



# BY-LAW 2024-43

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 it applies to the lands outlined on Schedule 'A' as follows:
2. By rezoning the lands outlined on Schedule 'A' attached hereto

from:

**M.AC – Select Industrial and Automotive Commercial**

to:

**M.AC – Select Industrial and Automotive Commercial Exception 8.105**

3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 8.105	<b>Weins Canada Inc.</b> 3120 Steeles Avenue East	Parent Zone 108-81
File Number PLAN 22 262232		Amending By-law 2024-43
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land 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.		
<b>8.105.1 Additional Permitted Uses</b>		
The following additional uses are permitted:		
a)	Repair and servicing of internal combustion engines, motor vehicles and similar uses	
b)	MOTOR VEHICLE SALES ESTABLISHMENT	
c)	Open storage of motor vehicles	
d)	Outdoor sales and display	
<b>8.105.2 Special Zone Standards</b>		
The following special zone standards shall apply:		
a)	Minimum of 1 <i>parking space</i> per 30 square metres of <i>net floor area</i> .	
b)	Notwithstanding section 4.5.1, a minimum of 1 <i>loading space</i> is required.	
c)	Portions of a building or parking structure located below grade and used for the storage of motor vehicles for sale, or for the rent or repair of motor vehicles, are not included in the calculation of net floor area for the purpose of calculating required parking.	

Read and first, second and third time and passed on March 20, 2024.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



## **EXPLANATORY NOTE**

### **BY-LAW 2024-43**

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

**Weins Canada Inc.**

**3120 Steeles Avenue East**

**PLAN 22 262232**

### **Lands Affected**

The proposed by-law amendment applies to a parcel of land with an approximate area of 1.48 ha (3.65 ac), which is located on the north side of Steeles Avenue East and east of Woodbine Avenue.

### **Existing Zoning**

The subject lands are zoned “Select Industrial and Automotive Commercial (M.AC)” under By-law 108-81, as amended.

### **Purpose and Effect**

The purpose and effect of this By-law is to rezone the subject lands under By-law 108-81, as amended as follows:

from:

**M.AC – Select Industrial and Automotive Commercial**

to:

**M.AC – Select Industrial and Automotive Commercial Exception 8.105**

to permit the sales, service, and open storage of motor vehicles on the site.