



By-law 2022-xx

A Bylaw to amend By-law 1229, as amended

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

1. That By-law 1229, as amended, is hereby further amended as it applies to the lands outlined on Schedule 'A' as follows:

- 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto

from:

Central Commercial Zone (C2) Zone

to:

Residential One Zone (R1) Zone

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

Exception 12.47	Conlon and Vopni 36 Washington	Parent Zone R1
File PLAN 21-127477		Amending By-law 2022-__
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted 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.		
12.47.1 Additional Permitted Uses		
The following are the only permitted uses:		
a)	One (1) ACCESSORY DWELLING UNIT within a SINGLE DETACHED DWELLING	
12.47.2 Special Zone Standards		
The following special zone standards shall apply to Part One:		
a)	Minimum required LOT FRONTAGE – 7.75 m	
b)	Minimum LOT AREA – 342 square metres	
c)	Minimum required SIDE YARD – 1.2 metres	
d)	Minimum required INTERIOR SIDE YARD for a DRIVEWAY – 0.0 m	
e)	Maximum HEIGHT – 10 m	
f)	Maximum number of STOREYS - 3	
g)	Notwithstanding e) above, the maximum GROSS FLOOR AREA for the third STOREY shall be a maximum of 15 square metres	
h)	Maximum BUILDING DEPTH – 18.1 m	
i)	Maximum FLOOR AREA RATIO – 67%	
j)	Minimum setback for an ACCESSORY BUILDING: a) REAR YARD - 0.9 m b) SIDE YARD – 0.0 m	
k)	Maximum HEIGHT for an ACCESSORY BUILDING – 5.2 m	
The following special zone standards shall apply to Part Two:		
a)	Minimum required LOT FRONTAGE – 7.75 m	
b)	Minimum LOT AREA – 313 square metres	
c)	Minimum required front yard – 1.8 m	
d)	Notwithstanding c) above, stairs are permitted to encroach into the required FRONT YARD provided they maintain a 0.1 metre setback to the FRONT YARD	

f)	Minimum required SIDE YARD: a) South - 1.2 m b) North – 0.5 m
g)	Minimum required INTERIOR SIDE YARD for a DRIVEWAY – 0.0 m
h)	Maximum BUILDING DEPTH – 19.1 m
i)	Maximum LOT COVERAGE – 46.5%
j)	Maximum FLOOR AREA RATIO – 81 %
k)	Minimum setback for an ACCESSORY BUILDING: c) REAR YARD - 0.9 m d) North SIDE YARD – 1.2 m e) South SIDE YARD – 0.0M
l)	Maximum HEIGHT for an ACCESSORY BUILDING – 5.7 m

Read and first, second and third time and passed on _____, 2022.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Amanda File No. PLAN 21-127477



EXPLANATORY NOTE

BY-LAW 2022-____

A By-law to amend By-law 1229, as amended

**Andrea Conlon & Kenneth Vopni
PL 18 BLK D PT LT 12 PT LT 13 64R7685 PT 1
36 Washington St.
ZA 21 147477**

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 0.07 hectares (0.16 acres), which is located on the west side of Washington St. south of Joseph St. and north of Centre Street in the community of Markham Village.

Existing Zoning

The subject lands are zoned Central Commercial (C2) Zone under By-law 1229, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands under By-law 1229, as amended, as follows:

from:
Central Commercial (C2) Zone

to:
Residential One (R1) Zone;

in order to delete the existing commercial uses, and to permit a proposed severance of the property and new single detached infill dwelling.

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.