



Emix.By_law.App.B.docx

A By-law to amend By-law 165-80, as amended

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

1. By-law 165-80, as amended, is hereby further amended as follows:

1.1 By adding the following subsection to Section 7 – EXCEPTIONS

Exception 7.119	Emix Ltd. 8400 Woodbine Avenue	Parent Zone SC1
File PLAN 19 132742		Amending By-law 2020-XX
Notwithstanding any other provisions of By-law 165-80, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2020-XX. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.119.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	All of the uses permitted in Section 6.6.1 (SC1 – Special Commercial 1 Zone)	
b)	Commercial Self-Storage Facility	
c)	Retail Store	
d)	Restaurant	
e)	Banquet Hall	
f)	Warehouse	
7.119.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Parking Standard for a Commercial Storage Facility – 0.81 spaces per 100 square metres of net floor area.	
b)	Maximum Gross Floor Area for Restaurants and Banquet Halls – 10%	
7.119.3 Special Zone Provisions		
a)	A Commercial Self-Storage Facility shall only be permitted within the existing building.	

2. All other provisions of By-law 165-80, as amended, not consistent with the provisions of this by-law shall continue to apply.

Read a first, second and third time and passed on October 27th, 2020.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2020-_____

A By-law to amend By-law 165-80, as amended

8400 Woodbine Avenue

Lands Affected

The proposed by-law amendment applies to a 1.24 ha. (3.07 ac.) property on the northwest corner of Woodbine Avenue and Perth Avenue, municipally known as 8400 Woodbine Avenue.

Existing Zoning

By-law 165-80, as amended, currently zones the subject lands as SC1 – Special Commercial One Zone.

Purpose and Effect

The purpose and effect of this By-law is to add more uses on the property including a commercial self-storage facility, a retail stores, restaurants, a banquet hall and a warehouse.

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.