     |                        |
| A1 AGRICULTURAL ONE   | R2-LA RESIDENTIAL TWO - LANE ACCESS | G GREENWAY             |
| R1-F15 RESIDENTIAL ONE - FIFTEEN  | CA2 COMMUNITY AMENITY TWO           | *(No) EXCEPTION NUMBER |
| R2-S RESIDENTIAL TWO - SPECIAL  | OS2 OPEN SPACE TWO                  |                        |

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.