



## 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 7.666	Clera Holdings Inc. Block 81, 65M-4033 Woodbine Avenue	Parent Zone BC
File PLAN 19 123509		Amending By-law 2020- <div></div>
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:		
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 gross floor area of all buildings may be devoted to restaurants and take-out restaurants	
h)	Child care centres are only permitted in a building containing a minimum of 180 m <sup>2</sup> of business office use	

i)	<p><i>Retail stores and supermarkets</i> are only permitted subject to the following:</p> <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>
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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



## 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.