



EXPLANATORY NOTE

BY-LAW 2013-139

A By-law to Amend By-law 77-73, as amended

Lands Affected

The proposed by-law amendment applies to lands that are known as 360 John Street.

Existing Zoning

The affected lands are zoned in accordance with Zoning By-law 77-73, as amended.

Purpose and Effect

The purpose of this By-law is to restrict permitted uses on the lands known as 360 John Street to ensure that any development proposed on the lands at a minimum requires the submission of an application for re-zoning and a public process under the Planning Act R.S.O. 1990 c.P 13.;

In addition, the property at 360 John Street is zoned with a Hold provision, which restricts the uses permitted on the site to existing uses and which requires the submission of the appropriate applications and supporting studies before the Hold provision can be removed.



BY-LAW 2013-139

A By-law to Amend By-law 77-73, as amended

WHEREAS the City of Markham is empowered to pass By-laws pursuant to the Planning Act R.S.O. 1990 c.P 13;

AND WHEREAS the City of Markham wishes to restrict the uses that are permitted on a property known as 360 John Street, as shown on Schedule "A" attached hereto, to ensure that any development proposed on the lands at a minimum requires the approval of an application for zoning amendment including a public process under the Planning Act R.S.O. 1990 c.P 13.;

NOW THEREFORE The Council for the Corporation of the City of Markham enacts as follows:

1. By-law 76-86, which is an amendment to By-law 77-73, is hereby repealed.
2. Sections 1 (c) and (d) of By-law 210-88, which is an amendment to By-law 77-73, are hereby deleted.
3. By-law 77-73, as amended, is amended by rezoning the lands known as 360 John Street as shown on Schedule 'A' attached hereto from the Industrial (M) Zone to the Industrial – Hold [M(H)] Zone.
4. By-law 77-73 is amended, by adding the following new subsection to Section 8 - EXCEPTIONS:

"8.5 360 JOHN STREET

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands known as 360 John Street as shown on Schedule 'A' to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

8.5.1 Only Permitted Uses

Only those uses that existed on the effective date of passing of this By-law are permitted.

5. Hold Provision – 360 John Street
 - a) A zoning by-law amendment to remove the Hold (H) symbol from the zoning designation on the lands known as 360 John Street, as shown on Schedule "A" attached hereto, shall not be passed until the following conditions have been met:
 - i) Approval of an application for Official Plan Amendment and/or rezoning
 - ii) Submission of a servicing impact study to the satisfaction of the Director of Engineering.
 - iii) Submission of a transportation impact study to the satisfaction of the Director of Engineering.
 - iv) Approval of application(s) for Site Plan and/or Plan of Subdivision.
 - b) Only the uses existing on the effective date of passing of this By-law are permitted prior to the removal of the H provision.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
9TH AND 10TH DAY OF JULY, 2013.

MARTHA PETTIT
DEPUTY CITY CLERK

FRANK SCARPITTI
MAYOR


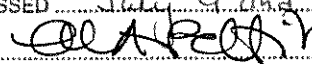


BY-LAW SCHEDULE "A" TO AMEND BY-LAW 77-73

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
 BOUNDARY OF ZONE DESIGNATION(S)

 INDUSTRIAL

 HOLDING PROVISION

BY-LAW AMENDMENT No. 2013-139 PASSED July 9 and 10, 2013
 (MAYOR)  (CLERK)



MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:RB

DATE:06/13/13

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