



EXPLANATORY NOTE

BY-LAW 2020-102

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.



By-law 2020-102

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 2020-102
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)	<i>Child care centre</i>	
b)	<i>Supermarket</i>	
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 <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 ² of <i>business office use</i>	
i)	<i>Retail stores</i> and <i>supermarkets</i> are only permitted subject to the following: i. A <i>retail store</i> shall be limited to a maximum <i>gross floor area</i>	

	<p>of 1,000 m² 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 m² per <i>premises</i></p> <p>ii. A <i>supermarket</i> shall be limited to a maximum <i>gross floor area</i> of 1,000 m² per <i>premises</i></p> <p>iii. Maximum of 50% of the <i>gross floor area</i> of each multiple-unit <i>building</i> or 3,000 m² per multiple-unit <i>building</i>, whichever is less</p> <p>iv. Maximum of 3,000 m² of <i>gross floor area</i></p>
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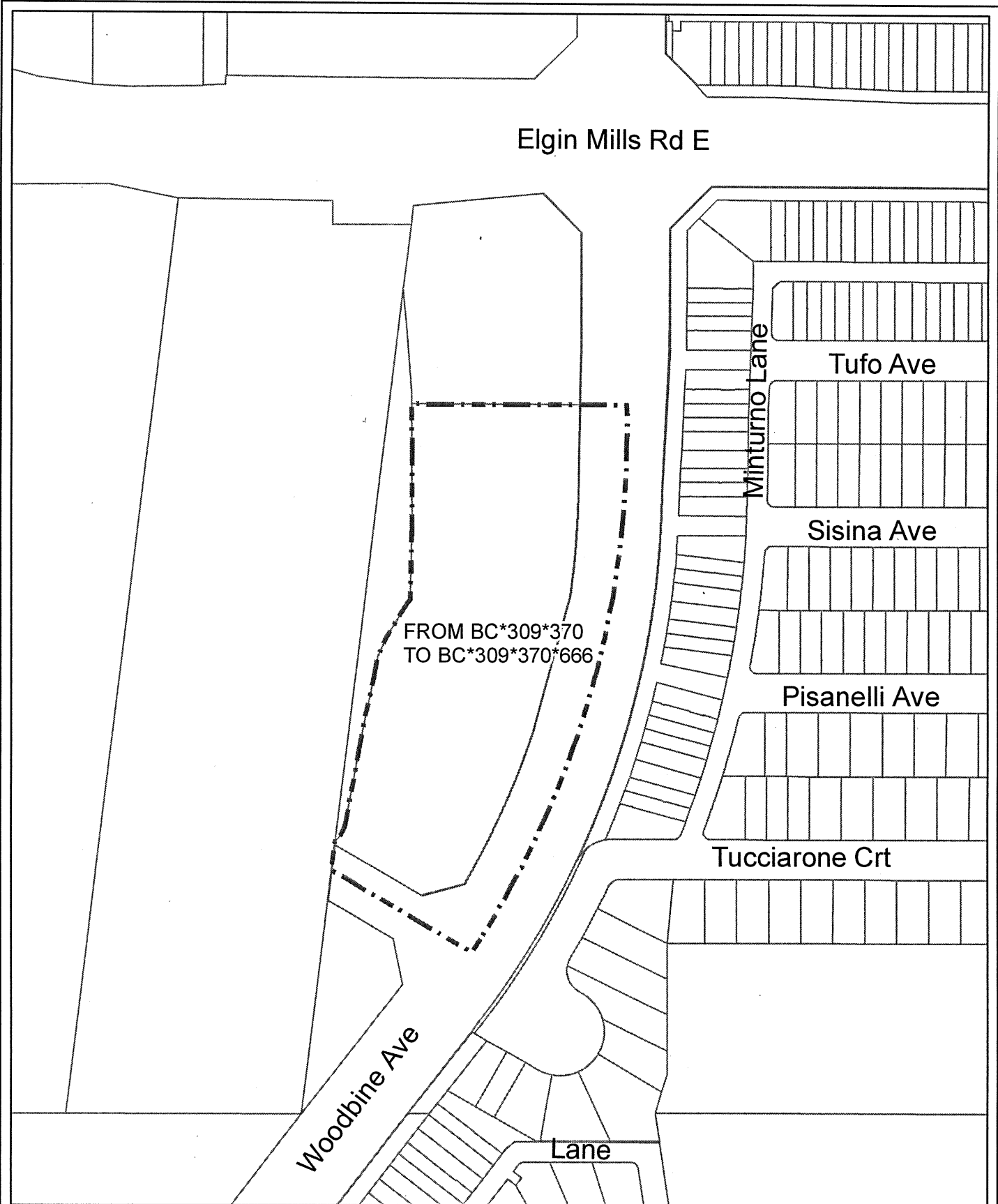
Read and first, second and third time and passed on November 10, 2020.



Kimberley Kitteringham
City Clerk

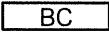
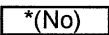


Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2020-102
AMENDING BY-LAW 177-96 DATED NOVEMBER 10, 2020

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

 BUSINESS CORRIDOR
 EXCEPTION NUMBER

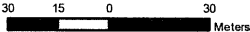


THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

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DEVELOPMENT SERVICES COMMISSION



Drawn By: RT Checked By: MR DATE: 09/09/2020

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office