



By-law 2024-71

**A By-law to amend By-law 177-96, as amended
(to add uses 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

Exception 7.294	404 Major Mac West Developments Limited Part of Lot 21, Concession 3 Markland Street	Parent Zone MJC
File PLAN 23 116352		Amending By-law 2024-71
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.		
7.294.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	<i>Motor Vehicle Sales Establishment</i>	
b)	<i>Motor Vehicle Repair Garage</i>	
7.294.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	The maximum <i>net floor area</i> for individual <i>Retail Stores</i> is 6,000 square metres, except that one <i>Retail Store</i> may have a maximum <i>net floor area</i> of 16,350 square metres	
b)	<i>Minimum Lot Area</i> - not applicable	
c)	<i>Minimum Lot Frontage</i> - not applicable	
d)	<i>Maximum Front Yard</i> - not applicable	
e)	<i>Maximum Exterior Side Yard</i> - not applicable	
f)	Minimum <i>height</i> - not applicable	
g)	Minimum width of <i>landscaped open space</i> adjacent to Major Mackenzie Drive - 9 metres	
h)	<i>Outdoor display and sales areas:</i> <i>i) Outdoor display and sales areas</i> associated with a retail store that exceeds a <i>net floor area</i> of 6,000 square metres are permitted <i>ii) Outdoor display and sales areas</i> shall be set back at least 45.0 metres from the Major Mackenzie Drive <i>streetline</i> Special Site Provision 7.294.2 h) ii) shall not apply to the <i>Outdoor display and sales areas</i> associated with a <i>Motor Vehicle Sales Establishment</i>	
i)	<i>Drive-Through Service Facilities and Queuing Lanes</i> associated with <i>restaurants</i> shall be set back at least 45.0 metres from the Major Mackenzie Drive <i>streetline</i>	
j)	The Major Mackenzie Drive <i>streetline</i> shall be the <i>front lot line</i>	
k)	<i>Loading Spaces</i> may be provided inside a building associated with a <i>Motor Vehicle Sales Establishment</i> and a <i>Motor Vehicle Repair Garage</i> .	

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

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2024-71

A By-law to amend By-law 177-96, as amended

**404 Major Mac West Developments Limited
West Side of Markland Street, North of Major Mackenzie Drive East
Part of Lot 21, Concession 3
PLAN 23 116352**

Lands Affected

The proposed by-law amendment applies to a 5.93 ha. (14.66 ac.) property on the west side of Markland Street, north of Major Mackenzie Drive East.

Existing Zoning

By-law 177-96, as amended, currently zones the subject lands as MJC*294 – Major Commercial Zone, OS1*300 – Open Space One Zone, and BC*293 – Business Corridor Zone.

Purpose and Effect

The purpose and effect of this By-law is to add motor vehicle sales establishment and motor vehicle repair garage as a permitted uses on the property.

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.