



EXPLANATORY NOTE

BY-LAW 2015-122

A By-law to amend By-law 165-80, as amended.

2283288 ONTARIO LIMITED

West side of Woodbine Avenue, north of Avenue Seven

Part Lot 11, Concession 3

Lands Affected

This by-law amendment applies to 1.19 ha (2.96 acres) of land located on the west side of Woodbine Avenue, north of Avenue Seven.

Existing Zoning

The lands are presently zoned Select Industrial and Limited Commercial (M.C. 40%) by By-law 165-80, as amended.

Purpose and Effect

The purpose and effect of the By-law amendment is to permit additional uses on the property and to provide site specific development standards to accommodate the proposed buildings and uses.



By-law 2015-122

A By-law to amend By-law 165-80, as amended

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

1. THAT By-law 165-80, as amended, is hereby further amended as follows:

1.1 By adding to Section 7 – Exceptions the following subsection:

“7.115 Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands zoned Major Commercial M.C. (40%) on Schedule ‘A’ to this By-law. All other provisions of By-law 165-80, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

7.115.1 Definitions

For the purposes of this exception a *Drive-Through Service Facility* means a *building* or *structure* or part thereof where goods and/or services are offered to the public within a parked or stationery vehicle by way of a service window or kiosk, where goods, money or materials are exchanged. Kiosks within a parking garage or associated with a surface parking area are not considered to be drive-through service facilities.

7.115.2 Additional Permitted Uses

The following additional uses are permitted:

- a) *Restaurant*
- b) *Fast Food Restaurant*
- c) *Take-Out Restaurant*
- d) *Retail Store*
- e) *Personal Service Shop*


7.115.3 Specific Zone Standards

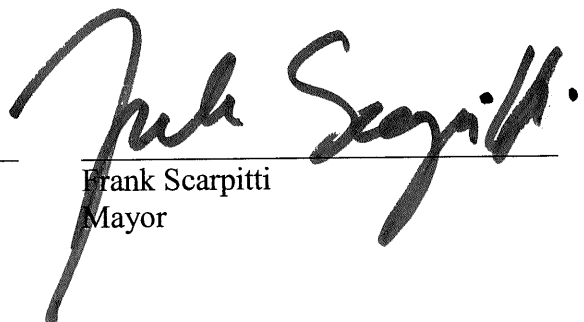
The following specific Zone Standards apply:

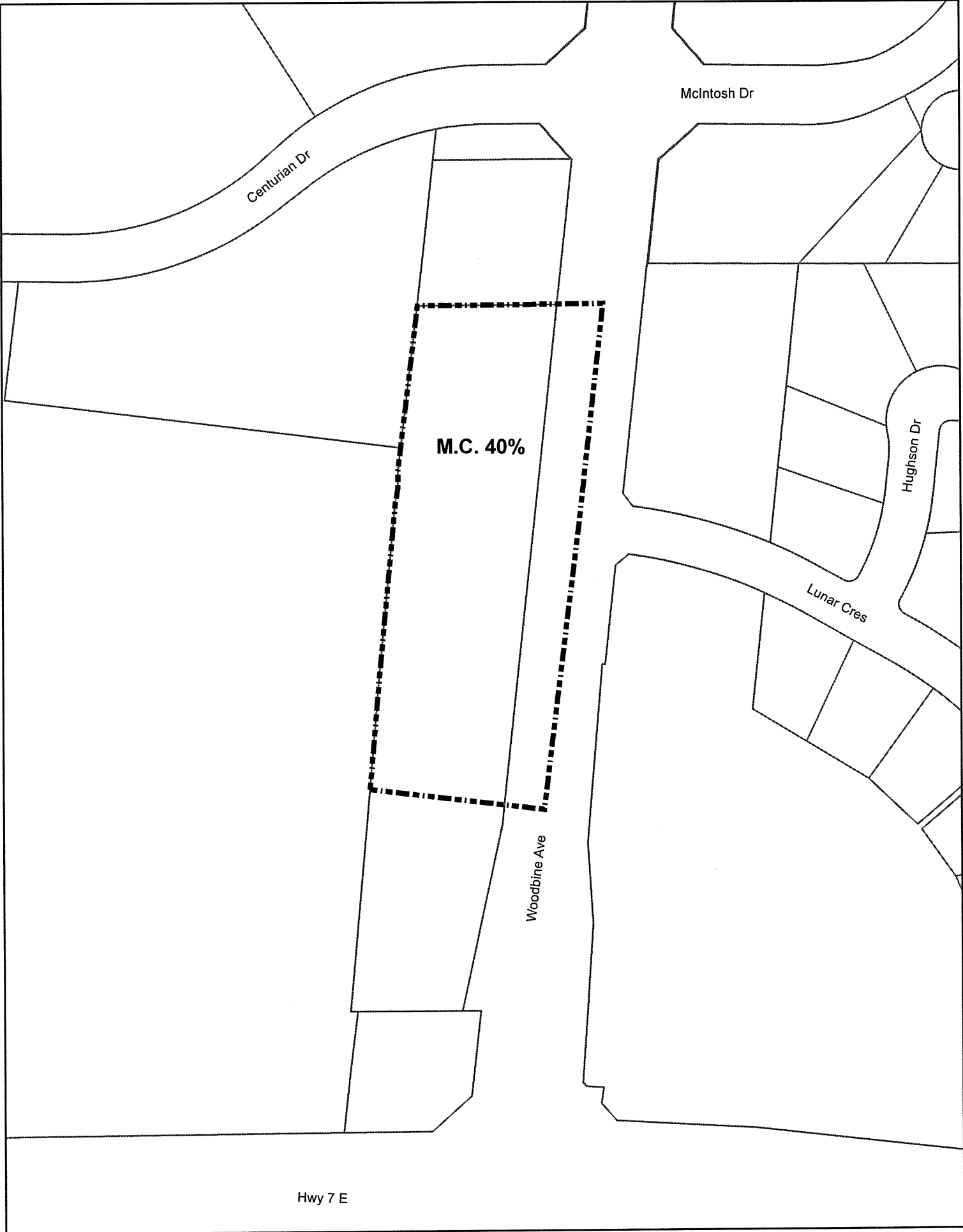
- a) For the purposes of this By-law, the *front lot line* is deemed to be the *lot line* adjacent to Woodbine Avenue;
- b) Minimum required *front yard* – 2.0 metres;
- c) Notwithstanding the provisions of b) above, the minimum setback to a daylighting triangle that forms a part of the regional road allowance – 0.0 metres;
- d) Sections 4.6.2, 5.2 e) and f) and 6.4.1c) shall not apply;
- e) No *building* shall be permitted between 42.0 metres and 61.0 metres of the south *lot line*;
- f) Minimum required width of *landscaped open space* abutting the *front lot line* – 2.0 metres;
- g) Notwithstanding the provisions of f) above, the minimum width of *landscape open space* abutting a daylighting triangle that forms a part of the regional road allowance – 0.0 metres

- h) Minimum gross *ground floor area* per *building* – 370 square metres;
 - i) *Drive-Through Service Facilities*:
 - (i) Maximum number – one (1); and
 - (ii) Not permitted except in association with a bank or financial institution;
 - j) the lands shown on Schedule ‘A’ shall be deemed to be one lot for the purposes of this By-law;
 - k) Maximum combined *gross floor area* for all *buildings* on a *lot* – 2,560 square metres;
 - l) *Outdoor patios*, roof overhangs and canopies shall be permitted to encroach into the *landscaped open space* area to 0.3 metres from the *front lot line*;
 - m) Required Parking:
 - 1) 1 parking space per 25 square metres of leasable floor area;
 - 2) Restaurants within such shopping centres including associated food courts or eating areas are subject to the following requirements:
 - i) 1 parking space per 25 square metres of leasable floor area for that portion which occupies 20% or less of the total leasable floor area of the shopping centre;
 - ii) 1 parking space per 9 square metres of leasable floor area for that portion which occupies more than 20% of the total leasable floor area of the shopping centre;
 - n) *Loading spaces*:
 - (i) Minimum number - two (2);
 - (ii) Minimum width - 3.5 metres,
 - (iii) Minimum length - 12 metres; and
 - (iv) Minimum vertical clearance - 4.2 metres;
 - o) The setback to the centerline of any arterial road or provincial highway shall not apply
 - p) *Retail Store*:
 - (i) Shall not exceed a *gross floor area* of 1,000 square metres per premises; and
 - (ii) An office supply or computer supply store shall not exceed a *gross floor area* of 3,000 square metres per premises;
 - (iii) The total gross floor area shall not exceed 3,000 square metres.”
2. All other provisions of By-law 165-80, as amended, not inconsistent with the provisions of this by-law, shall continue to apply.

Read a first, second, and third time and passed on June 23, 2015.

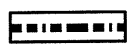

Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor

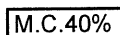


SCHEDULE "A " TO BY-LAW 2015-122

AMENDING BY-LAW 165-80 DATED June 23, 2015



BOUNDARY OF AREA COVERED BY THIS SCHEDULE

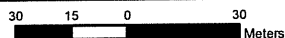


SELECT INDUSTRIAL AND LIMITED COMMERCIAL

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DEVELOPMENT SERVICES COMMISSION



Drawn By: CPW Checked By: GD

DATE: 02/06/2015

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office