



Explanatory Note

By-law 2014-162

A By-law to amend By-laws 2284-68, and 177-96 as amended

**Belfield Investments Inc.
8050 Woodbine Avenue
Part of Lot 7, Concession 3**

Lands Affected

This by-law amendment applies to approximately 3.30 hectares of land located on the northwest corner of Woodbine Avenue and Burncrest Road.

Existing Zoning

The property is zoned Industrial Zone (M4) under By-law 2284-68, as amended.

Purpose and Effect

The purpose and effect of this By-law is to delete the subject property from the designated area of By-law 2284-68, as amended as shown on Schedule "A" and incorporating these lands into the designated area of By-law 177-96. This By-law will also amend By-law 177-96, as amended, and to rezone the property to the Business Corridor and Business Park Zones.



BY-LAW 2014-162

A By-law to amend By-law 2284-68, as amended,
(to delete lands from the designated area of By-law 2284-68),
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. THAT By-law 2284-68, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 2284-68, as amended.
2. By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule 'A' attached hereto.
 - 2.2 By rezoning the lands:
 - (i) from Industrial Zone (M4) under By-law 2284-68 to Business Corridor (Holding) [BC*525(H)] under By-law 177-96
 - (ii) from Industrial Zone (M4) under By-law 2284-68 to Business Park (Holding) [BP*526(H)] under By-law 177-96as shown on Schedule 'A' attached hereto.
 - 2.3 By adding the following subsection to Section 7 – EXCEPTIONS:

**"7.525 Belfield Investments Inc.
8050 Woodbine Avenue
Part of Lot 7, Concession 3**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *525 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands. All other provisions of By-law 177-96, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

7.525.1 Additional Permitted Uses

The following additional uses are permitted:

- a) *car wash*
- b) *motor vehicle service station*
- c) *motor vehicle body shop*
- d) *motor vehicle repair garage*
- e) *commercial self-storage facility*

7.525.2 Special Site Provisions

The following additional provisions apply:

- a) Notwithstanding any further division or partition of lands subject to this Section, all lands zoned with the symbol *525 and *526, as shown on Schedule 'A', shall together be deemed to be one lot for the purposes of this By-law.
- b) a *retail store* shall be limited to a maximum gross floor area of 1,000 m² per premises unless the *retail store* is an office supply or computer supply store which may have a maximum gross floor area of up to 3,000 m² per premises;
- c) a *place of worship* is only permitted within a multiple unit building and shall be limited to a maximum gross floor area of 500 m²;
- d) Special Provision 6 shall not apply *restaurants* or *restaurants, take-out*.

**7.526 Belfield Investments Inc.
8050 Woodbine Avenue
Part of Lot 7, Concession 3**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *526 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands. All other provisions of By-law 177-96, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

7.526.1 Special Site Provisions

The following additional provisions apply:

- a) Notwithstanding any further division or partition of lands subject to this Section, all lands zoned with the symbol *525 and *526, as shown on Schedule 'A', shall together be deemed to be one lot for the purposes of this By-law.
- b) The maximum gross floor area of *retail stores, personal service shops, restaurants, or financial institutions* is limited to a maximum of 15 percent of the total gross floor area of the first storey of an office building.

3. HOLDING PROVISIONS:

For the purpose of this By-law, a Holding Provision (H) is hereby established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbol.

No person shall hereafter erect or alter any building or structure on lands subject to the Holding Provision (H) for the purpose permitted under this By-law until amendment (s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the Holding Provision (H), the following conditions must be met to the satisfaction of the City of Markham:

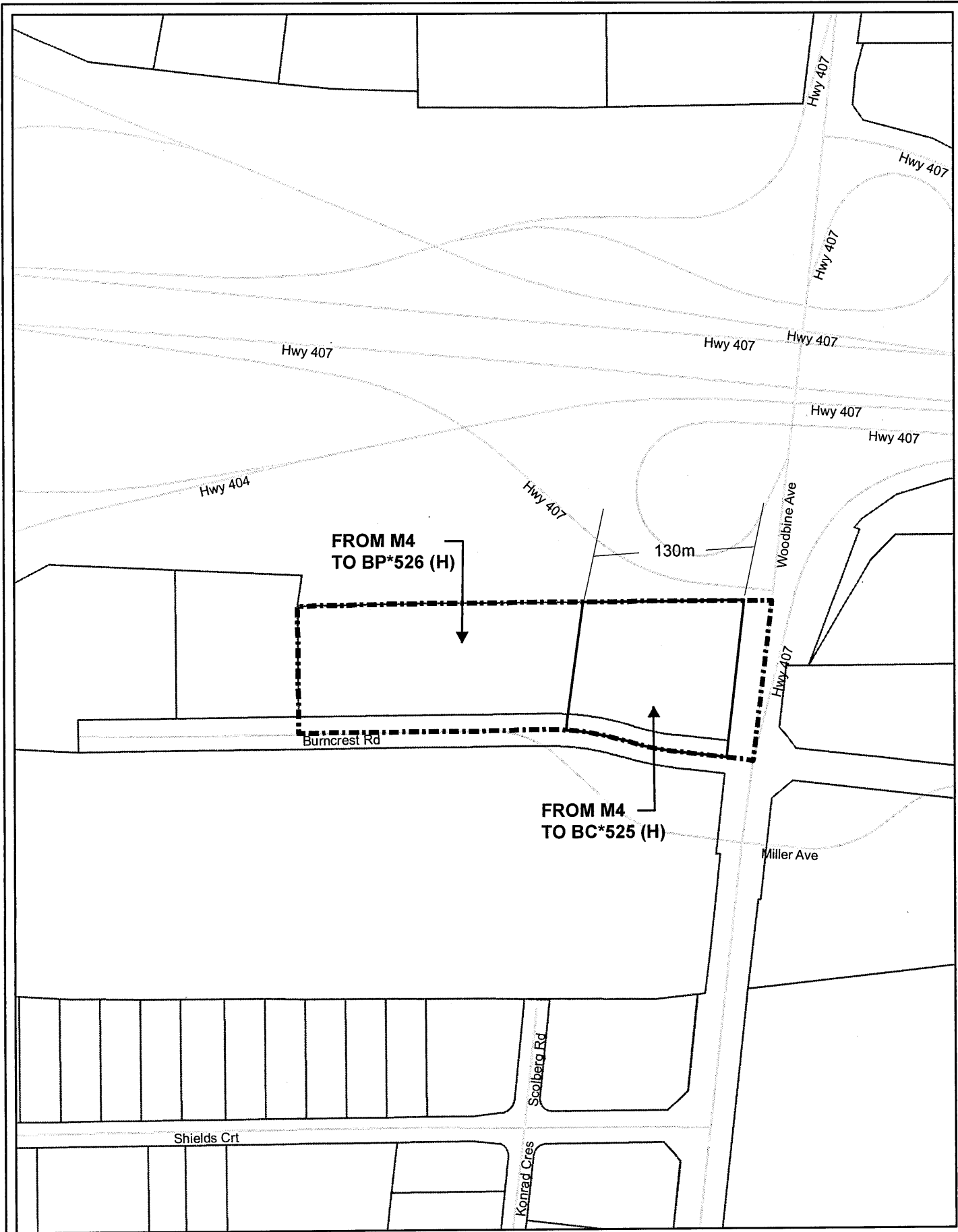
- a) Execution of a Site Plan Control Agreement applying to any proposed development proposal on the subject lands;
 - b) Submission of a Traffic Impact Study to the Satisfaction of the Director of Engineering;
4. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

Read a first, second, and third time and passed on September 23 and 24, 2014.




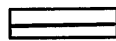
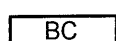
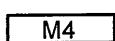
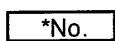
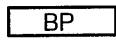
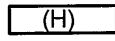
Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



BY-LAW SCHEDULE " A " TO BY-LAW 2014-162

AMENDING BY-LAWS 2284-68 AND 177-96 DATED Sept. 23 & 24, 2014

-  BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE TO BE DELETED FROM BY-LAW 2284-68 AND ADDED TO BY-LAW 177-96
-  BOUNDARY OF ZONE DESIGNATION(S)
-  BUSINESS CORRIDOR
-  RURAL INDUSTRIAL
-  EXCEPTION SECTION NUMBER
-  BUSINESS PARK
-  HOLD PROVISION

Q:\Geomatics\New Operation\By-Laws\OP\OP_ZA13130529\OP_ZA13130529.mxd