



BY-LAW 2024-_____
A By-law to amend By-law 2024-19, as amended

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

1. That By-law 2024-19, 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 – Established Neighbourhood Low Rise (RES-ENLR) Zone

to:

Residential – Low Rise One (RES-LR1)*2 Zone

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

Exception 14.002	28 and 32 Kirk Drive PLAN 4184 LOT 36 and PLAN 4184 LOT 35	Parent Zone RES-LR1
File Number 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 *2 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.		
14.002.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Detached dwelling	
b)	Shared housing – small scale	
c)	Home child care	
d)	Home occupation	
14.002.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum lot frontage – 15.0 metres	
b)	Minimum front yard – 8.0 metres	
c)	Minimum rear yard – 10.0 metres	
d)	Minimum interior side yard – 1.8 metres and 1.2 metres	
e)	Maximum height – 9.6 metres	
f)	Maximum lot coverage – 35%	
g)	Notwithstanding Section 4.8.10.1 d), the maximum height of a porch floor above the average grade level of the porch is 1.6 metres.	
h)	Notwithstanding Section 4.8.8, a portion of the main wall is permitted to encroach into the required interior side yard a maximum of 50% of the required setback , provided it is no more than 3.0 metres wide.	

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

 Kimberley Kitteringham
 City Clerk
 Amanda File No. PLAN 24 161084

 Frank Scarpitti
 Mayor



EXPLANATORY NOTE

BY-LAW 2024-____

A By-law to amend By-law 2024-19, as amended

**PLAN 4184 LOT 36 and PLAN 4184 LOT 35
28 and 32 Kirk Drive
PLAN 24 161084**

Lands Affected

The proposed By-law amendment applies to parcels of land with an approximate area of 0.28 hectares (0.69 acres), which are located north of Kirk Drive and east of Thornheights Road.

Existing Zoning

The subject lands are zoned Residential – Established Neighbourhood Low Rise (RES-ENLR) Zone under By-law 2024-19, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands under By-law 2024-19, as amended as follows:

from:

Residential – Established Neighbourhood Low Rise (RES-ENLR) Zone

to:

Residential – Low Rise One (RES-LR1)*2 Zone;

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