



EXPLANATORY NOTE

BY-LAW 2022-107

A By-law to amend By-law 108-81, as amended

**WEINS CANADA INC.
205 TORBAY ROAD**

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 2.09 ha (5.14 ac), located west of the intersection of Torbay Road and Victoria Park Avenue.

Existing Zoning

The subject lands are currently zoned Select Industrial (M) by By-law 108-81, as amended.

Purpose and Effect

The purpose and effect of this By-law amendment is to rezone the subject lands from Select Industrial (M) Zone under By-law 108-81, as amended to Industrial (M) Zone - Exception 8.102 under By-law 108-81, as amended, with site-specific development standards to implement an automotive service building.

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 2022-107

A By-law to amend By-law 108-81, as amended

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

1. That By-law 108-81, as amended, is hereby further amended as follows:
2. By rezoning the lands outlined on Schedule 'A' attached hereto:

from:

M – Select Industrial

to:

M – Select Industrial Exception 8.102

3. By adding the following subsections to Section 8 – EXCEPTIONS:

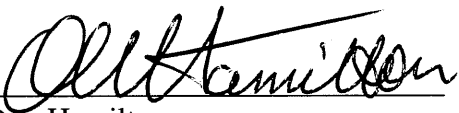
Exception 8.102	Weins Canada Inc. 205 Torbay Road	Parent Zone 108-81
File PLAN 20 119485		Amending By-law 2022-107
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted on Schedule 'A' to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
8.102.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Repair and servicing of internal combustion engines, motor vehicles and similar uses.	
b)	Open storage of motor vehicles.	
8.102.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any further division or partition of lands, all lands subject to this Section shall be deemed to be one lot for the purposes of this By-law.	
b)	The additional permitted use identified in 8.102.1 above are only permitted on Part 1 of Schedule 'A' attached herein.	
c)	Notwithstanding any other provision in this by-law, the following uses are prohibited on Part 1 of Schedule 'A' attached herein: i. motor vehicle body shop and painting ii. the sale, leasing, or renting of motor vehicles iii. open storage, except as provided for in section 8.102.1 b) above iv. outdoor repair and servicing of internal combustion engines, motor vehicles and similar uses	

d)	A strip of land along the west and south lot lines, as depicted on Schedule 'A', shall only be used for soft landscaping, which includes any combination of trees, shrubs, flowers, grass or other horticultural elements that is not covered by architectural elements including but not limited to: interlocking pavers or stones, asphalt, BUILDINGS, brickwork, concrete, stonework or STRUCTURES.
e)	Minimum distance between any two BUILDINGS on a LOT is – 9.5 metres
f)	The required rate of parking for repair and servicing of internal combustion engines, motor vehicles and similar uses shall be 1 PARKING SPACE per 33 square metres of NET FLOOR AREA.

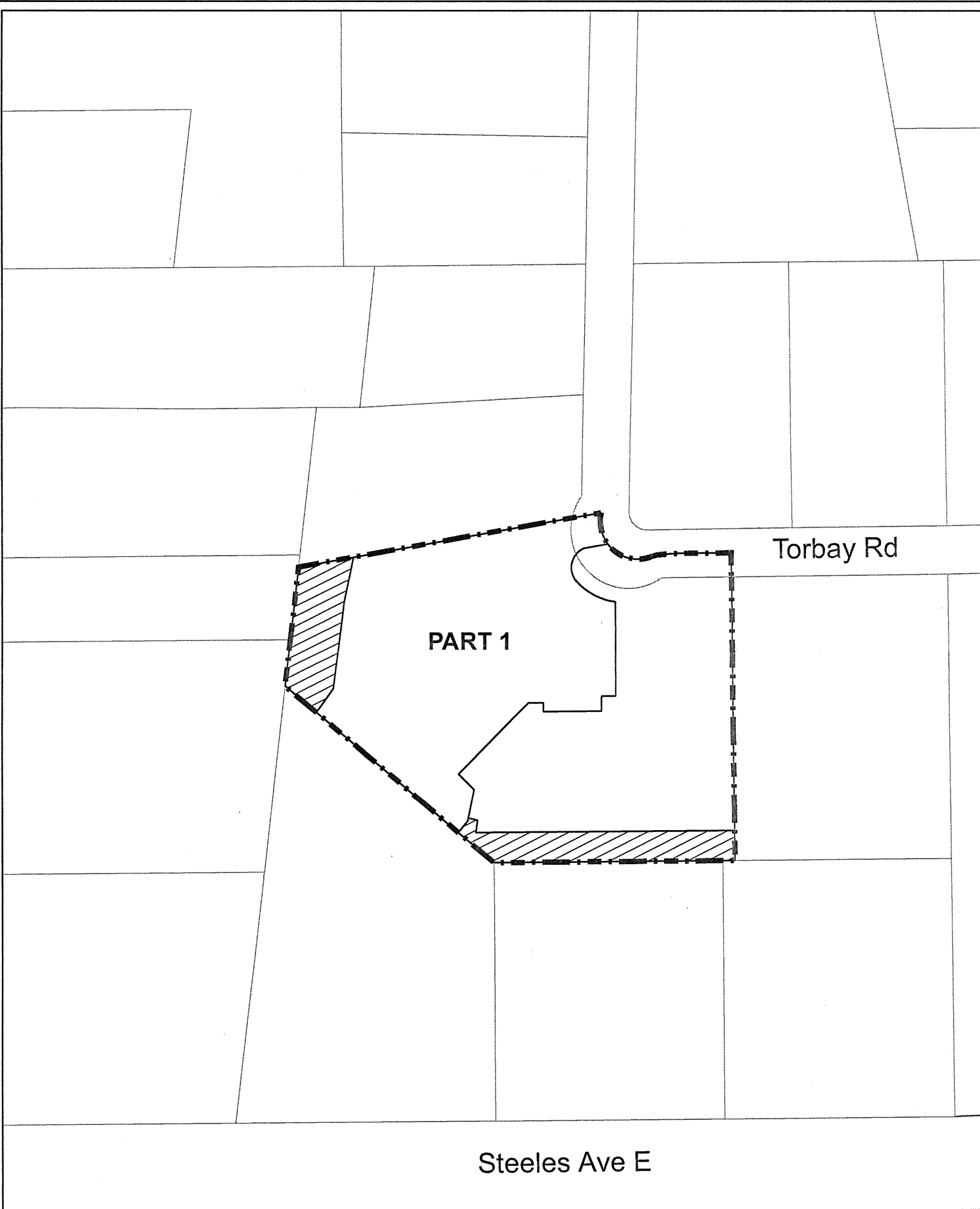
Read and first, second and third time and passed on September 13, 2022.



Kimberley Kitteringham
City Clerk

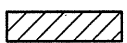


Don Hamilton
Deputy Mayor



SCHEDULE 'A' TO BY-LAW 2022-107
AMENDING BY-LAW 108-81 DATED SEPTEMBER 13, 2022

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

 Reference section 8.102.2 d)



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.