



BY-LAW 2024-76

A By-law to amend By-law 1229, as amended
and to amend By-law 28-97, as amended

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

1. By-law 1229, as amended, is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto from One Family Residential (R3) to Holding Office/Residential [(H)C4] Zone.
 - 1.2 By adding the following subsection to Section 12 – EXCEPTIONS:

“12.38 162 Main Street Markham North

Notwithstanding any other provisions of By-law 1229, as amended and By-law 28-97, as amended, the provisions in this Section shall apply to those lands subject to By-law 2024-76 as shown on Schedule 'A' attached thereto. All other provisions of By-law 1229, as amended, and By-law 28-97, as amended, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

12.38.1 Only Permitted Uses

The following uses are the only uses permitted:

- a) BUSINESS OFFICE;
- b) DWELLING UNITS OVER BUSINESS PREMISES;
- c) DETACHED DWELLING;
- d) SEMI-DETACHED DWELLING;
- e) DUPLEX DWELLING;
- f) TRIPLEX DWELLING; and
- g) FOURPLEX DWELLING.

12.38.2 Specific Zone Standards

The following specific zone standards apply:

- a) Minimum LOT FRONTAGE – 18.3 metres;
- b) Minimum LOT AREA – 2,067 square metres;
- c) Minimum FRONT YARD setback – 7.2 metres;
- d) Minimum North SIDE YARD setback for the existing heritage dwelling – 0 metres;
- e) Minimum required width for a *driveway* providing two way access to a *parking area* – 2.9 metres; and
- f) *Access ramps, driveways, and parking areas* are not required to be defined by a curb, rolled asphalt, or a fence; and

2. **Holding Provision**

For the purposes of this By-law, a Holding (H) provision is hereby established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis preceding the zoning symbol.

No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H) provision for the purpose of a *medical office* as defined in By-law 1229, as amended, until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the Holding (H) provision the following condition must be met to the satisfaction of the City of Markham:

1. The *driveway* providing two way access to a *parking area* has been widened to 6.0m, in accordance with approval of an amendment to the existing site plan, in accordance with Section 41 of the *Planning Act*, as amended.

Read a first, second and third time and passed on May 1, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



Explanatory Note

By-law 2024-76

A By-law to amend By-law 1229, as amended, and By-law 28-97, as amended

1377402 Ontario Ltd.

162 Main Street Markham North

Lands Affected

The proposed by-law amendment applies to a 1,906 m² parcel of land located on the west side of Main Street Markham North, between Bullock Street to the north, and Wilson Street to the south.

Existing Zoning

The subject property is currently zoned One Family Residential (R3) by By-law 1229, as amended.

Purpose and Effect

The purpose and effect of the proposed By-law amendment is to rezone the lands to Office Residential (C4) and to recognize existing site conditions of the building and lot, in order to permit the existing heritage dwelling to be used for business office uses, as well as a range of residential uses.

The Hold Provision is intended to ensure that the existing driveway be widened to permit two way traffic in the event that the property is converted to a Medical Clinic.