



EXPLANATORY NOTE

BY-LAW 2015-85

A Temporary Use By-law to amend By-law 2551, as amended

21 Essex Avenue

Part of Lot 89, Registered Plan 2386

Lands Affected

This By-law amendment applies to the lands noted above within the Langstaff community.

Existing Zoning

The lands are currently zoned Hold (H) R.IND – (Holding) Rural Industrial by By-law 2551, as amended.

Purpose and Effect

The purpose of this by-law amendment is to permit business offices and outdoor storage on the lands noted above.

The effect of the by-law amendment is to permit these uses for three (3) years as permitted under Section 39 of the Planning Act. The intent is to allow these uses for a temporary period until water and sanitary sewer services are made available to the Langstaff community and servicing allocation has been granted to allow redevelopment in accordance with the approved Langstaff Gateway Secondary Plan and the required approvals for redevelopment have been obtained.



BY-LAW 2015-85

A By-law to amend By-law 2551, as amended

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

1. That By-law 2551, as amended, is hereby further amended as follows:

1.1 Notwithstanding any other provisions of By-law 2551, as amended, the provisions in this By-law shall apply to those lands shown on Schedule 'A', attached hereto.

1.1.1 Permitted Uses

The following additional uses are permitted on those lands shown on Schedule 'A':

- a) outdoor storage; and
- b) *business office*

1.1.2 Special Parking Provisions

The following parking provisions apply:

- a) Parking is not required for the uses permitted in this By-law

1.1.3 Special Site Provisions

The following additional provisions apply:

- a) *business office* shall only locate within buildings existing on the date of the passing of this By-law;
- b) additions to existing building are not permitted;
- c) construction of new buildings is not permitted;
- d) outdoor storage shall be screened from Essex Avenue; and
- e) the installation of additional impermeable surface material is not permitted.

2. All other provisions of By-law 2551, as amended, not inconsistent with the provisions of this By-law, shall continue to apply.

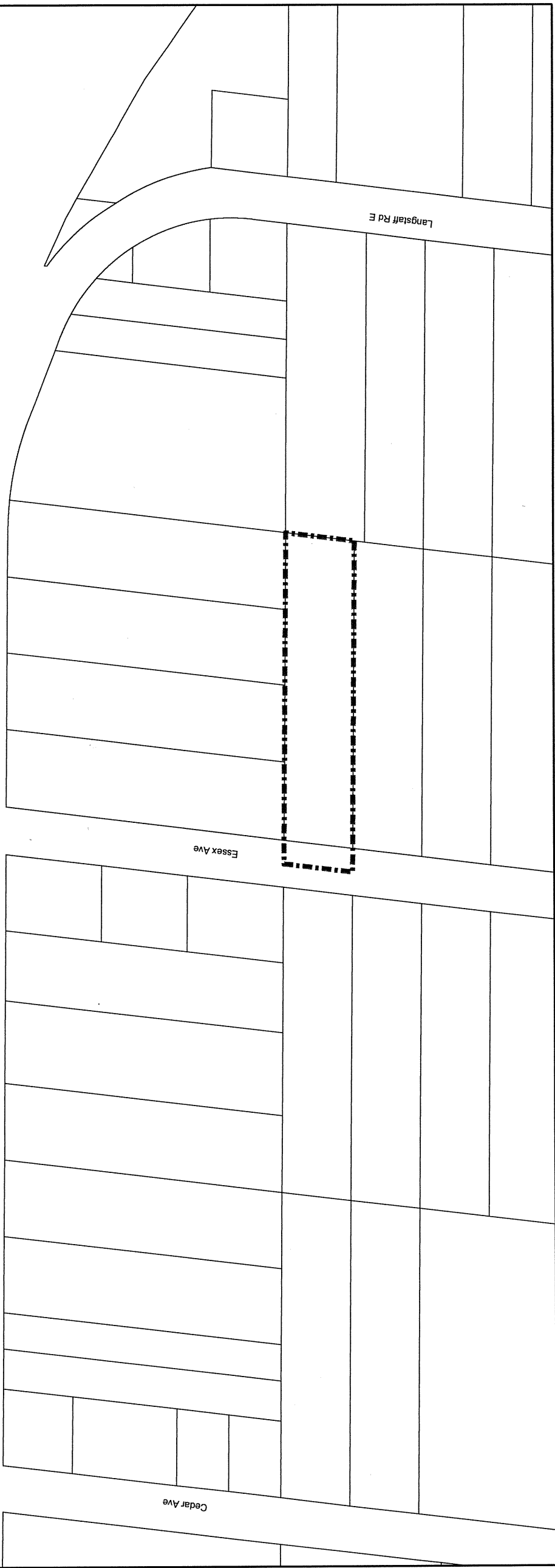
3. This By-law shall expire on June 15, 2018, in accordance with the provisions of Section 39 of the Planning Act RSO 1990.

Read a first, second, and third time and passed on June 15 and 16, 2015.

Martha Pettit
Deputy Clerk

Frank Scarpitti
Mayor

Hwy 407 Hwy 407



BY-LAW SCHEDULE "A" TO BY-LAW 2015-85

AMENDING BY-LAW 2551 DATED June 15 and 16, 2015



 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

Q:\Geomatics\New Operation\By-Laws\ZA\ZA15145546\ZA15145546.mxd