



# By-law 2024-174

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 by deleting Schedules 'A', 'A-1', 'A-2', 'A-3' and 'A-4' attached to amending By-law 2020-66 and replacing with the schedules attached hereto.
2. By adding the following subsection to Section 7 – EXCEPTIONS:

Exception 7.781	Metropia Minto (Sixteenth) Holdings Inc.	Parent Zone R2-S
File PLAN 23 128768		Amending By-law 2020-66
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands denoted by the symbol *781 as shown on Schedule "A-1" attached 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>7.706.1 Special Zone Standards</b>		
a)	Minimum required <i>rear yard</i> – 5.5 metres	

Read and first, second and third time and passed on this September 25, 2024.

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

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Frank Scarpitti  
Mayor



## **EXPLANATORY NOTE**

### **BY-LAW 2024-174**

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

**Metropia Minto (Sixteenth) Holdings Inc.  
Part of Lots 16, 17 and 18, Concession 5  
Draft Plan of Subdivision 19TM-16010**

#### **Lands Affected**

The subject lands have an area of approximately 26 hectares, located on the west side of Kennedy Road, north of 16<sup>th</sup> Avenue, south of Major Mackenzie Drive East.

#### **Existing Zoning**

The subject lands are zoned “Residential Two – Special (R2-S)” with site specific zone standards and “Open Space (O1)” zone under By-law 177-96, as amended.

#### **Purpose and Effect**

The purpose of this By-law is to adjust the zone boundaries to implement a red line revision to Draft Plan of Subdivision 19TM-16010.

The effect of this by-law is to replace lane-based single detached lots with lane-based townhouse lots which results in a net increase of 15 units on Draft Plan of Subdivision 19TM-16010 and, to add a site-specific exception to permit a reduced rear yard setback on lands denoted with a \*781 exception provision.