



# BY-LAW 2020-[REDACTED]

## A By-law to amend By-law 177-96, as amended

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

1. That By-law 177-96, as amended, is hereby further amended as it applies to the lands outlined on Schedule 'A' as follows:

1.1 By rezoning the lands outlined on Schedule 'A' attached hereto

from:

**Business Corridor\*309\*370 (BC\*309\*370) Zone**

to:

**Business Corridor\*309\*370\*666 (BC\*309\*370\*666) Zone**

1.2 By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.666	Clera Holdings Inc. Block 81, 65M-4033 Woodbine Avenue	Parent Zone BC
File PLAN 19 123509		Amending By-law 2020- <span style="background-color: yellow; color: black;">[REDACTED]</span>
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *A 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.		
<b>7.666.1 Additional Permitted Uses</b>		
Notwithstanding any provisions of this By-law, the following uses shall be permitted in addition to the permitted uses in Table A4:		
a)	<i>Child care centre</i>	
b)	<i>Supermarket</i>	
<b>7.666.2 Special Zone Standards</b>		
The following special zone standards shall apply:		
a)	The provisions of Table A4, Special Provision 5 and 6 shall not apply	
b)	Minimum required <i>front yard</i> – 5.0 m	
c)	Maximum <i>front yard</i> – 26.0 m	
d)	Maximum <i>depth</i> of the <i>parking area</i> in the <i>front yard</i> – 18.5 m	
e)	Minimum required width of <i>landscaping</i> adjacent to <i>front lot line</i> – 3.0 m	
f)	Driveways and ramps that provide access to the lot from the street are permitted to cross required <i>landscaping</i>	
g)	A maximum of 20% of the total <i>gross floor area</i> of all buildings may be devoted to <i>restaurants</i> and <i>take-out restaurants</i>	
h)	Child care centres are only permitted in a building containing a minimum of 180 m <sup>2</sup> of <i>business office use</i>	
i)	<i>Retail stores</i> and <i>supermarkets</i> are only permitted subject to the following: <ul style="list-style-type: none"> <li>i. A <i>retail store</i> shall be limited to a maximum <i>gross floor area</i> of 1,000 m<sup>2</sup> per <i>premises</i> unless the <i>retail store</i> is an office supply or computer supply store which may have a maximum <i>gross floor area</i> of up to 3,000 m<sup>2</sup> per <i>premises</i></li> <li>ii. A <i>supermarket</i> shall be limited to a maximum <i>gross floor area</i> of 1,000 m<sup>2</sup> per <i>premises</i></li> <li>iii. Maximum of 50% of the <i>gross floor area</i> of each multiple-unit <i>building</i> or 3,000 m<sup>2</sup> per multiple-unit <i>building</i>, whichever is less</li> <li>iv. Maximum of 3,000 m<sup>2</sup> of <i>gross floor area</i></li> </ul>	



Read and first, second and third time and passed on \_\_\_\_\_, 2020.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

Amanda File No. PLAN 19 123509



## EXPLANATORY NOTE

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

**Clera Holdings Inc.  
Block 81, Registered Plan 65M-4033  
PLAN 19 123509**

#### **Lands Affected**

The proposed by-law amendment applies to a parcel of land with an approximate area of 1.4 hectares (3.4 acres), which is located south of Elgin Mills Road and west of Woodbine Avenue.

#### **Existing Zoning**

The subject lands are zoned Business Corridor\*309\*370 (BC\*309\*370) Zone under By-law 177-96, 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:

**Business Corridor\*309\*370 (BC\*309\*370) Zone**

to:

**Business Corridor\*309\*370\*A (BC\*309\*370\*666) Zone;**

in order to permit a commercial 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.