



BY-LAW 2018-_____

A By-law to amend By-laws 1229, 1442, 1507, 1767, 1914, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612, 11-72, 122-72, 77-73, 83-73, 84-73, 119-73, 151-75, 88-76, 127-76, 250-77, 145-78, 162-78, 163-78, 184-78, 72-79, 91-79, 118-79, 134-79, 153-80, 165-80, 72-81, 90-81, 108-81, 193-81, 221-81, 28-82, 194-82, 196-82, 47-85, 304-87, 19-94 and 177-96, as amended

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

1.0 By-laws 1229, 1442, 1507, 1767, 1914, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612, 11-72, 122-72, 77-73, 83-73, 84-73, 119-73, 151-75, 88-76, 127-76, 250-77, 145-78, 162-78, 163-78, 184-78, 72-79, 91-79, 118-79, 134-79, 153-80, 165-80, 72-81, 90-81, 108-81, 193-81, 221-81, 28-82, 194-82, 196-82, 47-85, 304-87, 19-94 and 177-96, as amended, are hereby amended by:

1.1 adding the following definitions which shall apply for the purpose of applying Section 1.2 of this By-law only:

"Detached house" means a single residential structure containing no more than two *dwelling units*.

"Floor Area" means the aggregate of the areas of each floor of a *dwelling unit* above or below established grade, measured between the exterior faces of the exterior walls and to the centerline of a party wall or demising wall, but not including the *floor area* of a private garage.

"Main Wall" means the exterior front wall of a building and all structural components essential to the support of a fully enclosed space.

"Principal Dwelling Unit" means a *dwelling unit* that has a floor area that is greater than the *floor area* of the other unit in the same building.

"Semi-detached house" means a residential structure which is one of two horizontally attached residential structures and is separated vertically from the other residential structure by a common wall, or linked below grade, which does not provide internal access from the living space in one structure to the other.

"Secondary Dwelling Unit" means a *dwelling unit* that has a *floor area* that is less than the *floor area* of the other unit in the same building.

"Streetline" means the boundary between a public street and a lot.

"Townhouse" means a residential structure which is one

of a group of three or more horizontally attached residential structures and is separated vertically from one or two of the other structures by common walls which do not provide for internal access from the living space in one structure to another.

- 1.2 adding the following provisions, which shall apply notwithstanding any other provisions contained within the aforementioned by-laws:
- a) one *secondary dwelling unit* is permitted in a *detached house, semi-detached house, or townhouse* in any Zone excluding the area shown on Schedule A attached, subject to the following:
 - i) both the *principal dwelling unit* and the *secondary dwelling unit* are wholly contained within the same *detached house, semi-detached house, or townhouse*;
 - ii) there are no more than two dwelling units in the same *detached house, semi-detached house, or townhouse*;
 - iii) there are no more than two *dwelling units* on the same lot;
 - iv) a *principal dwelling unit* and a *secondary dwelling unit* shall each have a *floor area* of 35m² or greater; and
 - v) only one dwelling entrance is contained within any *main wall* facing a *streetline*.
 - b) Table A, Row G of By-law 28-97, as amended, shall not apply.

2.0 All other provisions of By-laws 1229, 1442, 1507, 1767, 1914, 2 053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612, 11-72, 122-72, 77-73, 83-73, 84-73, 119-73, 151-75, 88-76, 127-76, 250-77, 145-78, 162-78, 163-78, 184-78, 72-79, 91-79, 118-79, 134-79, 153-80, 165-80, 72-81, 90-81, 108-81, 193-81, 221-81, 28-82, 194-82, 196-82, 47-85, 304-87, 19-94 and 177-96, as amended, not inconsistent with the provisions of this By-law 2017-_____, shall continue to apply.

Read a first, second and third time this _____ day of _____, 2018.

Kimberley Kitteringham,
City Clerk

Frank Scarpitti,
Mayor