



BY-LAW 2021-_____

A By-law to amend By-law 90-81 and 177-96, as amended

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

1. That By-law 90-81, as amended, is hereby amended by deleting the lands shown on Schedule “A” hereto, from the designated areas of Bylaw 90-81, as amended.
2. That By-law 177-96, as amended, is amended as follows:

2.1 By expanding the designated area of By-law 177-96, as amended, to include additional lands as shown on Schedule “B” attached hereto.

2.2 By zoning the lands outlined on Schedule “B” attached hereto:

from:

Residential Development Zone (By-law 90-81)

to:

Business Corridor (BC*690) Zone (Bylaw 177-96)

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

Exception 7.690	XXXX Ontario Ltd. 5560 – 14 th Avenue	Parent Zone BC
File PLAN20-116893		Amending By-law 2021-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *690 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.		
7.690.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Business Offices</i>	
b)	<i>Industrial Uses</i>	
c)	<i>Retail Store</i>	
7.690.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum required width of landscaping adjacent to any <i>lot line</i> other than the <i>front lot line</i> – 1.5 m	
b)	Maximum <i>Gross Floor Area</i> shall be – 6,600m ²	
c)	Notwithstanding Section 7.690.2(b), maximum <i>gross floor area</i> for Business Offices and Retail Stores shall be: i) 300 m ² per premises ii) 3,300 m ² combined for all premises	
h)	The provisions of table B8, E, J, K and L shall not apply	
i)	The only uses permitted within a <i>building</i> designated under Part IV of the Ontario Heritage Act shall be business offices, retail stores, and offices accessory to an industrial use	

Read and first, second and third time and passed on XXXXX XX, 2022.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Amanda File No. PLAN 20 116893



EXPLANATORY NOTE

BY-LAW 2021-____

A By-law to amend By-law 90-81 and 177-96, as amended

5560 – 14th Avenue

North side of 14th Avenue, east of McCowan Road

PLAN 20-116893

Lands Affected

The by-law amendment applies to a parcel of land with an approximate area of 1.32 ha (3.27 ac), which is located on the north side of 14th Avenue, east of McCowan Road.

Existing Zoning

The subject lands are zoned Residential Development (RD) Zone by By-law 90-81, as amended by site specific By-law 119-87.

Purpose and Effect

The purpose of this Bylaw is to permit the development of a 2 – storey multi-unit industrial building at the subject property.

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.