



# BY-LAW 2024-XXX

A By-law to amend By-law 90-81, as amended  
(to delete lands from the designated area of By-law 90-81)  
and to amend By-law 177-96, as amended  
(to incorporate the 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 90-81, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 90-81, as amended.
2. That By-law 177-96 as amended, is hereby further amended, as follows:
  - a) By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule 'A' attached hereto.
  - b) By rezoning the lands outlined on Schedule 'A' attached hereto:

From:

**Residential Development (RD)** zone (By-law 90-81)

To:

**Residential Two – Special\*771 Hold (R2-S\*771(H))** zone  
**Open Space One (OS1)** zone

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

<b>Exception 7.771</b>	<b>Regency Property Inc.</b> West side of McCowan Road, north of 14 <sup>TH</sup> Avenue 7810, 7822, 7834, 7846 McCowan Road	<b>Parent Zone R2-S</b>
File PLAN 21 129 900		Amending By-law 2024-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *771 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.		
<b>7.771.1 Only Permitted Uses</b>		
The following are the only permitted uses:		

a)	<i>Townhouse dwelling</i>
b)	<i>Multiple dwelling</i>
c)	<i>Home occupation</i>
d)	<i>Home child care</i>
<b>7.771.2 Special Zone Standards</b>	
The following special zone standards shall apply:	
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *771 shall be deemed to be one <i>lot</i> for the purposes of this By-law.
b)	For the purpose to this By-law, the eastern <i>lot line</i> shall be deemed to be the <i>front lot line</i> .
c)	Minimum <i>lot frontage</i> – 160 metres
d)	Minimum required <i>yards</i> : i) <i>Front yard</i> – 3.4 metres ii) <i>Southerly interior side yard</i> – 1.1 metres iii) <i>Northerly interior side yard</i> – 30 metres iv) <i>Rear yard</i> – 7.5 metres
e)	Notwithstanding Section 6.21, <i>porches</i> , stairs, architectural features and roof overhangs may encroach into the required northerly <i>interior side yard</i> setback by a maximum of 3.0 meters
f)	Minimum setback between <i>buildings</i> – 3.0 metres
g)	Maximum <i>height</i> – 13 metres
h)	Minimum width of a <i>townhouse dwelling</i> – 5.1 metres
i)	The maximum number of units: i) <i>Multiple dwelling units</i> in the form of stacked townhouse units – 6 ii) <i>Multiple dwelling units</i> in the form of back-to-back townhouse units – 78 iii) <i>Townhouse units</i> – 49
j)	<i>Multiple dwelling units</i> shall not be permitted within 30 metres of the westerly <i>lot line</i>
k)	Minimum required number of <i>parking spaces</i> for <i>multiple dwelling units</i> in the form of stacked townhouse units – 1 <i>parking space</i> per unit

#### 4. HOLDING PROVISION

- a) For the purpose of this By-law, a Holding (H) provision is hereby established on lands zoned R2-S\*771 as identified on Schedule ‘A’ attached hereto by the letter (H) in parenthesis following the zoning symbols.
- b) 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*.
- c) 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:
  - 1) The execution of a subdivision or construction agreement between the

Owner and the City, satisfactory to the City Solicitor and the Director of Engineering, or if the Owner can satisfactorily demonstrate that an agreement to secure the construction of the works mentioned below has been entered into with the City:

- i) The design and construction of a new sanitary sewer on Edgcombe Court between Tillie Square Park and Canning Court, and on Canning Court, between Edgcombe Court and Windfield Road to the satisfaction of the Director of Engineering.
- ii) The decommissioning of the existing sanitary sewer on Edgcombe Court between Tillie Square Park and Canning Court, and on Canning Court, between Edgcombe Court and Windfield Road, to this satisfaction of the Director of Engineering.
- iii) The restoration of Edgcombe Court between Tillie Square Park and Canning Park, and Canning Court, between Edgcombe Court and Windfield Road, to the satisfaction of the Director of Engineering.

Read a first, second and third time and passed on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



## **EXPLANATORY NOTE**

### **BY-LAW 2024-\_\_\_\_**

**A By-law to amend By-laws 90-81 and 177-96, as amended**

**Regency Property Inc.  
7810, 7822, 7834 and 7846 McCowan Road  
PLAN 21 129900**

### **Lands Affected**

This by-law applies to an approximate 2.13 hectare (5.27 acre) parcel of land on the west of McCowan Road, between Highway 407 and 14th Avenue, immediately south of the CN Rail Corridor.

### **Existing Zoning**

The subject lands are zoned “Residential Development (RD)” by By-law 90-81, as amended.

### **Purpose and Effect**

The purpose of this by-law amendment is to incorporate the subject lands into the designated area of By-law 177-96, as amended, and zone them “Residential Two - Special\*771 Hold (R2\*771(H))” and “Open Space One (OS1)” to permit a townhouse development consisting of 19 townhouses, 30 rear lane townhouses, 78 back-to-back townhouses and 6 stacked townhouses, incorporating site-specific zoning provisions including height provisions, set back requirements and unit count.