



BY-LAW 2023-_____

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

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

1. That By-law 177-96, 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:

Open Space Two (OS2) Zone

to:

Residential Two*725 (R2*725) Zone

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

Exception 7.725	2795886 Ontario Inc. Russell Dawson Road Southwest corner of Woodbine Avenue and Russell Dawson Road	Parent Zone R2
File PLAN 21 136184		Amending By-law 2023-__
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 2023-000 and denoted by the symbol *725.		
7.725.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Single Detached Dwellings	
b)	Semi-detached Dwellings	
c)	Townhouse Dwellings	
d)	Home Occupations	
e)	Home Childcare	
7.725.2 Special Zone Standards		
The following specific zone standards shall apply:		
a)	Notwithstanding any further division or partition of land subject to this Section, all lands zoned with Exception *725 shall be deemed one lot for the purposes of this By-law.	
b)	For the purposes of this By-law, the provisions of Table B2 shall not apply.	
c)	For the purposes of this By-law, the lot line abutting Woodbine Avenue shall be deemed to be the front lot line.	
d)	Minimum Lot Frontage – 60 metres	
e)	Minimum required Front Yard – 3.0 metres	
f)	Minimum required Rear Yard – 3.0 metres	
g)	Minimum required Interior Side Yard – 3.0 metres	
h)	Minimum required Exterior Side Yard – 2.4 metres	
i)	Minimum required width of a Single Detached Dwellings, Semi-detached Dwellings, or Townhouse Dwellings – 5.5 metres	
j)	Private Outdoor Amenity Space shall be provided subject to the following provisions: i. Private Outdoor Amenity Space shall have a minimum contiguous area of 20 square metres per unit; ii. Private Outdoor Amenity Space may be located on a rooftop, above a private garage and/or be located on a balcony; iii. Private Outdoor Amenity Space located at grade shall be abutting the dwelling unit.	
k)	Common Outdoor Amenity Space shall be provided subject to the following provisions: i. A minimum of 800 square metres of common outdoor amenity space shall be provided on the lands zoned R2*725 ii. Common Outdoor Amenity Space shall be located at grade	

	iii. The minimum contiguous area for an individual common <i>outdoor amenity space</i> shall be 400 square metres.
l)	In addition to Section 6.2 a) and b): i. <i>Decks</i> are also permitted within the <i>interior side yard</i> ii. <i>Decks</i> can extend from the rear wall of the dwelling to within 3.0 metres of an <i>interior lot line</i> iii. The floor of the <i>deck</i> is also permitted to be located above the <i>first storey</i> .
m)	Maximum <i>Building Height</i> – 13 metres
n)	Any portion of a <i>building</i> above the third <i>storey</i> shall be a maximum <i>Gross Floor Area</i> of 16 square metres, and used for no other purpose than rooftop access or for a mechanical room.
o)	Maximum number of <i>Single Detached Dwelling Units</i> – 8 Maximum number of <i>Semi-Detached Dwelling Units</i> – 12 Maximum number of <i>Townhouse Dwelling Units</i> – 87

Read and first, second and third time and passed on _____, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2023-____

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

**2795886 Ontario Inc.
PLAN 65M4252 BLK 100
Russell Dawson Road
Southwest Corner of Woodbine Avenue and Russell Dawson Road
PLAN 21 135184**

Lands Affected

The proposed By-law amendment applies to a parcel of land with an approximate area of 2.4 hectares (5.93 acres), which is located at the southwest corner of Woodbine Avenue and Russell Dawson Road.

Existing Zoning

The subject lands are zoned Open Space Two (OS2) Zone under By-law 177-96, 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:

Open Space Two (OS2) Zone

to:

Residential Two*725 (R2*725) Zone;

in order to permit a residential development on the lands.

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.