



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 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:

Residential Two*682 (R2*682) Zone

to:

Residential Four*682 Hold (R4*682(H)) Zone

1.2 By adding the following subsection to Section 7- EXCEPTIONS:

Exception 7.682	Scardred 7 Company Limited 4038 and 4052 Highway 7 E	Parent Zone R4
File PLAN 23 146079		Amending By-law 2024-_____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *682 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.		
7.682.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Townhouse Dwellings</i>	
b)	<i>Home Occupation</i>	
c)	<i>Home Child Care</i>	
7.682.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any further division or partition of any of the lands subject to this Section, all lands zoned *682 shall be deemed to be one lot for the purposes of this By-law.	
b)	For the purpose of this by-law, the Alfredo Street <i>frontage</i> shall be deemed to be the <i>front lot line</i>	
c)	Maximum number of <i>townhouse dwelling units</i> – 49	
d)	Minimum width of a <i>townhouse dwelling unit</i> – 5.6 metres	
e)	Maximum <i>building height</i> – 14 metres	
f)	Minimum <i>front yard setback</i> – 3 m	
g)	Minimum <i>exterior side yard setback</i> – 2 m	
h)	Minimum <i>interior side yard setback</i> – 2 m	
i)	Minimum <i>rear yard setback</i> – 6.5 m	
j)	Minimum setback between the <i>main walls</i> of <i>buildings</i> containing <i>townhouse dwelling units</i> – 3.0 m	

k)	Minimum number of parking spaces – i) 2 spaces per <i>dwelling unit</i> plus 0.18 spaces per <i>dwelling unit</i> for visitors ii) 5% of the required visitor spaces shall be provided as accessible spaces
l)	Minimum private <i>outdoor amenity space</i> – 7.0 square metres per unit
m)	Private <i>outdoor amenity space</i> may be provided on a deck, balcony, rooftop patio, or porch
n)	Minimum common <i>outdoor amenity space</i> – 420 square metres
o)	Notwithstanding Section 6.2.2 a) to the contrary, for <i>porches</i> that are located in the <i>front yard</i> the floor of any <i>porch</i> that is located between a <i>main wall</i> of a <i>building</i> and a <i>streetline</i> shall extend at least 1.0 metre towards the <i>streetline</i> from the <i>main wall</i> that abuts the <i>porch</i> . Windows, stairs, columns, piers and/or railings associated with the <i>porch</i> are permitted to encroach within this area
p)	Notwithstanding Section 6.2, the floor of the deck is permitted to be located above the first storey.
q)	For the purposes of this By-law, the provisions of Table B6 shall not apply

2. HOLDING PROVISION

- 2.1 For the purpose of this By-law, a Holding (H) provision is hereby established on lands zoned R4*682 as identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbols.
- 2.2 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*.
- 2.3 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) Submission of the following studies for the review and approval by the City:
 - i. Functional Servicing Report to the satisfaction of the Director of Engineering or designate; and,
 - ii. Stormwater Management Report to the satisfaction of the Director of Engineering or designate.

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

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2024-____

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

**Scardred 7 Company Limited
CON 5 PT LOT 11
4038 and 4052 Highway 7 East
PLAN 23 146079**

Lands Affected

The proposed by-law amendment applies to the northern portion of 4038 and 4052 Highway 7 East, on a parcel of land with an approximate area of 1.03 hectares (2.55 acres), which is generally located north of Highway 7 East and west of Village Parkway.

Existing Zoning

The subject lands are zoned “Residential Two*682” (R2*682) 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:

Residential Two*682 (R2*682) Zone

to:

Residential Four*682 (Hold) (R4*682(H)) Zone

and incorporate site-specific development standards to permit a residential townhouse development.