



## **EXPLANATORY NOTE**

### **BY-LAW 2013-129**

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

**8310 Woodbine Developments Inc.  
8310 Woodbine Avenue**

#### **Lands Affected**

The by-law amendment applies to 0.38 hectares (0.95 acres) at the southwest corner of Woodbine Avenue and Lanark Road, municipally known as 8310 Woodbine Avenue.

#### **Existing Zoning**

By-law 165-80, as amended, zones the property Select Industrial and Automotive Commercial (M.AC).

#### **Purpose and Effect**

The purpose of this By-law is to amend Zoning By-law 165-80, as amended to:

- add business offices and medical offices as permitted uses on the property under the existing Select Industrial and Automotive Commercial (M.AC) zone; and
- establish development standards to permit a proposed office building.

The effect of this By-law is that the construction of an approximately 1,585m<sup>2</sup> one storey office building will be permitted.



## BY-LAW 2013-129

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:

1.0 By-law 165-80, as amended, be and the same is hereby further amended as follows:

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

“7.113 Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the lands at 8310 Woodbine Avenue shown on Schedule ‘A’ attached to this By-law. For the purpose of this By-law, where terms have not been specifically defined within By-law 165-80, as amended, the definitions of By-law 28-97, as amended, shall apply. 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. 113.1 Additional Permitted Uses

The following additional uses are permitted within the Select Industrial and Automotive Commercial (M.AC) Zone:

- a) *Business Offices*
- b) *Medical Offices*

### 7.113.2 Zone Standards

The following specific zone standards apply:

- a) Minimum *lot area* – 0.36 hectares
- b) Minimum *lot frontage* – 48.0 metres
- c) Minimum required *front yard* - 2.0 metres
- d) Minimum required *flankage yard* - 2.0 metres
- e) Minimum required depth of *landscaped open space* adjacent to southerly *lot line* – 2.0 metres
- f) Minimum required depth of *landscaped open space* adjacent to westerly *lot line* - 2.0 metres
- g) Maximum permitted projections:  
Encroachments into the permitted yard setbacks shall be as follows:

Structure	Maximum Permitted Projection
Eaves, cornices, ornamental or architectural elements, light fixtures, balustrades, mullions, window sills, and bay windows	Maximum projection of 0.45 metres into the required yard setback
Canopies and awnings	Maximum projection of 1.5 metres into the required yard setback

7.113.3 Special Site Provisions

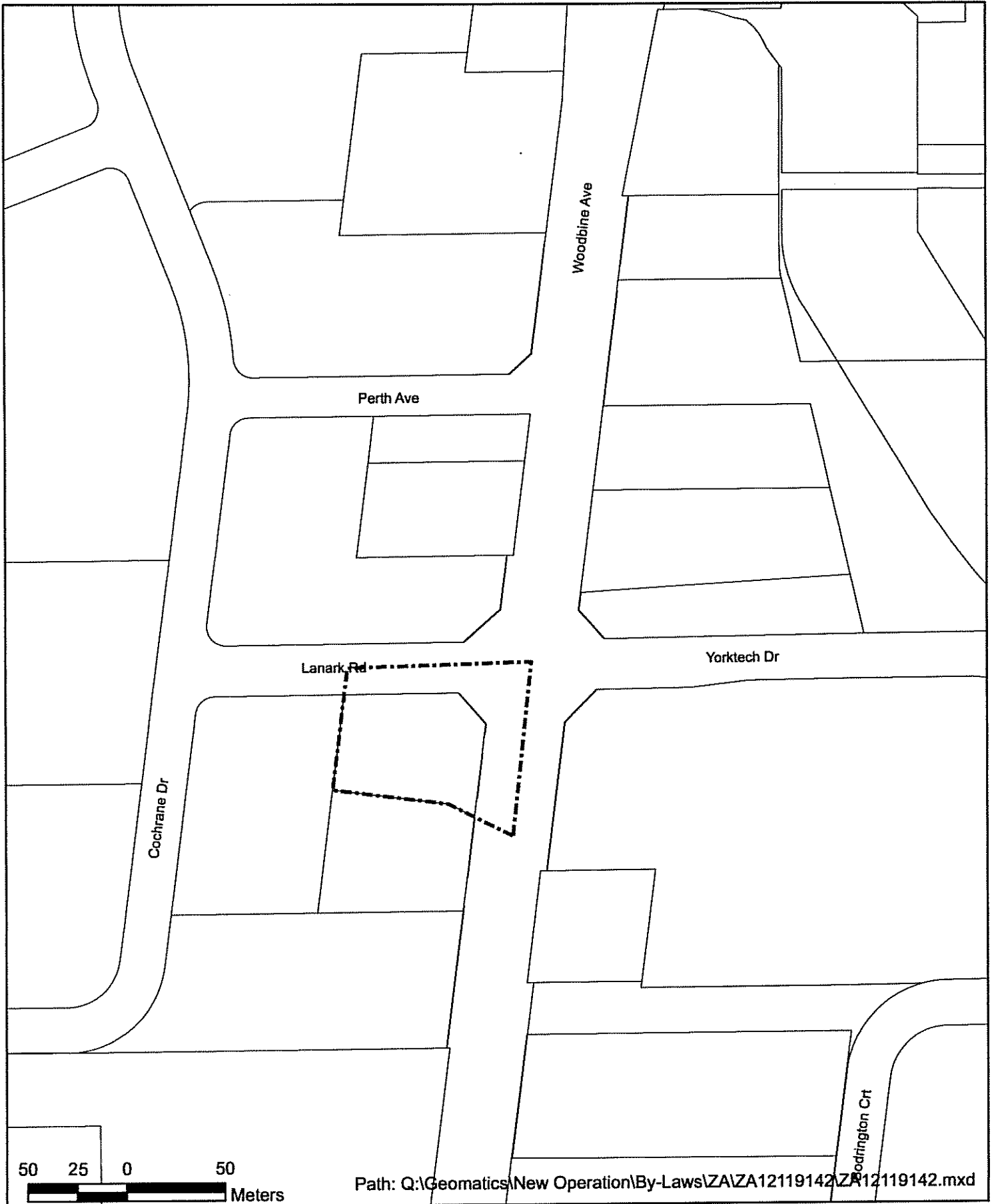
The following additional provisions apply:

- a) Section 4.6.2 (40m Woodbine Avenue centre line setback) shall not apply.
- b) Section 4.7.1 (Landscaped Open Space Adjoining Streets) shall not apply.
- c) Notwithstanding Section 7.113.2 e), a driveway connection to the abutting property shall be permitted.
- d) The number of parking spaces required for *Medical Offices* shall be calculated at 1 parking space per 30 square metres of net floor area.”

2.0 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 THIS  
26<sup>TH</sup> DAY OF JUNE, 2013.

  
KIMBERLEY KITTERINGHAM  
CITY CLERK  
FRANK SCARPITTI  
MAYOR





## BY-LAW SCHEDULE "A" TO AMEND BY-LAW 165-80

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE



BY-LAW AMENDMENT No. 2013-129 PASSED June 26, 2013

 (MAYOR)  (CLERK)

 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: GS

DATE: 06/24/13

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