BY-LAW 2020-____

A By-law to amend By-law 2551, as amended
(to delete lands from the designated areas of By-laws 2551)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

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

1. That By-law 2551, as amended, are hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated areas of By-law 2551, 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 additional lands as shown on Schedule “A” attached hereto.

   2.2 By zoning the lands outlined on Schedule “A” attached hereto:

       from:
       Rural Industrial (R-IND)

       to:
       Community Amenity Four *647 (CA4*647) Zone, and
       Open Space One (OS1) Zone

3. By adding the following subsections to Section 7 – EXCEPTIONS:

   Exception
   7.647

   Condor Properties Ltd.
   25 Langstaff Road

   Parent Zone
   CA4

   File
   ZA 18 162178

   ZA 18 162178

   Amending By-law
   2020-____

   Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *647 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

   7.647.1 Only Permitted Uses

   The following are the only permitted uses:

   Residential Uses:
   a) Apartment Dwellings
   b) Multiple Dwellings
   c) Home Occupations
   d) Home Child Care

   Non-Residential Uses:
   d) Art Galleries
   e) Community Centres
   f) Libraries
   g) Museums
   h) Non-Profit Fitness Centres
   i) Schools, Public
   j) Business Offices
   k) Commercial Fitness Centres
   l) Day Nurseries
The provisions of Table A2 and Table B7 shall not apply.

2. **SECTION 37 CONTRIBUTION**
2.1 A contribution by the Owner to the City of facilities, services, or matters in accordance with Section 37 of the Planning Act, as amended, shall be required. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

Read and first, second and third time and passed on _____________________, 2020.

Kimberley Kitteringham  Frank Scarpitti
City Clerk  Mayor

Amanda File No. ZA 18-162178
EXPLANATORY NOTE

BY-LAW 2020-____
A By-law to amend By-law 177-96, as amended

Condor Properties Ltd.
25 Langstaff Road
ZA 18 162178

Lands Affected
The proposed by-law amendment applies to a parcel of land with an approximate area of 0.72 hectares (1.78 acres), which is located north of Kirk Drive and west of Yonge Street in the Langstaff Community.

Existing Zoning
The subject lands are zoned Rural Industrial (R-IND) Zone under By-law 2551, as amended.

Purpose and Effect
The purpose and effect of this By-law is to rezone the subject lands under By-law 177-96, as amended as follows:

from:
Rural Industrial (R-IND)
to:
Community Amenity Four (CA4) Zone, and Open Space One (OS1) Zone

in order to permit a mixed-use development on the lands.

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, unless the Council has declared by resolution that such an application is permitted.