



Statutory Public Meeting

ZONING BY-LAW AMENDMENT

1000503212 Ontario Inc.

7960 Reesor Road (Ward 7)

File PLAN 24 163734

May 14, 2024



Area Context

Strategic Plan – 2020 to 2026

Building Markham's Future Together

- 3.47 ha (8.59 ac)
- Existing Single Detached Heritage Dwelling
- Surrounding Uses Include:
 - Residential
 - Commercial
 - Agricultural



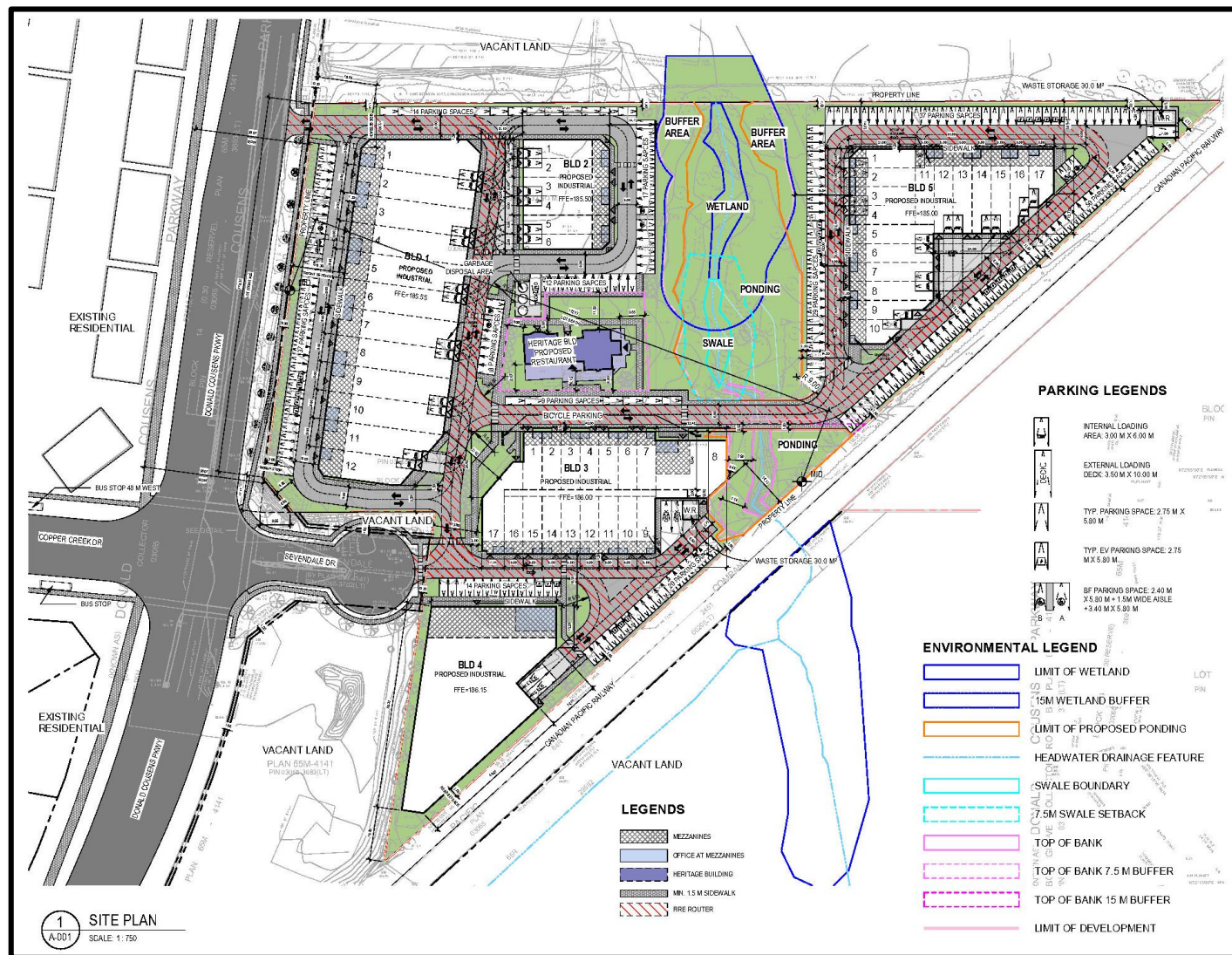


The Proposal

Strategic Plan – 2020 to 2026

Building Markham's Future Together

- **Six Buildings**
 - Five Industrial
 - Existing Heritage Dwelling Retained
 - 14,200 m² (152,850 ft²) GFA
- **53 Industrial Units**
- **247 Parking Spaces**
 - 11 Barrier Free
 - 26 Electric Vehicle Spaces





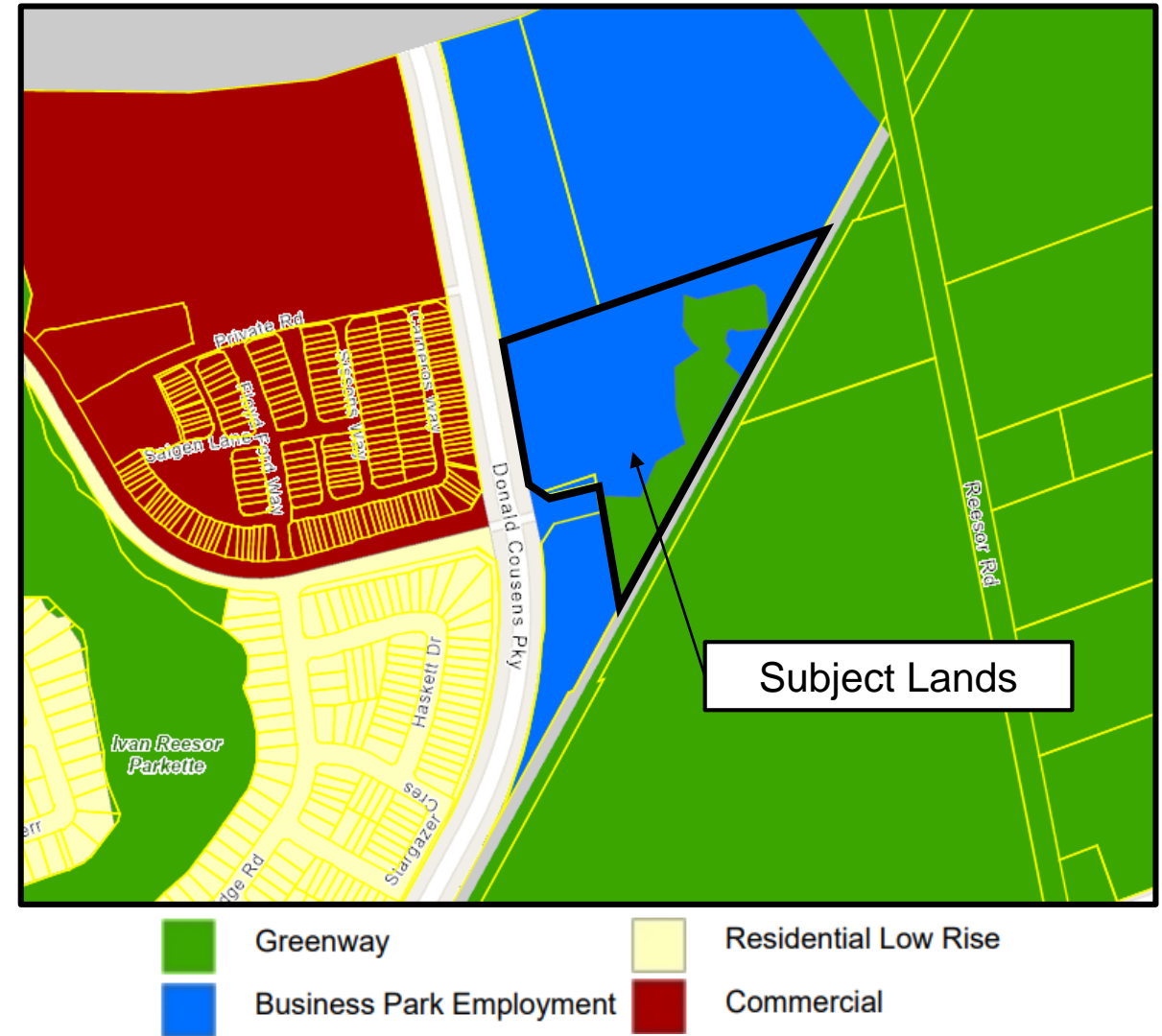
Business Park Employment

- Single or Multiple Unit Non-Residential Buildings
- Permits Office, Manufacturing, Warehousing
- Ancillary uses include retail, service, restaurants, sports and fitness recreation

Greenway

- Countryside uses, dwelling unit including home occupation
- Related uses including trails and nature-based public recreational activities

The proposed Zoning By-law Amendment meets the intent of the 2014 OP





Required Zoning Amendment

Strategic Plan – 2020 to 2026

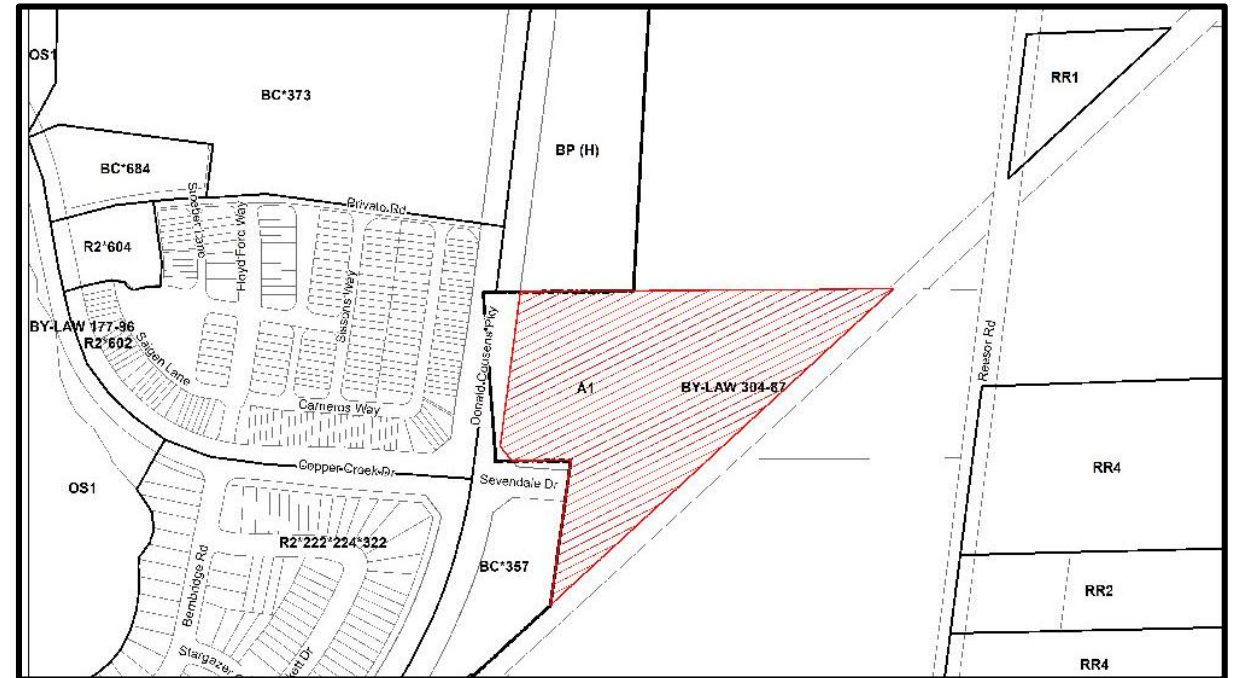
Building Markham's Future Together

Current Zone: Agricultural

- Agricultural and related uses (storage of agricultural produce and home day care)
- One single family detached dwelling as an accessory use

A zoning by-law amendment is required to permit the proposal with site specific provisions:

- Permitted uses
- Development standards



 SUBJECT LANDS



1. Staff will continue to review the Proposal

- Ensure adequate protection for the natural heritage features and reflected the Zoning By-Law Amendment
- Compatibility with existing and planned developments
- Traffic impacts, access, parking, and pedestrian connections
- Ensure the Zoning Bylaw Amendment includes provisions for appropriate uses in the existing Heritage Dwelling
- Technical studies submitted
- Ensure compliance to any requirements of applicable external agencies (York Region, TRCA, CP Rail)

2. Committee may refer the Application back to Staff

- Staff to prepare a Recommendation Report for a future DSC meeting, considering the Bill 109 Timelines

3. Applicant will provide a detailed presentation on the Proposal



Thank you