



BY-LAW 2024-_____

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)*757 Zone
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.757	28 and 32 Kirk Drive PLAN 4184 LOT 36 and PLAN 4184 LOT 35	Parent Zone R2
File PLAN 24 161084		Amending By-law 2024-_____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *757 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.		
7.757.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Single Detached Dwelling</i>	
b)	<i>Home Occupation</i>	
c)	<i>Home Child Care</i>	
7.757.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum required <i>front yard</i> – 8 metres	
b)	Minimum required <i>rear yard</i> – 10 metres	
c)	Minimum required <i>interior side yard</i> – 1.8 metres and 1.2 metres	
d)	Maximum required <i>height</i> – 9.6 metres	

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

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Amanda File No. PLAN 24 161084



EXPLANATORY NOTE

BY-LAW 2024-____

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

28 and 32 Kirk Drive

PLAN 4184 LOT 36 and PLAN 4184 LOT 35

PLAN 24 161084

Lands Affected

The proposed By-law amendment applies to a parcel of land with an approximate area of 0.28 hectares (0.69 acres), which is located north of Kirk Drive and east 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)*757 Zone;

in order to permit four (4) single detached dwellings on the lands.