



# 404\_Major\_Mac\_West\_.By\_law.doc

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**A By-law to amend By-law 177-96, as amended  
(to add a use and rezone an Open Space Zone to a Major Commercial Zone )**

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

1. By-law 177-96, as amended, is hereby further amended as follows:

1.1 By rezoning the lands outlined on Schedule 'A' attached hereto:

from:

**OS1\*300 – Open Space One\*300**

to:

**MJC\*294 – Major Commercial Zone**

1.2 By adding the following subsection to Section 7 – EXCEPTIONS

<b>Exception 7.XXX</b>	<b>404 Major Mac West Developments Limited Part of Lot 21, Concession 3 Markland Street</b>	<b>Parent Zone BP</b>
File PLAN 23 116352		Amending By- law 2024-XX
Notwithstanding any other provisions of this By-law, the following provisions shall apply to land outlined 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>7.XXX.1 Additional Permitted Uses</b>		
The following additional uses are permitted:		
a)	Motor Vehicle Sales Establishment	
b)	Motor Vehicle Repair Garage	

2. All other provisions of By-law 108-81, as amended, not consistent with the provisions of this by-law shall continue to apply.

Read a first, second and third time and passed on April 17, 2024.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

DRAFT



## EXPLANATORY NOTE

BY-LAW 2024-\_\_\_\_\_

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

**Digram Developments Inc.  
7528, 7530 and 7550 Woodbine Avenue  
PLAN M1707 PT BLKS A AND T 65R25510 PTS 1 4 AND 5  
PLAN 23 117840**

### **Lands Affected**

The proposed by-law amendment applies to a 1.75 ha. (4.32 ac.) property on the west side of Woodbine Avenue and north of John Street, municipally known as 7528, 7530 and 7550 Woodbine Avenue.

### **Existing Zoning**

By-law 108-81, as amended, currently zones the subject lands as BC – Business Corridor Zone.

### **Purpose and Effect**

The purpose and effect of this By-law is to add commercial self-storage facility as a permitted use on the property with site-specific parking provisions.

### **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.