

**Figure 1**  
**Location of Town of Markham**  
**In-Fill By-Laws**

The map displays the Town of Markham with its various streets. Four specific areas are highlighted in grey to indicate the locations of In-Fill By-Laws. These areas are labeled as follows:

- By-Law 2237 Amendment (223-94)**: Located in the northwest corner of the town.
- By-Law 1767 Amendment (100-90)**: Located in the northeast corner of the town.
- By-Law 1229 Amendment (99-90)**: Located in the southwest corner of the town.
- By-Law 122-72 Amendment (16-93)**: Located in the central part of the town, near the intersection of Woodbine Ave and 16th Ave.

**Appendix A: Markham Infill Housing Controls for One Family Detached Dwellings**

| By-Laws      | Maximum Height                                                            | Maximum Number of Storeys             | Maximum Depth                                                                                                                                                                                                                                                                                                                                                                                                           | Maximum Garage Projection                                                                                            | Maximum Garage Width                                               | Maximum Floor Area Ratio     | Other provisions                                                                                                                                                                 |
|--------------|---------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1229 (99-90) | Pitched roof dwellings – 9.8 metres<br><br>Flat roof dwellings – 8 metres | 2<br>(within a single vertical plane) | 16.8 metres by an extension to the rear of the dwelling if such extension complies with the following:<br>- the extension does not exceed 1 storey and 4.6 metres in height.<br>- the extension is set back from all lot lines a minimum distance of the greater of 3.0 metres, or the minimum required setback; and<br>- the extension is not wider than one-half (1/2) the width of the dwelling at its widest point. | No closer to the front lot line than 2.1 metres beyond the point of the main building closest to the front lot line. | 7.7 metres for any lot having a frontage of less than 18.3 metres. | R1, R2, R3 and R4 Zones: 45% | <u>Lot Frontage</u><br>R1, R2, R3 & R4 zones: 60 ft<br><br><u>Minimum Lot Area:</u><br>R1, R2, R3 & R4 zones: 6,600 sq. ft<br><br><u>Coverage</u><br>R1, R2, R3 & R4 zones: 35 % |

| By-Laws        | Maximum Height | Maximum Number of Storeys | Maximum Depth                                                                                                                                                                                                                                                                                                                                                                                         | Maximum Garage Projection | Maximum Garage Width | Maximum Floor Area Ratio | Other provisions                                                                                                                                                                                                                                                                                                                    |
|----------------|----------------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 122-72 (16-93) | As above       | As above                  | <p>16.8 metres<br/>Except that the depth may be increased to 18.9 metres by an extension to the rear of the dwelling if such extension complies with the following:</p> <ul style="list-style-type: none"> <li>- the extension does not exceed 1 storey and 4.6 metres in height.</li> <li>- the extension is not wider than one-half (1/2) the width of the dwelling at its widest point.</li> </ul> | As above                  | n/a                  | 47%                      | <p>Minimum front yard:<br/>Notwithstanding Section 6.1 of By-law 2237, as amended, the minimum Front Yard for the lands shown on Schedule 'A' hereto shall be 10.7 metres.</p> <p><u>Lot Frontage</u><br/>R3 – 60 ft</p> <p><u>Minimum Lot Area:</u><br/>R3 – 7500 sq. ft</p> <p><u>Coverage</u><br/><br/>R3 zone:<br/>33 1/3 %</p> |

| By-Laws                         | Maximum Height                                                                                                                                                          | Maximum Number of Storeys | Maximum Depth | Maximum Garage Projection                                                                                            | Maximum Garage Width                                               | Maximum Floor Area Ratio                  | Other provisions                                                                                                                                                                                                           |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2237 (101-90)                   | Pitched roof dwellings – 9.8 metres for the R2, R3, RM1, RM2 and RM3 zones.<br>– 8.6 metres for the R4 and R4S zones.<br><br>Flat roof dwellings (all zones) – 8 metres | As above                  | As above      | As above                                                                                                             | 7.7 metres for any lot having a frontage of less than 18.3 metres. | R2, R3, R4, R4S, RM1, RM2, RM3 zones: 50% | <u>Lot Frontage</u><br>R2 – 75 ft<br>R3 – 60 ft<br>R4 – 50 ft<br><br><u>Minimum Lot Area:</u><br>R2 – 9750 sq. ft<br>R3 – 7500 sq. ft<br>R4 – 6250 sq. ft<br><br><u>Coverage</u><br>R2, R3 & R4 zones: 33 <sup>1/3</sup> % |
| 2237 (223-94) (Heritage By-law) | -                                                                                                                                                                       | -                         | -             | No closer to the front lot line than 1.0 metres beyond the point of the main building closest to the front lot line. | -                                                                  | 33%                                       | <u>Maximum Floor Area:</u><br>278.7 m <sup>2</sup> for single detached dwellings (exclusive of garage)<br><br>41.8 m <sup>2</sup> for garages                                                                              |

| By-Laws       | Maximum Height                                                                                                                                                                         | Maximum Number of Storeys | Maximum Depth | Maximum Garage Projection | Maximum Garage Width                                               | Maximum Floor Area Ratio                                                             | Other provisions                                                                                                                                                                                                                                                                  |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------|---------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1767 (100-90) | <p>Pitched roof dwellings – 9.8 metres for the R1, R2, R3, R4, SR2 and SR3 zones.</p> <p>– 11.3 metres for the SR1 and GR zones.</p> <p>Flat roof dwellings (all zones) – 8 metres</p> | As above                  | As above      | As above                  | 7.7 metres for any lot having a frontage of less than 18.3 metres. | <p>R1, R2, R3, R4 zones: 50%</p> <p>SR1, SR2, SR3 zones: 47%</p> <p>GR zone: 42%</p> | <p><u>Lot Frontage</u><br/> R1 – 100 ft<br/> R2 – 75 ft<br/> R3 – 60 ft<br/> R4 – 50 ft</p> <p><u>Minimum Lot Area:</u><br/> R1 – 10,000 sq. ft<br/> R2 – 9750 sq. ft<br/> R3 – 7500 sq. ft<br/> R4 – 6250 sq. ft</p> <p><u>Coverage</u><br/> R1, R2, R3 &amp; R4 zones: 25 %</p> |

Table 1: North York Zoning Provisions – By-law 7625

| Maximum Height                                                                                 | Minimum lot frontage and width                                                         | Minimum Lot area                                                                                                                                                                           | Maximum Length                                                                                                | Maximum finished first floor height | Maximum Lot Coverage                                                                     | Front Yards                                                                                                                                                   | Side Yards                                                                                                                                                                                    | Rear Yard                                                                        |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Sloped Roof<br>– 9.5 metres for R1 and R2 zones.<br>– 8.8 metres for R3, R4, R5, R6, R7 zones. | R1 – 30 m<br>R2 – 21 m<br>R3 – 18 m<br>R4 – 15 m<br>R5 – 15 m<br>R6 – 12 m<br>R7 – 9 m | R1 – 1100 m <sup>2</sup><br>R2 – 975 m <sup>2</sup><br>R3 – 690 m <sup>2</sup><br>R4 – 550 m <sup>2</sup><br>R5 – 550 m <sup>2</sup><br>R6 – 371 m <sup>2</sup><br>R7 – 278 m <sup>2</sup> | R1 – no maximum<br>R2 – no maximum<br>R3 – 16.8 m<br>R4 – 16.8 m<br>R5 – 16.8 m<br>R6 – 15.3 m<br>R7 – 15.3 m | 1.5 m (all zones)                   | 25% for lots in neighbourhoods: Bond, Chipping, Duncairn, Greenland, Malloy and Overland | One and Two Storeys:<br>R1 – 12 m<br>R2 – 9 m<br>R3 – 7.5 m<br>R4 – 7.5 m<br>R5 – 7.5 m<br>R6 – 6 m<br>R7 – 6 m<br><br>Three storey:<br>R1 – 12 m<br>R2 – 9 m | One and Two Storeys:<br>R1 – 3 m<br>R2 – 1.8 m<br>one storey;<br>2.4 m two storey<br>R3 – 1.8 m<br>R4 – 1.8 m<br>R5 – 1.8 m<br>R6 – 1.2 m<br>R7 – 1.2 m<br><br>Three Storey:<br>R1 & R2 – 3 m | One and Two Storeys:<br>9.5 m (all zones)<br><br>Three Storey:<br>R1 & R2: 9.5 m |
| Flat roof:<br>– 9.5 metres for R1 and R2 zones.<br>– 8.0 metres for R3, R4, R5, R6, R7 zones.  |                                                                                        |                                                                                                                                                                                            |                                                                                                               |                                     |                                                                                          |                                                                                                                                                               |                                                                                                                                                                                               |                                                                                  |

#### Other provisions

- The front yard setback in R3, R4, R5, R6 and R7 may be increased or decreased by 1.0 m in most cases
- Side yards increased to 1.8 m for lots with frontage 15 m or greater.
- The maximum length of dwelling in the R6 and R7 zones may be increased by a 1.5 m one-storey extension to the front of the dwelling and/or a 2.1m one-storey extension to the rear of the dwelling, provided the extension(s) are no wider than one-half the width of the dwelling at the dwelling's widest point, and the height of the extension(s) does not exceed 5.0 m.
- The maximum length of dwelling in the R3, R4 and R5 zones may be increased 2.1 m (from 16.8m to 18.9m) by a one-storey extension to the rear of the dwelling, provided the extension is no wider than one-half the width of the dwelling's widest point, has a minimum 3.0m side yard each side and maximum height of 5.0 m.
- The maximum first floor height may be increased from 1.5 m to 2.0 m for dwellings on lots that have a frontage of less than 13.7 m and have a down-sloping driveway (Note: down-sloping driveway are not permitted on lots with a lot frontage greater than 13.7 m).

**Table 2: Town of Oakville Zoning Provisions – By-law 1984-63**

| Maximum Lot Coverage at Grade                                     | Maximum Building Height                                                 | Maximum Floor Area Ratio                                                                                                                                                                                                                                                                                                                                  | Building Setbacks                                                                                                                                                                                                                                                  | Maximum Dwelling Depth                                                                                                                                                                            | Maximum Garage Floor Area                                                                                          | Projection of Garage beyond Dwelling                                                                                                                                                                                                         |
|-------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R01 Zone:<br>30%                                                  | R01 Zone:<br>2 storeys, with a maximum overall building height of 9.0 m | 0 – 300 m <sup>2</sup><br>310 – 400 m <sup>2</sup><br>401 – 500 m <sup>2</sup><br>501 – 600 m <sup>2</sup><br>601 – 700 m <sup>2</sup><br>701 – 800 m <sup>2</sup><br>801 – 900 m <sup>2</sup><br>901 – 1,000 m <sup>2</sup><br>1,001 – 1,100 m <sup>2</sup><br>1,101 – 1,200 m <sup>2</sup><br>1,201 – 1,300 m <sup>2</sup><br>Over 1,300 m <sup>2</sup> | R01 Zone:<br>- Front – within 2 m of the average of the front yard setback to the nearest dwelling on either side of the lot but in no case less than 10.5 m<br>- Side – 4.2 m<br>- Rear – 10.5 m                                                                  | R01 Zone:<br>20 m, except that a single storey structure may extend into rear yard a further 3 m provided the single storey extension maintains a 9 m side yard setback.<br><br>R10 Zone:<br>None | R01 Zone:<br>- 56 m <sup>2</sup><br>- 9 m maximum entrance width of garage<br><br>R10 Zone:<br>- 38 m <sup>2</sup> | R01 Zone:<br>Garage cannot project more than 2.0 m beyond wall adjacent to the portion of the floor area of the dwelling closest to the street.<br><br>R10 Zone:<br>Garage cannot project more than 1.8 m beyond front wall of the dwelling. |
| R10 Zone:<br>1 storey – 25%<br>1 ½ storey – 22%<br>2 storey – 19% | R10 Zone;<br>Maximum overall building height – 9.0 m                    |                                                                                                                                                                                                                                                                                                                                                           | R10 Zone:<br>- Front – average to the nearest lot on each side<br>- Side – 2.4 m and 1.2 m, reduced yard on the garage side, distance between buildings not less than 3 m for 1, 1 ½, 2 storey with detached garage;<br>1.2 m and 1.2 m for 1 storey with attached |                                                                                                                                                                                                   |                                                                                                                    |                                                                                                                                                                                                                                              |

| Maximum Lot Coverage at Grade | Maximum Building Height | Maximum Floor Area Ratio | Building Setbacks                                                              | Maximum Dwelling Depth | Maximum Garage Floor Area | Projection of Garage beyond Dwelling |
|-------------------------------|-------------------------|--------------------------|--------------------------------------------------------------------------------|------------------------|---------------------------|--------------------------------------|
|                               |                         |                          | garage;<br>1.8 m and 1.8 m for 2 storey with attached garage<br>- Rear – 7.5 m |                        |                           |                                      |

**Table 3: City of Burlington Zoning Provisions – By-law 2020**

**(Low Density Residential Zones)**

| <b>Zone</b> | <b>Building Height</b>                            | <b>Lot Width</b> | <b>Lot Area</b>    | <b>Front Yard</b> | <b>Rear Yard</b>                                     | <b>Side Yard</b>                                                                                                                                | <b>Street Side Yard</b> | <b>Maximum Lot Coverage</b>                                                                                                                                                                                  |
|-------------|---------------------------------------------------|------------------|--------------------|-------------------|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R1.2        | 2 ½ storey maximum height for detached dwellings. | 24 m             | 925 m <sup>2</sup> | 9 m               | 9 m<br>(on a corner lot the rear yard may be 4.5 m)  | With attached garage/carport: 10% of actual lot width<br><br>Without attached garage/carport: 10% of actual lot width, 3 m minimum on one side. | 9 m                     | <u>With attached garage/carport (including accessory buildings and structures)</u><br>1 storey: 40%<br>1 ½ storey: 37.5 %<br>2 + storeys: 35%<br>(40% in R3.3 and R3.4 zones)                                |
| R2.1        | 2 ½ storey maximum height for detached dwellings. | 18 m             | 700 m <sup>2</sup> | 11 m              | 10 m<br>(on a corner lot the rear yard may be 4.5 m) | With attached garage/carport: 1.2 m<br><br>Without attached garage/carport: 1.2 m one side, 3 m other side.                                     | 4.5 m                   | <u>Without attached garage/carport (principle structure/accessory buildings and structures):</u><br>1 storey: 32% / 8%<br>1 ½ storey: 29% / 8%<br>2 + storeys: 27% / 8%<br>(32% / 8% in R3.3 and R3.4 zones) |
| R2.2        | 2 ½ storey maximum height for detached dwellings. | 18 m             | 700 m <sup>2</sup> | 11 m              | 10 m<br>(on a corner lot the rear yard may be 4.5 m) | With attached garage/carport: 1.2 m<br><br>Without attached garage/carport: 1.2 m one side, 3 m other side.                                     | 4.5 m                   | <u>With attached garage/carport (including accessory buildings and structures)</u><br>1 storey: 32% / 8%<br>1 ½ storey: 29% / 8%<br>2 + storeys: 27% / 8%<br>(32% / 8% in R3.3 and R3.4 zones)               |
| R2.3        | 2 ½ storey maximum height for detached dwellings. | 18 m             | 680 m <sup>2</sup> | 7.5 m             | 9 m<br>(on a corner lot the rear yard may be 4.5 m)  | With attached garage/carport: 1.2 m<br><br>Without attached garage/carport: 1.2 m one side, 3 m other side.                                     | 4.5 m                   | All dwellings in Designated Areas shaded on Schedule A Maps – 25% including all accessory buildings and structures                                                                                           |

| Zone | Building Height                                   | Lot Width | Lot Area           | Front Yard | Rear Yard                                           | Side Yard                                                                                                   | Street Side Yard | Maximum Lot Coverage |
|------|---------------------------------------------------|-----------|--------------------|------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------|----------------------|
| R2.4 | 2 ½ storey maximum height for detached dwellings. | 16 m      | 600 m <sup>2</sup> | 6 m        | 9 m<br>(on a corner lot the rear yard may be 4.5 m) | With attached garage/carport: 1.2 m<br><br>Without attached garage/carport: 1.2 m one side, 3 m other side. | 4.5 m            |                      |
| R3.1 | 2 ½ storey maximum height for detached dwellings. | 15 m      | 500 m <sup>2</sup> | 6 m        | 9 m<br>(on a corner lot the rear yard may be 4.5 m) | With attached garage/carport: 1.2 m<br><br>Without attached garage/carport: 1.2 m one side, 3 m other side. | 4.5 m            |                      |
| R3.2 | 2 ½ storey maximum height for detached dwellings. | 15 m      | 425 m <sup>2</sup> | 6 m        | 9 m<br>(on a corner lot the rear yard may be 4.5 m) | With attached garage/carport: 1.2 m<br><br>Without attached garage/carport: 1.2 m one side, 3 m other side. | 4.5 m            |                      |

**Table 4: City of Oshawa Zoning Provisions – By-law 60-94**

| Zones                    | Minimum Lot Frontage                                                                                                                    | Minimum Lot Area                                                                                                                                                                    | Minimum Front Yard Depth                                                                                                               | Minimum Interior Side Yard Depth                                                                                                                                                                      | Minimum Exterior Side Yard Depth                                                                                                           | Minimum Rear Yard Depth                                                                                                                      | Maximum Lot Coverage                                                                                                                   | Maximum Height                                                                                                                         |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| R1                       | R1-A, R1-B, R1-C, R1-D: 12 – 18 m<br><br>R1-E: 9 m<br><br>R1-F, R1-G, R1-H: 30 m                                                        | R1-A, R1-B, R1-C, R1-D: 360 – 540 m <sup>2</sup><br><br>R1-E: 270 m <sup>2</sup><br><br>R1-F, R1-G, R1-H: 1800-6000m <sup>2</sup>                                                   | R1-A, R1-B, R1-C, R1-D: 6 – 9 m<br><br>R1-E: 6 m<br><br>R1-F, R1-G, R1-H: 12 – 15 m                                                    | R1-A, R1-B, R1-C, R1-D: 1.2 m<br><br>R1-E: 1.2 m (interior lots); 0 m (corner lots)<br><br>R1-F, R1-G, R1-H: 5 m                                                                                      | R1-A, R1-B, R1-C, R1-D: 2.4 m<br><br>R1-E: 2.4 m<br><br>R1-F, R1-G, R1-H: 5 m                                                              | R1-A, R1-B, R1-C, R1-D: 7.5 m<br><br>R1-E: 7.5 m<br><br>R1-F, R1-G, R1-H: 10.5 m                                                             | R1-A, R1-B, R1-C, R1-D: 40%<br><br>R1-E: 40%<br><br>R1-F, R1-G, R1-H: 20%                                                              | R1-A, R1-B, R1-C, R1-D: 9.0 m<br><br>R1-E: 9.0 m<br><br>R1-F, R1-G, R1-H: 10.5 m                                                       |
| R2 & R5                  | Single detached dwelling – 9 m<br><br>Semi-detached dwelling on a corner lot – 12 m<br><br>Semi-detached dwelling on interior lot – 9 m | Single detached dwelling – 270 m <sup>2</sup><br><br>Semi-detached dwelling on a corner lot – 320 m <sup>2</sup><br><br>Semi-detached dwelling on interior lot – 275 m <sup>2</sup> | Single detached dwelling – 6 m<br><br>Semi-detached dwelling on a corner lot – 6 m<br><br>Semi-detached dwelling on interior lot – 6 m | Single detached dwelling – 1.2 m on one side only; 0.0 m for corner lots<br><br>Semi-detached dwelling on a corner lot – 0.0 m<br><br>Semi-detached dwelling on interior lot – 1.2 m on one side only | Single detached dwelling – 2.4 m<br><br>Semi-detached dwelling on a corner lot – 2.4 m<br><br>Semi-detached dwelling on interior lot – N/A | Single detached dwelling – 7.5 m<br><br>Semi-detached dwelling on a corner lot – 7.5 m<br><br>Semi-detached dwelling on interior lot – 7.5 m | Single detached dwelling – 40%<br><br>Semi-detached dwelling on a corner lot – 40%<br><br>Semi-detached dwelling on interior lot – 40% | Single detached dwelling – 9 m<br><br>Semi-detached dwelling on a corner lot – 9 m<br><br>Semi-detached dwelling on interior lot – 9 m |
| R3 (townhouse dwellings) | 6.0 m per dwelling unit                                                                                                                 | 185 m <sup>2</sup>                                                                                                                                                                  | 6.0 m                                                                                                                                  | 1.2 m                                                                                                                                                                                                 | 2.4 m                                                                                                                                      | 7.5 m                                                                                                                                        | 50%                                                                                                                                    | 10.5 m                                                                                                                                 |
| R4                       | 30.0 m                                                                                                                                  | 1250 m <sup>2</sup>                                                                                                                                                                 | Abutting                                                                                                                               | 3.0 m                                                                                                                                                                                                 | -                                                                                                                                          | 7.5 m                                                                                                                                        | 35%                                                                                                                                    | 10.5 m                                                                                                                                 |

| Zones                           | Minimum Lot Frontage | Minimum Lot Area | Minimum Front Yard Depth                        | Minimum Interior Side Yard Depth     | Minimum Exterior Side Yard Depth                                | Minimum Rear Yard Depth | Maximum Lot Coverage | Maximum Height |
|---------------------------------|----------------------|------------------|-------------------------------------------------|--------------------------------------|-----------------------------------------------------------------|-------------------------|----------------------|----------------|
| (block townhouse)               |                      |                  | arterial road - 9.0 m<br>Any other road - 6.0 m |                                      |                                                                 |                         |                      |                |
| R6<br>(apartment buildings)     | 19 – 30 m            | -                | 6.0 m                                           | 1.5 m for each storey or half-storey | R6-A: 2.4 m<br>All others: 1.5 m for each storey or half-storey | 7.5 – 16 m              | 22% – 40%            | 10.5 – 30 m    |
| R7<br>(lodging house)           |                      |                  |                                                 |                                      |                                                                 |                         |                      |                |
| R8<br>(correctional group home) |                      |                  |                                                 |                                      |                                                                 |                         |                      |                |

N/A

N/A

Table 5: City of Vaughan Zoning Provisions – By-law 1-88

| Zones                                                                    | Minimum Lot Frontage                                                        | Lot Area                                                                                                                                          | Minimum Yards                                                                                                                                                                                           | Maximum Lot Coverage                                 | Maximum Building Height           |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------|
| R1V Old Village Residential                                              | 30 m                                                                        | 845 m <sup>2</sup>                                                                                                                                | Front – 9.0 m<br>Rear – 7.5 m<br>Interior Side – 1.5 m<br>Exterior Side – 9.0m                                                                                                                          | 20 %                                                 | 9.5 m                             |
| R1<br>R2<br>R3<br>R4<br>R5<br><br>(single family detached dwelling)      | R1 – 18 m<br>R2 – 15 m<br>R3 – 12 m<br>R4 – 9 m / unit<br>R5 – 7.5 m / unit | R1 – 540 m <sup>2</sup><br>R2 – 450 m <sup>2</sup><br>R3 – 360 m <sup>2</sup><br>R4 – 270 m <sup>2</sup> / unit<br>R5 – 225 m <sup>2</sup> / unit | Front<br>R1 – 7.5 m<br>R2, R3, R4, R5 – 4.5 m<br><br>Rear<br>R1, R2, R3, R4, R5 – 7.5 m<br><br>Interior Side<br>R1, R5 – 1.5 m<br>R2, R3, R4 – 1.2 m<br><br>Exterior Side<br>R1, R2, R3, R4, R5 – 4.5 m | R1 – 35 %<br>R2, R3 – 40 %<br>R4 – 45 %<br>R5 – 50 % | R1, R2, R3, R4 – 9 m<br>R5 – 11 m |
| RD1<br>RD2<br>RD3<br>RD4<br>RD5<br><br>(single family detached dwelling) |                                                                             |                                                                                                                                                   | Front – 9.0 m<br>Rear – 7.5 m<br>Interior Side – 1.5 m<br>Exterior Side – 9.0m                                                                                                                          |                                                      |                                   |

**Notes:**

- The sum of the side yards calculated from the main building shall not exceed 15 metres.
- The minimum side yard on one side can be reduced to 0.3 metres, where it abuts a side yard of a minimum of 1.2 metres, except where the side yard abuts a non-residential use.
- Except for building in excess of 11 metres in height, the interior side yard requirement shall be a minimum of 7.5 metres or half the height, whichever is the greater.
- Except where a single family detached dwelling is erected without an attached garage or carport, the minimum side yard requirements of one interior yard be 4.5 metres, or the front yard shall be a minimum of 11 metres.
- The minimum interior side yard requirement may be reduced to 3 metres where a mutual driveway is provided.

Table 6: Town of Richmond Hill – By-law 85-02

| By-Laws        | Maximum Height                                     | Maximum Gross Floor Area                                                               | Side Yard                                                                                                                        | Maximum Garage Projection                                                                                 | Maximum Garage Width                                                                                                                                                                      | Front Yard                                                                                                                                                                                                              |
|----------------|----------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 66-71 (371-90) | 6.0 metres (19.7 ft), not exceeding one (1) storey | 12.2 m <sup>2</sup> (131.3 sq. ft) per linear metre (1.1 yard) of the Net Lot Frontage | 1.5 metres (5 ft)<br><br>No private garage shall extend beyond the main wall into an exterior side yard.                         | No private garage shall project toward the front yard more than 2.1 metres (6.9 ft) beyond the main wall. | 6.5 metres (21.3 ft) for any lot having lot frontage less than 18.3 metres (60 ft).<br><br>9.7 metres (31.8 ft) for any lot having a lot frontage of 18.3 metres (60 ft) or greater.      | A private garage shall have a minimum front yard of 6 metres (19.7 ft).                                                                                                                                                 |
| 66-71 (372-90) | 8.5 metres (27.9 ft), not exceeding 2 storeys.     | 15.2 m <sup>2</sup> (163.6 sq. ft) per linear metre (1.1 yard) of Net Lot Frontage.    | Minimum interior side yard – 3.0 metres (9.8 ft) at the top of the second storey.                                                | -                                                                                                         | -                                                                                                                                                                                         | All buildings – 9.1 metres (29.9 ft) at the top of the second storey, or that which existed at the time of passage of this By-law if such building or structure has had a front yard greater than 9.1 metres (29.9 ft). |
| 66-71 (373-90) | 6.0 metres (19.7 ft), not exceeding one (1) storey | 12.2 m <sup>2</sup> (131.3 sq. ft) per linear metre (1.1 yard) of the Net Lot Frontage | Minimum interior side yard – 3.0 metres (9.8 ft).<br><br>No garage shall extend beyond the main wall into an exterior side yard. | No garage shall project toward the front yard more than 2.1 metres (6.9 ft) beyond the main wall.         | 6.5 metres (21.3 ft) for any lot having a lot frontage of less than 18.3 metres (60 ft).<br><br>9.7 metres (31.8 ft) for any lot having a lot frontage of 18.3 metres (60 ft) or greater. | For any building or structure – the greater of 9.1 metres (29.9 ft) or the setback of the main wall of an existing dwelling.<br><br>A garage, whether or not attached to a main building,                               |

| By-Laws        | Maximum Height                                 | Maximum Gross Floor Area                                                                                                                                                                                                                                                                                                                                                          | Side Yard                                                                                                                                                       | Maximum Garage Projection                                                                                 | Maximum Garage Width                                                                                                                                                                  | Front Yard                                                                                                                                                                                                                                                                      |
|----------------|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 66-71 (374-90) | 8.5 metres (27.9 ft), not exceeding 2 storeys. | 15.2 m <sup>2</sup> (163.6 sq. ft) per linear metre (1.1 yard) of Net Lot Frontage.                                                                                                                                                                                                                                                                                               | Minimum interior side yard – 6.0 metres (19.7 ft) at the top of the second storey.                                                                              | -                                                                                                         | -                                                                                                                                                                                     | shall have a minimum front yard of 6 metres (19.7 ft).<br>All buildings - 12 metres (39.4 ft) at the top of the second storey, or that which existed at the time of passage of this By-law if such building or structure has had a front yard greater than 12 metres (39.4 ft). |
| 66-71 (212-92) | 8.5 metres (28 ft).                            | 15.24 m <sup>2</sup> (164 sq. ft) per linear metre (3.28 ft) of Net Lot Frontage, to a maximum gross floor area of 265 m <sup>2</sup> (2852 sq. ft).<br>In addition to the above, the maximum gross floor area shall be increased by 14 m <sup>2</sup> (150.7 sq. ft) for each additional 3.0 metres (9.84 ft) of depth of lot in excess of 46 metres (150.9 ft), to a maximum of | The minimum side yard for a 1 storey dwelling shall be 1.5 metres (4.92 ft).<br>No private garage shall extend beyond the main wall into an exterior side yard. | No private garage shall project toward the front yard more than 2.1 metres (6.9 ft) beyond the main wall. | 6.5 metres (21.3 ft) for any lot having a lot frontage of less than 18.3 metres (60 ft).<br>9.7 metres (31.8 ft) for any lot having a lot frontage of 18.3 metres (60 ft) or greater. | A private garage shall have a minimum front yard of 6 metres (19.7 ft).                                                                                                                                                                                                         |

| By-Laws                                                                        | Maximum Height | Maximum Gross Floor Area                                                                                                                  | Side Yard | Maximum Garage Projection | Maximum Garage Width | Front Yard |
|--------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------|----------------------|------------|
|                                                                                |                | 70 m <sup>2</sup> (753.5 sq. ft) of additional gross floor area, to a maximum total gross floor area of 265 m <sup>2</sup> (2852 sq. ft). |           |                           |                      |            |
| <b>Other Provisions contained within Parent By-law 66-71:</b>                  |                |                                                                                                                                           |           |                           |                      |            |
| <u>Minimum Lot Frontage</u>                                                    |                |                                                                                                                                           |           |                           |                      |            |
| R1 Zone – 15.24 m (50 ft)                                                      |                |                                                                                                                                           |           |                           |                      |            |
| R2 Zone – 24.38 m (80 ft)                                                      |                |                                                                                                                                           |           |                           |                      |            |
| R3 Zone – 9 m (interior lots), 11 m (corner lots)                              |                |                                                                                                                                           |           |                           |                      |            |
| <u>Minimum Lot Area</u>                                                        |                |                                                                                                                                           |           |                           |                      |            |
| R1 Zone – 1114.8 m <sup>2</sup> (12,000 sq. ft)                                |                |                                                                                                                                           |           |                           |                      |            |
| R2 Zone – 464.5 m <sup>2</sup> (5,000 sq. ft)                                  |                |                                                                                                                                           |           |                           |                      |            |
| R3 Zone – 270 m <sup>2</sup> (interior lots), 330 m <sup>2</sup> (corner lots) |                |                                                                                                                                           |           |                           |                      |            |
| <u>Maximum Lot Coverage</u>                                                    |                |                                                                                                                                           |           |                           |                      |            |
| R1 Zone – 30%                                                                  |                |                                                                                                                                           |           |                           |                      |            |
| R2 Zone – 30%                                                                  |                |                                                                                                                                           |           |                           |                      |            |
| R3 Zone – 40% (interior lots), 33 <sup>1/3</sup> (corner lots)                 |                |                                                                                                                                           |           |                           |                      |            |

| Rk | Total Assignment of Real Allocation | Approved 2011/12 Assignment (Feb 2008 & May 2009) |          |          | Proposed 2013 Assignment (Spring 2010) |          |         | LEED Benefit |         |         | Total Real Allocation, 2011/12 Allocation, LEED Benefit & 2013 Proposed Allocation |          |          | Remaining Development to be Assigned |     |  |
|----|-------------------------------------|---------------------------------------------------|----------|----------|----------------------------------------|----------|---------|--------------|---------|---------|------------------------------------------------------------------------------------|----------|----------|--------------------------------------|-----|--|
|    |                                     | Units                                             | Pop      | Units    | Pop                                    | Units    | Pop     | Units        | Pop     | Units   | Pop                                                                                | Units    | Pop      | Units                                | Pop |  |
|    | Angus Glen/Deacon                   | 4                                                 | 315.0    | 1,069.6  | 375.0                                  | 1,160.7  | -       | -            | 42.0    | 95.3    | 732.0                                                                              | 2,325.6  | 258.0    | 585.7                                |     |  |
|    | Bercy Village                       | 4                                                 | 744.5    | 2,437.1  | 418.0                                  | 1,129.8  | 300.0   | 1,110.0      | 65.0    | 147.6   | 1,527.5                                                                            | 4,824.5  | 1,500.0  | 5,550.0                              |     |  |
|    | Box Grove                           | 3                                                 | 2,280.5  | 8,093.2  | -                                      | -        | -       | -            | -       | -       | 2,280.5                                                                            | 8,093.2  | 100.0    | 227.0                                |     |  |
|    | Cathedral                           | 3                                                 | 1,797.8  | 5,969.6  | 1,098.8                                | 3,403.8  | 102.0   | 377.4        | -       | -       | 2,998.6                                                                            | 9,750.8  | (26.5)   | (241.1)                              |     |  |
|    | 404 North                           | 4                                                 | -        | -        | 266.0                                  | 808.2    | -       | -            | -       | -       | 266.0                                                                              | 808.2    | -        | -                                    |     |  |
|    | Cornell                             | 2                                                 | 3,501.8  | 11,094.4 | 1,104.3                                | 3,552.9  | 500.0   | 1,850.0      | -       | -       | 5,106.1                                                                            | 16,497.3 | 4,805.9  | 11,504.5                             |     |  |
|    | Greensborough                       | 4                                                 | 1,042.0  | 3,677.7  | 486.9                                  | 1,801.5  | 578.0   | 1,507.9      | -       | -       | 2,106.9                                                                            | 6,987.1  | (29.9)   | (110.6)                              |     |  |
|    | Leitchcroft                         | 3                                                 | 637.5    | 1,492.8  | 132.0                                  | 299.6    | 223.5   | 519.4        | 285.0   | 647.0   | 1,278.0                                                                            | 2,958.8  | -        | -                                    |     |  |
|    | Markham Centre                      | 1                                                 | 3,571.0  | 8,287.1  | 1,160.0                                | 2,633.2  | 387.0   | 878.5        | 213.0   | 483.5   | 5,331.0                                                                            | 12,282.3 | 9,309.0  | 22,897.1                             |     |  |
|    | Markham Road South                  | 3                                                 | 339.0    | 866.3    | 131.5                                  | 298.5    | -       | -            | -       | -       | 470.5                                                                              | 1,164.8  | 574.0    | 1,303.0                              |     |  |
|    | Highway 48                          | 3                                                 | -        | -        | 163.0                                  | 370.0    | -       | -            | 88.0    | 199.8   | 251.0                                                                              | 569.8    | 479.0    | 1,091.7                              |     |  |
|    | Milliken Main Street                | 3                                                 | 900.1    | 2,138.4  | 156.0                                  | 439.9    | -       | -            | -       | -       | 1,056.1                                                                            | 2,578.3  | 255.9    | 525.2                                |     |  |
|    | OPA 15                              | 2                                                 | 522.0    | 1,279.3  | 171.0                                  | 418.7    | 12.0    | 27.2         | 71.0    | 161.2   | 776.0                                                                              | 1,886.4  | 53.0     | 149.5                                |     |  |
|    | South Unionville                    | 4                                                 | 398.5    | 1,289.2  | 152.5                                  | 399.5    | 182.0   | 587.6        | 70.0    | 158.9   | 803.0                                                                              | 2,435.2  | (47.0)   | (253.9)                              |     |  |
|    | Swan Lake                           | 4                                                 | 446.0    | 1,270.0  | -                                      | -        | 188.0   | 514.2        | -       | -       | 634.0                                                                              | 1,784.3  | -        | -                                    |     |  |
|    | Villages of Fairtree                | 4                                                 | 655.0    | 2,112.7  | -                                      | -        | 200.0   | 740.0        | -       | -       | 855.0                                                                              | 2,852.7  | 285.0    | 744.2                                |     |  |
|    | Wismer Commons                      | 4                                                 | 1,757.9  | 5,839.5  | 1,098.3                                | 3,737.2  | 650.0   | 2,190.5      | 156.0   | 354.1   | 3,662.2                                                                            | 12,121.3 | 1,166.8  | 3,037.2                              |     |  |
|    | Infill                              |                                                   | 878.0    | 2,529.0  | 625.0                                  | 1,418.8  | 194.0   | 466.9        | 218.0   | 494.9   | 1,915.0                                                                            | 4,899.4  | 3,013.0  | 6,842.3                              |     |  |
|    | Total                               |                                                   | 19,786.6 | 59,445.9 | 7,538.3                                | 21,872.4 | 3,516.5 | 10,759.6     | 1,208.0 | 2,742.2 | 32,049.4                                                                           | 94,820.0 | 21,696.2 | 53,851.7                             |     |  |
|    | Permitted                           |                                                   |          | 59,759.0 |                                        | 21,885.0 |         | 11,259.0     |         |         |                                                                                    |          |          |                                      |     |  |
|    | Remaining                           |                                                   |          | 313.2    |                                        | 12.6     |         | 499.4        |         |         |                                                                                    |          |          |                                      |     |  |