



EXPLANATORY NOTE

BY-LAW 2019-76

A By-law to amend By-law 108-81, as amended

Neamsby Investments Inc.
1375 Denison Street
ZA 18 177790

Lands Affected

The proposed by-law amendment applies to a parcel of lands with an approximate area of 0.51 ha (1.27 ha), which is located on the south side of Denison Street, east of Birchmount Road, municipally known as 1375 Denison Street.

Existing Zoning

The subject lands are zoned Select Industrial and Limited Commercial [M.C.(40%)] under By-law 108-81, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands under By-law 108-81, as amended as follows:

from:

Select Industrial and Limited Commercial [M.C.(40%)] Zone

to:

Select Industrial and Limited Commercial [M.C.(60%)] Zone

and to introduce a Health Centre as a permitted use and implement site specific development and parking standards for the site in order to allow the subject lands to be developed with a badminton facility.

Note Regarding Further Planning Applications on this Property

The Planning Act provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended.



By-Law 2019-76

A By-law to amend By-law 108-81, as amended

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

1. By-law 108-81, as amended, is hereby further amended as it applies to the lands outlined in Schedule 'A' as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto
from:
Select Industrial and Limited Commercial [M.C.(40%)] Zone
to
Select Industrial and Limited Commercial [M.C.(60%)] Zone
 - 1.2 By adding the following subsection to Section 8 - EXCEPTIONS
 - “8.101 **Neamsby Investments Inc.**
1375 Denison Street
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted on Schedule 'A' to this by-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.
 - 8.101.1 **Additional Permitted Use**
 - a) HEALTH CENTRE
 - 8.101.2 **Special Zone Standards**

The following specific zone standards apply:

 - a) Minimum SETBACKS:
 - i. Minimum SIDE YARD SETBACK from east LOT LINE – 6 metres
 - b) LOADING SPACE requirements:
 - i. LOADING SPACES required – 1
 - ii. Length of LOADING SPACE – 10 metres
 - c) Minimum depth of LANDSCAPED OPEN SPACE adjoining any STREET – 4 metres
 - d) Minimum GROSS GROUND FLOOR AREA per BUILDING – 990 m²
 - e) The maximum permitted GROSS FLOOR AREA of all RESTAURANT and RETAIL STORE uses, accessory to a HEALTH CENTRE, shall not exceed 15% of the GROSS FLOOR AREA of the BUILDING.

f) Notwithstanding Section 4.3.8, RETAIL SALES (or a RETAIL STORE) is permitted accessory to a HEALTH CENTRE

g) For the purpose of this by-law, *Health Centres* shall be parked at the following rate:

1 *parking space* per 32 square metres of *net floor area*; 5 *parking spaces* per racquet court.

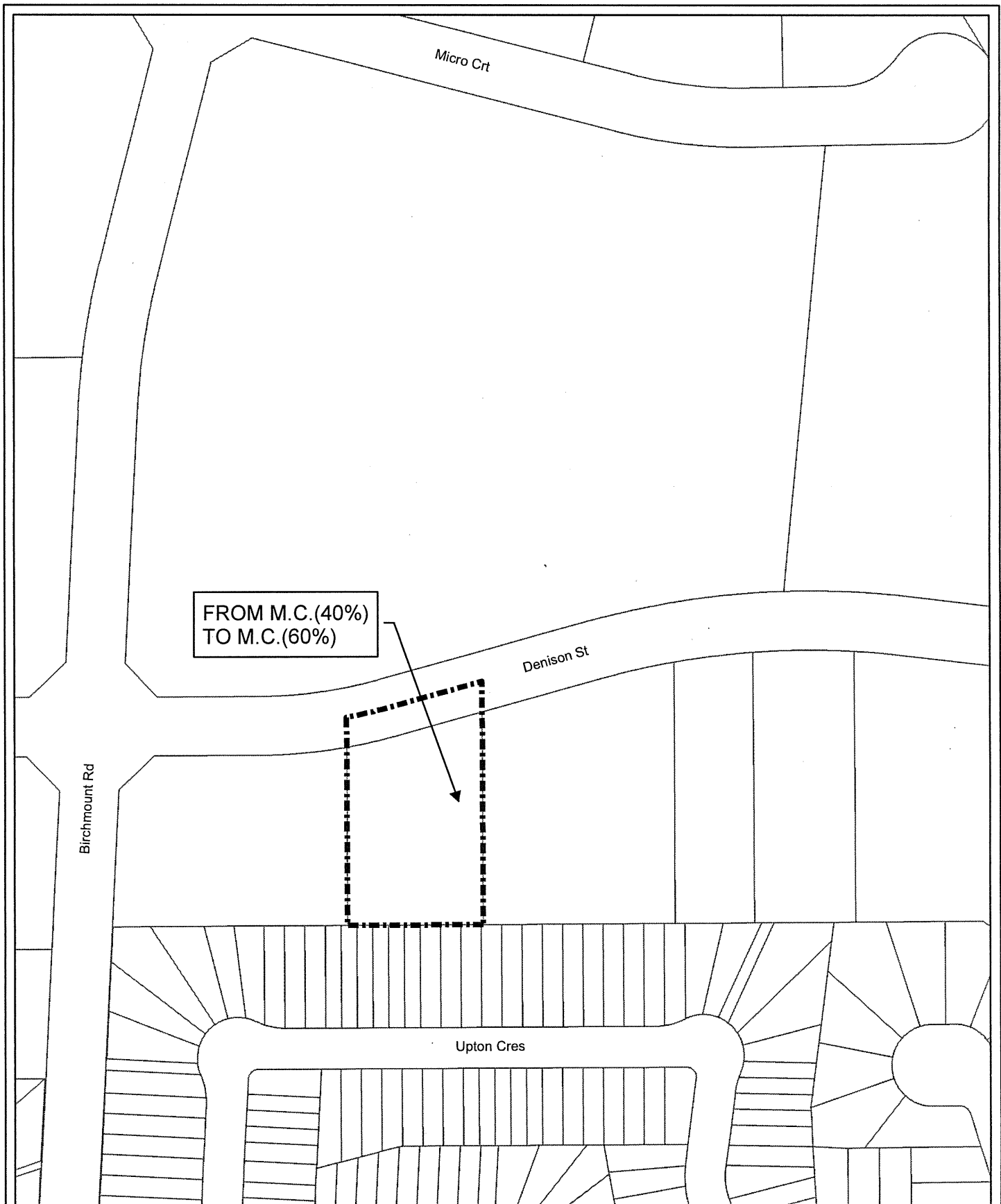
Read a first, second and third time and passed on June 25, 2019.



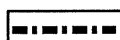
Kimberley Kitteringham
City Clerk

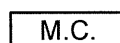


Don Hamilton
Deputy Mayor



SCHEDULE "A" TO BY-LAW 2019-76 **AMENDING BY-LAW 108-81 DATED JUNE 25, 2019**

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

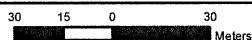
 Select Industrial with Limited Commercial

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.

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DEVELOPMENT SERVICES COMMISSION



Drawn By: CPW Checked By: SB DATE: 09/05/2019

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office