

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

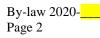
from: Business Corridor*309*370 (BC*309*370) Zone

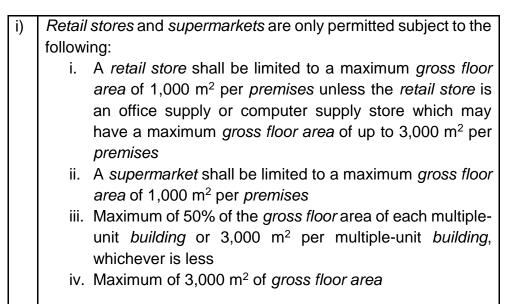
to:

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 | BC |
| | File | Woodbine Avenue | Amending |
| | PLAN 19 | | By-law 2020- |
| 123509 | | | |
| 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. | | | |
| 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: | | | |
| , | 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 no | | |
| | apply | | |
| b) | Minimum required <i>front yard – 5.0 m</i> | | |
| 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 | | e lot from the |
| | street are permitted to cross required landscaping | | ° |
| g) | A maximum of 20% of the total gross floor area of all building | | |
| | may be devoted to restaurants and take-out restaurants | | aurants |
| h) | Child care ce | ntres are only permitted in a buildin | g containing a |
| | minimum of 1 | 80 m ² of <i>business office use</i> | |





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

Kimberley Kitteringham City Clerk

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 Bylaw 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.