

Appendix 'C'

EXPLANATORY NOTE

BY-LAW NO. 2024-XXX

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

CF/OT Buttonville Properties Inc.

2833 16th Avenue

Lands Affected

The proposed by-law amendment applies to an approximately 11.26 hectares (27.8 acres) portion of land located on the south side of 16th Avenue, west of Highway 404, which is part of the parcel municipally known as 2833 16th Avenue (the "subject lands").

Existing Zoning

The subject lands are zoned Transportation (T) under Zoning By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this By-law is to delete the Subject Lands from the designated area of By-law 304-87, incorporate them into the designated area of By-law 177-96, and rezone them as follows:

from:

Transportation (T) Zone, By-law 304-87

to:

Business Park*Exception (BP*X) Zone, By-law 177-96

in order to permit the redevelopment of the lands with site-specific zoning standards for the proposed industrial uses.

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By-law 2024-XXX

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, as amended)

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 expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule 'A' attached hereto.
 - 2.2 By rezoning the lands outlined on Schedule 'A' attached hereto
from:
Transportation (T) Zone, By-law 304-87
to:
Business Park*Exception (BP*X) Zone, By-law 177-96
 - 2.3 By adding a new Section 7.XXX as follows:

Exception 7.XXX	CF/OT Buttonville Properties Inc. 2833 16th Avenue	Parent Zone BP
File ZA XX		Amending By-law 2024-XX
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *X on Schedule 'A' of this By-law.		
7.XXX.1 Special Zone Standards		
Notwithstanding the provisions of Table B8, the following special zone standards shall apply:		
a)	Maximum depth of parking area in front yard – 17.60 m	
b)	Maximum depth of parking area in the exterior side yard – 17.60 m	
c)	Minimum required width of landscaping adjacent to front lot line – 3.0 m	

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Read a first, second and third time and passed on _____, 2025.

Kimberley Kitteringham

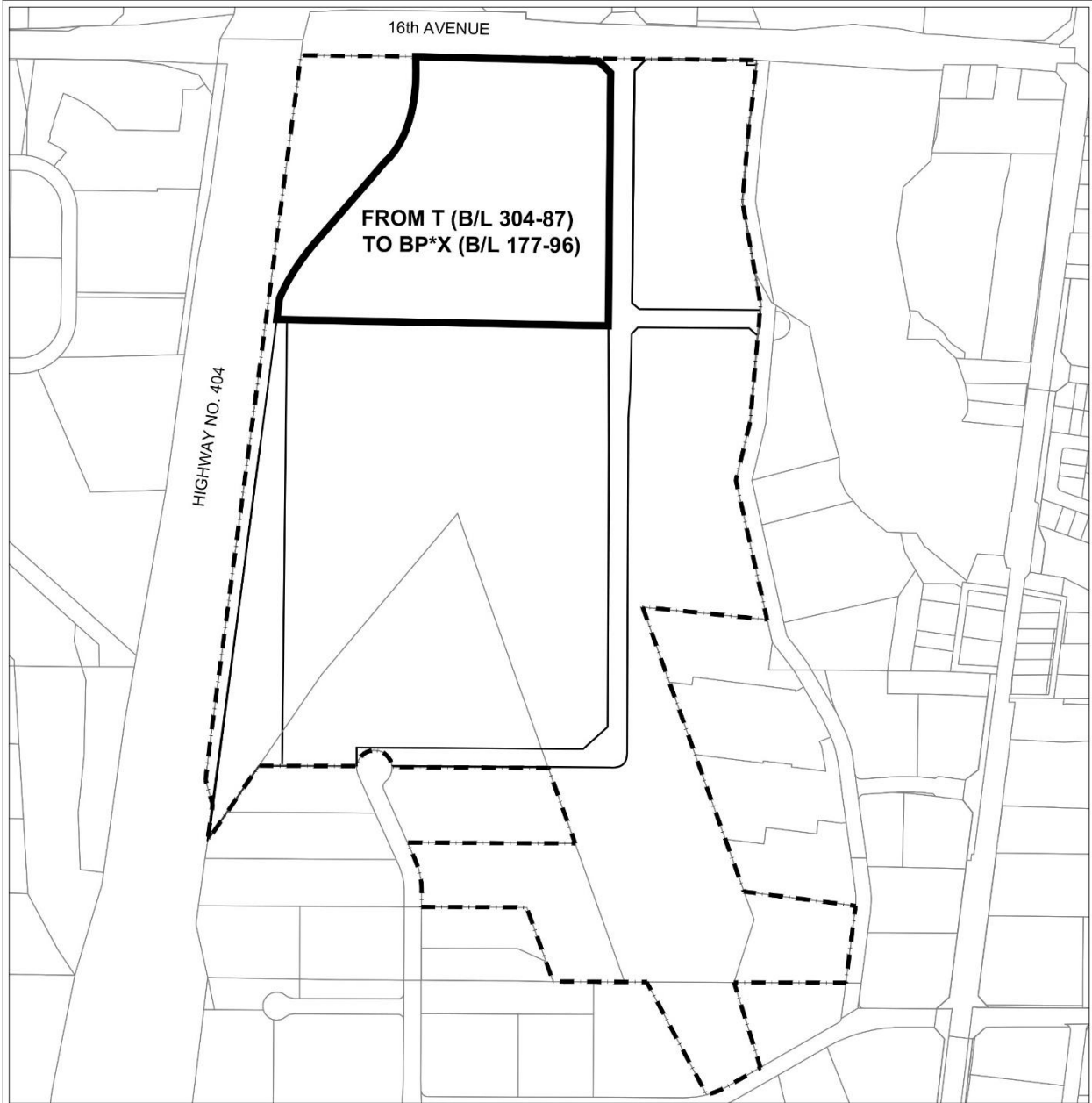
City Clerk

Frank Scarpitti




Mayor

DRAFT

Appendix 'C'



SCHEDULE "A" TO BY-LAW 2024-XXX AMENDING BY-LAWS 304-87 AND 177-96 AS AMENDED

-  BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
-  BUSINESS PARK
-  EXCEPTION NUMBER



THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.