

BY-LAW 2020-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:

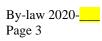
Business Corridor*309*370 (BC*309*370) Zone

to:

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

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

	Exception	Clera Holdings Inc.	Parent Zone			
	7.666	Block 81, 65M-4033	ВС			
File		Woodbine Avenue	Amending By-law			
PL	AN 19 123509		2020- <u> </u>			
	• •	other provisions of this By-law, the following provisions s				
	•	ymbol *A on the schedules to this By-law. All other prov				
specifically modified/amended by this section, continue to apply to the lands subject to this						
	section.					
7.666.1 Additional Permitted Uses						
Notwithstanding any provisions of this By-law, the following uses shall be permitted in addition to						
the permitted uses in Table A4:						
a)	Child care centre					
b)	Supermarket					
7.666.2 Special Zone Standards						
The following special zone standards shall apply:						
a)	The provisions of Table A4, Special Provision 5 and 6 shall not apply					
b)	Minimum required front yard – 5.0 m					
c)	Maximum front yard – 26.0 m					
d)	Maximum depth of the parking area in the front yard – 18.5 m					
e)	Minimum required width of landscaping adjacent to front lot line – 3.0 m					
f)	Driveways and ramps that provide access to the lot from the street are permitted to cross					
	required landscaping					
g)	A maximum of 20% of the total <i>gross floor area</i> of all buildings may be devoted to <i>restaurants</i>					
	and take-out res					
h)	Child care centres are only permitted in a building containing a minimum of 180 m ² o					
	business office t					
i)		d supermarkets are only permitted subject to the following	•			
		store shall be limited to a maximum gross floor area of 1,0				
		ne retail store is an office supply or computer supply stor	e which may have a			
		m <i>gross floor area</i> of up to 3,000 m ² per <i>premises</i>	aa af 4 000 ?			
	•	market shall be limited to a maximum gross floor are	ea or 1,000 m² per			
	premise	s m of 50% of the <i>gross floor</i> area of each multiple-unit <i>l</i>	huilding or 3 000 m²			
		iple-unit <i>building</i> , whichever is less	ounding of 3,000 fff			
1	•	m of 3,000 m ² of <i>gross floor area</i>				



Amanda File No. PLAN 19 123509

Read and first, second and third time a	, 2020.	
Kimberley Kitteringham City Clerk	Frank Scarpitti Mayor	



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 Bylaw 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.