



Explanatory Note

By-law 2014-92

A By-law to amend By-law 127-76 and By-law 165-80

**1406262 Ontario Inc.
8375 Woodbine Avenue**

Lands Affected

This by-law amendment applies to a property on the east side of Woodbine Avenue, south of Highway 7, municipally known as 8375 Woodbine Avenue. The property is occupied by a one storey commercial building.

Existing Zoning

The property is zoned Commercial One (C1) by By-law 127-76, as amended. A site specific by-law amendment restricts permitted uses to one restaurant.

Purpose and Effect

The purpose of this by-law is to delete the property from the designated area of By-law 127-76, incorporate it into the designated area of By-law 165-80, and zone it Retail Warehouse (RW) with site specific use permissions and zone standards.

The effect of this by-law is that the property will be removed from the designated area of By-law 127-76, as amended, and will be added to the designated area of By-law 165-80, as amended. As well, the property will be permitted to be used for a broader range of commercial uses. The applicant is not proposing any changes to the existing building at this time.



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

1. THAT By-law 127-76, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 127-76, as amended.

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

2.1 By extending the designated area of By-law 165-80, as amended, to include the lands shown on Schedule 'A' attached hereto.

2.2 By zoning the lands:

Retail Warehouse RW

as shown on Schedule 'A' attached hereto.

2.3 By adding the following subsection to Section 7 – EXCEPTIONS:

“7.114 8375 Woodbine Avenue

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

7.114.1 Special Use Provisions

The following uses are not permitted:

- a) Hotels and motels
- b) Places of Worship


7.114.2 Special Zone Standards

The following specific zone standards apply:

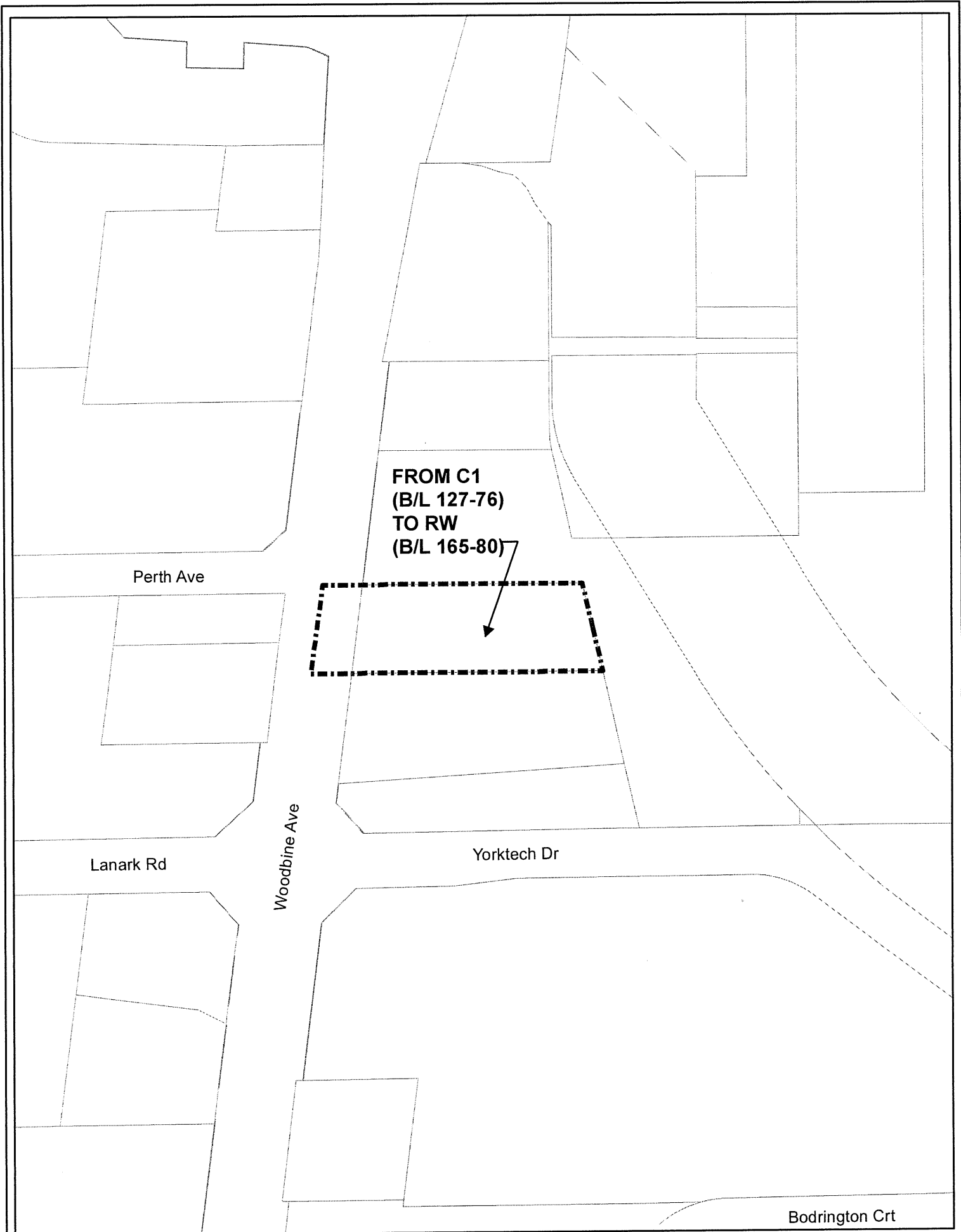
- a) minimum LOT FRONTAGE – 40.0 metres
- b) minimum LOT AREA – 0.4 hectares
- c) MINIMUM REAR YARD – 10.0 metres
- d) a strip of land having a minimum width of 10.0 metres immediately abutting the REAR LOT LINE shall be provided as LANDSCAPED OPEN SPACE.”

3. All other provisions of By-law 127-76, as amended, and 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 24, 2014.


Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor



BY-LAW SCHEDULE 'A' TO BY-LAW 2014-92

AMENDING BY-LAWS 127-76 AND 165-80 DATED THIS June 24, 2014

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
TO BE DELETED FROM BY-LAW 127-76 & ADDED TO BY-LAW 165-80

 COMMERCIAL ONE  RETAIL WAREHOUSE

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DEVELOPMENT SERVICES COMMISSION

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Drawn By: CPW

Checked By: SH

DATE: 04/01/2014

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