



BY-LAW 2023-_____

A By-law to amend By-law 2150, as amended
(to delete lands from the designated area of By-law 2150)
and to amend 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 2150, as amended, are hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated areas of By-law 2150, 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:
Second Density Single Family Residential (R2A) Zone

to:
Residential Two (R2)(H) Zone
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.723	Thornheights Homes Inc. PLAN 4184 LOT 11 RS65R12007 PART 2 16 Kirk Drive	Parent Zone R2
File PLAN 21 115669		Amending By-law 2023-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *723 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.		
7.723.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Single Detached Dwelling	
b)	Home Occupation	
c)	Home Child Care	
7.723.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Maximum <i>garage width</i> : - 4.0 metres	
b)	Notwithstanding Section 3, Table A of By-law 28-97, where an <i>accessory dwelling unit</i> is provided on site, the minimum number of <i>parking spaces</i> required for a <i>single detached dwelling</i> shall be 1 space per unit.	
c)	Minimum soft <i>landscaping</i> in the <i>front yard</i> : - 35 percent	

3. HOLDING PROVISION

- 3.1 For the purpose of this By-law, a Holding (H) provision is hereby established on lands zoned R2 as identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbols.
- 3.2 No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.
- 3.3 A Zoning By-law Amendment to remove the Holding (H) symbol from the lands shown on Schedule "A" shall not be passed until the following conditions have been met:
 - a) Execution by the City of Markham of a Development Agreement between the Owner and the City of Markham.

Read and first, second and third time and passed on March 1, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2023-____

A By-law to amend By-law 177-96, as amended

Thornheights Homes Inc.

PLAN 4184 LOT 11 RS65R12007 PART 2

16 Kirk Drive

PLAN 21 115669

Lands Affected

The proposed By-law amendment applies to a parcel of land with an approximate area of 0.15 hectares (0.37 acres), which is located north of Kirk Drive and west of Thornheights Road.

Existing Zoning

The subject lands are zoned Second Density Single Family Residential (R2A) Zone under By-law 2150, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands under By-law 177-96, as amended as follows:

from:

Second Density Single Family Residential (R2A) Zone

to:

Residential Two (R2)(H) Zone;

in order to permit five (5) single detached dwellings on the lands.