



BY-LAW 2024-_____

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 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 lands outlines on Schedule “A” attached hereto:

From:
Agriculture One (A1) Zone
Rural Residential One (RR1) Zone

To:
Residential Two*753 (R2*753) Zone
Residential Two*754 (R2*754) Zone
Residential Two*755 (R2*755) Zone
Residential Two*755 (R2*756) Zone

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

Exception 7.753	1628740 and 1628741 Ontario Inc. 2716-2730 Elgin Mills Road East	Parent Zone R2
File PLAN 23 150145	LOT 1	Amending By-law 2024-____
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 2024-000 and denoted by the symbol *753		
7.753.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Single Detached Dwellings</i>	
b)	<i>Home Occupations</i>	
c)	<i>Home Childcare</i>	
7.753.2 Special Zone Standards		
The following specific zone standards shall apply:		
a)	The provisions of Table B2 (Part 1 of 3) shall apply to all lots	
b)	Minimum required <i>Front Yard</i> – 3.0 metres	
c)	Minimum required <i>Exterior Side Yard</i> – 1.0 metre	
d)	Section 6.2.2 shall not apply	

Exception 7.754	1628740 and 1628741 Ontario Inc. 2716-2730 Elgin Mills Road East	Parent Zone R2
File PLAN 23 150145	Lot 2	Amending By-law 2024-____
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 2024-000 and denoted by the symbol *754.		
7.754.1 Only Permitted Uses		
The following are the only permitted uses:		

a)	<i>Single Detached Dwellings</i>
b)	<i>Home Occupations</i>
c)	<i>Home Childcare</i>
7.754.2 Special Zone Standards	
The following specific zone standards shall apply:	
a)	The provisions of Table B2 (Part 1 of 3) shall apply to all lots
b)	Minimum required <i>Front Yard</i> – 1.0 metre
c)	Minimum required <i>Rear Yard</i> – 7.0 metres
d)	Section 6.2.2 shall not apply

Exception 7.755	1628740 and 1628741 Ontario Inc. 2716-2730 Elgin Mills Road East	Parent Zone R2
File PLAN 23 150145		Amending By-law 2024-____
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 2024-000 and denoted by the symbol *755.		
7.755.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Semi-Detached Dwellings</i>	
b)	<i>Home Occupations</i>	
c)	<i>Home Childcare</i>	
7.755.2 Special Zone Standards		
The following specific zone standards shall apply:		
a)	The provisions of Table B2 (Part 1 of 3) shall apply to all lots	
b)	Minimum required <i>Rear Yard</i> – 5.0 metres	
c)	Notwithstanding Section 6.2 b): i. The floor of a <i>deck</i> is permitted to be located above the <i>first storey</i> .	

Exception 7.756	1628740 and 1628741 Ontario Inc. 2716-2730 Elgin Mills Road East	Parent Zone R2
File PLAN 23 150145		Amending By-law 2024-____
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 2024-000 and denoted by the symbol *XXX.		
7.756.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Townhouse Dwellings</i>	
b)	<i>Home Occupations</i>	
c)	<i>Home Childcare</i>	
7.756.2 Special Zone Standards		
The following specific zone standards shall apply:		
a)	The provisions of Table B2 (Part 1 of 3) shall apply to all lots	
b)	Minimum required <i>Lot Frontage</i> : i. 7.5 metres on a <i>corner lot</i> ii. 6.7 metres per end unit on an <i>interior lot</i> iii. 5.5 metres per unit on an <i>interior lot</i>	
c)	Minimum required <i>Rear Yard</i> – 5.0 metres	
d)	Maximum <i>height</i> – 13.0 metres	
e)	Notwithstanding Section 6.2 b): i. The floor of the <i>deck</i> is permitted to be located above the <i>first storey</i> .	

Read and first, second and third time and passed on _____, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Amanda File No. PLAN 23 150145



EXPLANATORY NOTE

BY-LAW 2024-____

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

**1628740 and 1628741 Ontario Inc.
2716-2730 Elgin Mills Road East
PLAN 23 150145**

Lands Affected

The proposed By-law amendment applies to a parcel of land with an approximate area of 1.074 hectares (2.65 acres), which is located north of Elgin Mills Road East and west of Woodbine Avenue.

Existing Zoning

The subject lands are zoned Agriculture One (A1) Zone and Rural Residential One (RR1) 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:

**Agriculture One (A1) Zone
Rural Residential One (RR1) Zone**

to:

**Residential Two*753 (R2*753) Zone
Residential Two*754 (R2*754) Zone
Residential Two*755 (R2*755) Zone
Residential Two*755 (R2*756) Zone**

in order to permit a residential development on the lands.