



**EXPLANATORY NOTE**

**BY-LAW 2015-144**

**A By-law to amend By-laws 304-87 and 177-96, as amended.**

**KAI-TAK INTERNATIONAL INVESTMENTS INC.**

**East side of Kennedy Road, north of 16<sup>th</sup> Avenue**

**Part Lot 19, Concession 6**

**Berczy Village**

**Lands Affected**

This by-law amendment applies to 0.81 ha. (2 acre) of land located on the east side of Kennedy Road, north of 16<sup>th</sup> Avenue, in Berczy Village.

**Existing Zoning**

The lands are presently zoned Rural Residential (RR4) by By-law 304-87, as amended.

**Purpose and Effect**

The purpose of this by-law amendment is to delete the lands from the area zoned by By-law 304-87, as amended, and incorporate the lands into appropriate residential, zone category within By-law 177-96, as amended, as follows:

Residential Two\* 544

R2\* 544

The effect of this by-law amendment is to permit a plan of subdivision comprised of 30 street-accessed townhouses and 2 semi-detached units on the lands.



## By-law 2015-144

**A By-law to amend By-law 304-87, as amended,**  
(To delete lands from the designated area of By-law 304-87)  
**and to amend By-law 177-96, as amended**  
(To incorporate lands into the designated area of By-law 177-96)

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THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. THAT By-law 304-87, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 304-87, as amended.

2. THAT By-law 177-96, as amended, is hereby further amended as follows:

2.1 By adding the lands outlined on Schedule 'A' attached to this By-law to the designated area of By-law 177-96, as amended.

2.2 By zoning the lands:

Residential Two\* 544

R2\* 544

as shown on Schedule "A" attached hereto.

2.3 By adding the following subsections to Section 7 – EXCEPTIONS

**7.544 KAI-TAK INTERNATIONAL INVESTMENTS INC.  
EAST SIDE OF KENNEDY ROAD, NORTH OF 16<sup>TH</sup>  
AVENUE - STREET ACCESSED TOWNHOUSE  
DWELLINGS AND SEMI-DETACHED DWELLINGS**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol R2\*544 on Schedule "A" to this By-law.

**7.544.1 Only Permitted Uses**

Only the following uses are permitted:

- a) *Townhouse dwellings;*
- b) *Semi-detached dwellings;*
- c) *Home occupations.*

**7.544.2 Special Zone Standards**

The following specific zone standards apply:


- a) *Minimum lot frontage*
  - (i) *Townhouse Dwelling:*
    - a. interior unit – 6.0 metres;
    - b. end unit – 7.10 metres;
    - c. corner unit – 8.0 metres;


(ii) *Semi-detached Dwelling:*

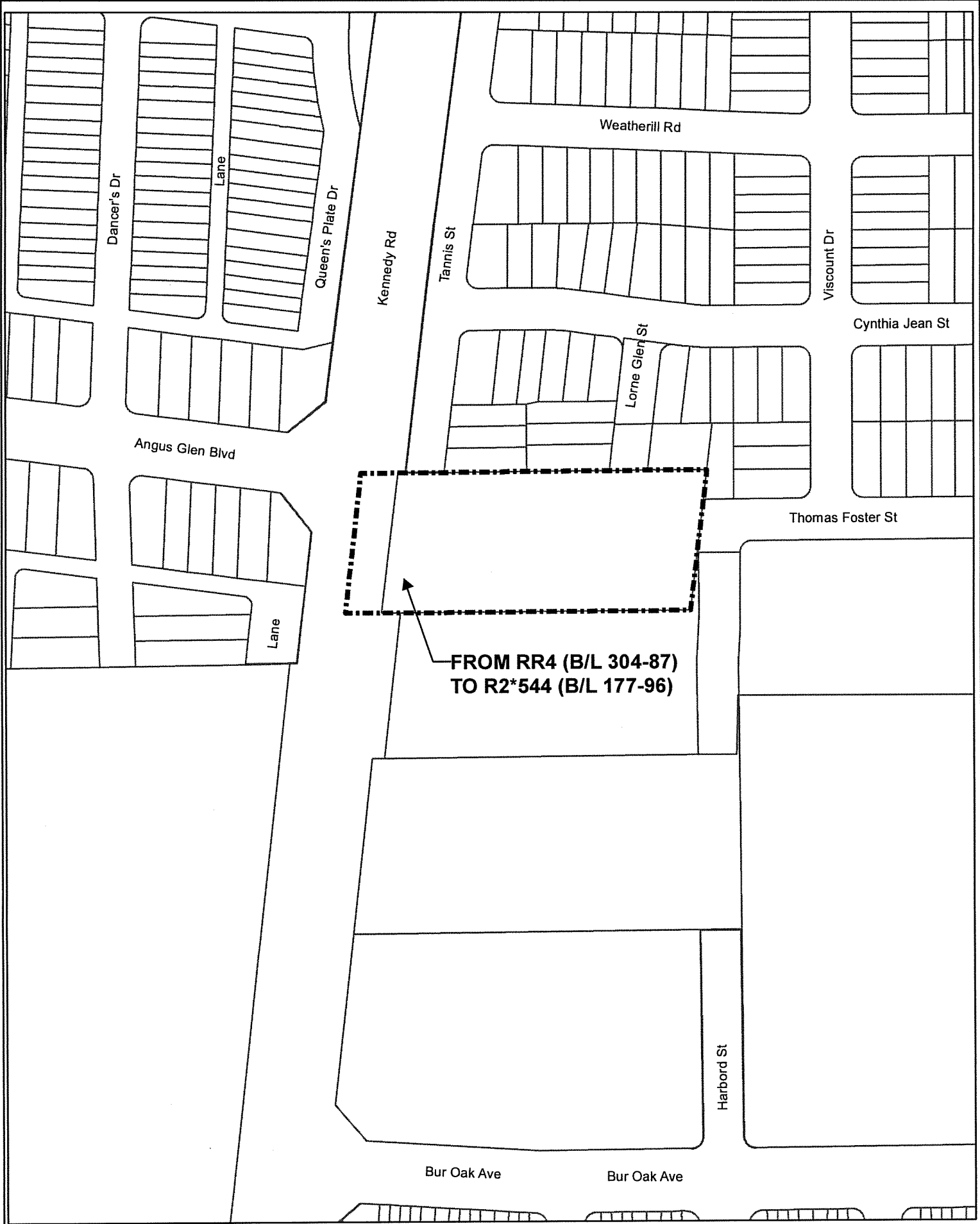
- a. end unit – 7.1 metres;
- b. corner unit – 8.0 metres;
- b) Minimum required *front yard* – 1.5 metres;
- c) Minimum required *exterior side yard* on the north side of Tannis Street – 1.5 metres;
- d) Minimum *rear yard* on the north side of Tannis Street – 6.0 metres;
- e) Minimum *rear yard* on the south side of Tannis Street – 5.5 metres;
- f) Maximum *height* – 12.5 metres;
- g) Maximum finished first floor elevation of the *main building* or *porch* facing the *front lot line* from *established grade* along the front wall of the *building* – 1.2 metres;
- h) Despite section 7.544.2(a)(i)a., a maximum of twelve (12) 5.5 metre wide interior *Townhouse Dwellings* are permitted within the Residential Two \*544 [R2\*544] zone;
- i) Maximum width of a *driveway* and a garage door on a *lot* with a *lot frontage* of less than 8.0 metres – 3.1 metres;
- j) Maximum *garage width* on a *lot* with a *lot frontage* of less than 8.0 metres – 3.5 metres;
- k) Maximum width of a *driveway* and a garage door on a *lot* with a *lot frontage* of 8.0 metres or greater – 5.3 metres; and,
- l) The provisions of Table B2 Part 3 shall apply to all lots.

3. All provisions of By-law 177-96, as amended, not inconsistent with the foregoing shall continue to apply to the lands shown on Schedule “A” attached hereto.

Read a first, second, and third time and passed on October 27, 2015.

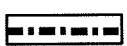

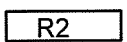
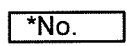
  
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Kimberley Kitteringham  
City Clerk

  
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Frank Scarpitti  
Mayor



# SCHEDULE "A" TO BY-LAW 2015-144

## AMENDING BY-LAWS 304-87 AND 177-96 DATED October 27, 2015

-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE TO BE DELETED FROM 304-87 AND ADDED TO 177-96
-  RR4 RURAL RESIDENTIAL FOUR
-  R2 RESIDENTIAL TWO
-  \*No. EXCEPTION SECTION NUMBER