



BY-LAW 2024-_____

A By-law to amend By-law 165-80, as amended
 (to delete lands from the designated areas of By-law 165-80)
and to amend By-law 177-96, as amended
 (to incorporate lands into the designated area of By-law 177-96)

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

1. That By-law 165-80, as amended, is hereby further amended by deleting the lands shown on Schedule “A” attached hereto, from the designated areas of By-law 165-80, as amended.

2. That By-law 177-96, as amended, is hereby further 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 “A” attached hereto.

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

From:
Select Industrial and Automotive Commercial (M.AC) Zone

To:
Business Corridor *748 (BC*748) Zone

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

Exception 7.748	HNT Inc. 8310 Woodbine Avenue	Parent Zone BC
File PLAN 22 258667		Amending By-law 2024-XX
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *748 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.		
7.748.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Art Galleries</i>	
b)	<i>Business Offices</i>	
c)	<i>Motor Vehicle Service Station</i>	
d)	<i>Motor Vehicle Sales Establishment</i>	
e)	<i>Commercial Fitness Centres</i>	
f)	<i>Financial Institutions</i>	
g)	<i>Hotels</i>	
h)	<i>Libraries</i>	
i)	<i>Medical Offices</i>	
j)	<i>Motels</i>	
k)	<i>Non-Profit Fitness Centres</i>	
l)	<i>Personal Service Shops</i>	
m)	<i>Private Clubs</i>	
n)	<i>Recreational Establishments</i>	
o)	<i>Restaurants</i>	
p)	<i>Take-Out Restaurants</i>	
q)	<i>Retail Stores</i>	
r)	<i>Commercial Schools</i>	

s)	<i>Place of Amusement</i>
t)	<i>Veterinary Clinic</i>
7.748.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	Minimum <i>lot area</i> – 0.3 hectares
b)	Minimum <i>lot frontage</i> – 45.0 metres
c)	Minimum required <i>front yard</i> – 2.0 metres
d)	Minimum required <i>exterior side yard</i> – 2.0 metres
e)	Minimum required width of <i>landscaping</i> adjacent to the <i>lot line</i> : i) <i>rear lot line</i> – 1.5 metres ii) <i>All other lot lines</i> – 2.0 metres
f)	Minimum required <i>height</i> – 5.0 metres
g)	The maximum depth of <i>parking areas</i> shall not apply
h)	<i>Hotels</i> shall not include <i>dwelling units</i>

Read and first, second and third time and passed on _____, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2024-____

A By-law to amend By-law 165-80 and 177-96, as amended

HNT Inc.

8310 Woodbine Avenue
PLAN 22 258667

Lands Affected

The proposed By-law amendment applies to a parcel of land with an approximate area of 0.38 hectares (0.95 acres), which is located on the southwest corner of Woodbine Avenue and Lanark Road, municipally known as 8310 Woodbine Avenue.

Existing Zoning

The subject site is zoned Select Industrial and Automotive Commercial (M.AC) under By-law 165-80, 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:

Select Industrial and Automotive Commercial (M.AC) Zone

to:

Business Corridor *748 (BC*748) Zone

in order to permit a one storey multi-unit commercial building on the subject lands.