



Appendix A Draft Zoning By-law.docx

**A By-law to amend By-law 108-81, as amended
(to add a use and site-specific exception)**

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

1. By-law 108-81, as amended, is hereby further amended as follows:

- 1.1 By adding the following subsection to Section 8 – EXCEPTIONS

Exception 8.XXX	Diagram Developments Inc. 7528,7520 and 7550 Woodbine Avenue	Parent Zone BP
File PLAN 23 117840		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.		
8.XXX.1 Additional Permitted Uses		
The following are the only permitted uses:		
a)	Commercial Self-Storage Facility	
8.XXX.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Parking standard for a commercial self-storage facility – 1 space per 531 square metres of <i>net floor area</i>	
b)	Notwithstanding any further division or partition of the land subject to this Section, the lands shown on Schedule "A" shall be deemed to be one lot for the purposes of this By-law.	

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

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.