



## **EXPLANATORY NOTE**

### **BY-LAW 2018-124**

#### **A By-law to amend By-law 108-81, as amended**

**Neamsby Investments Inc.  
1443 Denison Street  
ZA 17 148679**

#### **Lands Affected**

The proposed by-law amendment applies to a parcel of lands with an approximate area of 0.95 ha (2.35 ha), which is located on the south side of Denison Street, east of Birchmount Road, municipally known as 1443 Denison Street.

#### **Existing Zoning**

The subject lands are zoned Select Industrial and Limited Commercial [M.C.(40%)] under By-law 108-81, as amended.

#### **Purpose and Effect**

The purpose and effect of this By-law is to rezone the subject lands under By-law 108-81, as amended as follows:

from:

**Select Industrial and Limited Commercial [M.C.(40%)] Zone**

to:

**Select Industrial and Limited Commercial [M.C.(67%)] Zone**

and to include a Health Centre and accessory Restaurant as permitted uses and implement site specific development standards for the site in order to allow the subject lands to be developed with a table tennis facility.

#### **Note Regarding Further Planning Applications on this Property**

The Planning Act provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended.



## By-law 2018-124

### A By-law to amend By-law 108-81, as amended

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

1. By-law 108-81, as amended, is hereby further amended as it applies to the lands outlined in Schedule 'A' as follows:

1.1 By rezoning the lands outlined on Schedule 'A' attached hereto

from:

**Select Industrial and Limited Commercial [M.C.(40%)] Zone**

to

**Select Industrial and Limited Commercial [M.C.(67%)] Zone**

1.2 By adding the following subsection to Section 8 - EXCEPTIONS

**"8.100 Neamsby Investments Inc.  
1443 Denison Street**

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted 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.

**8.100.1 Additional Permitted Uses**

- a) HEALTH CENTRE
- b) One (1) RESTAURANT accessory to a permitted HEALTH CENTRE

**8.100.2 Special Zone Standards**

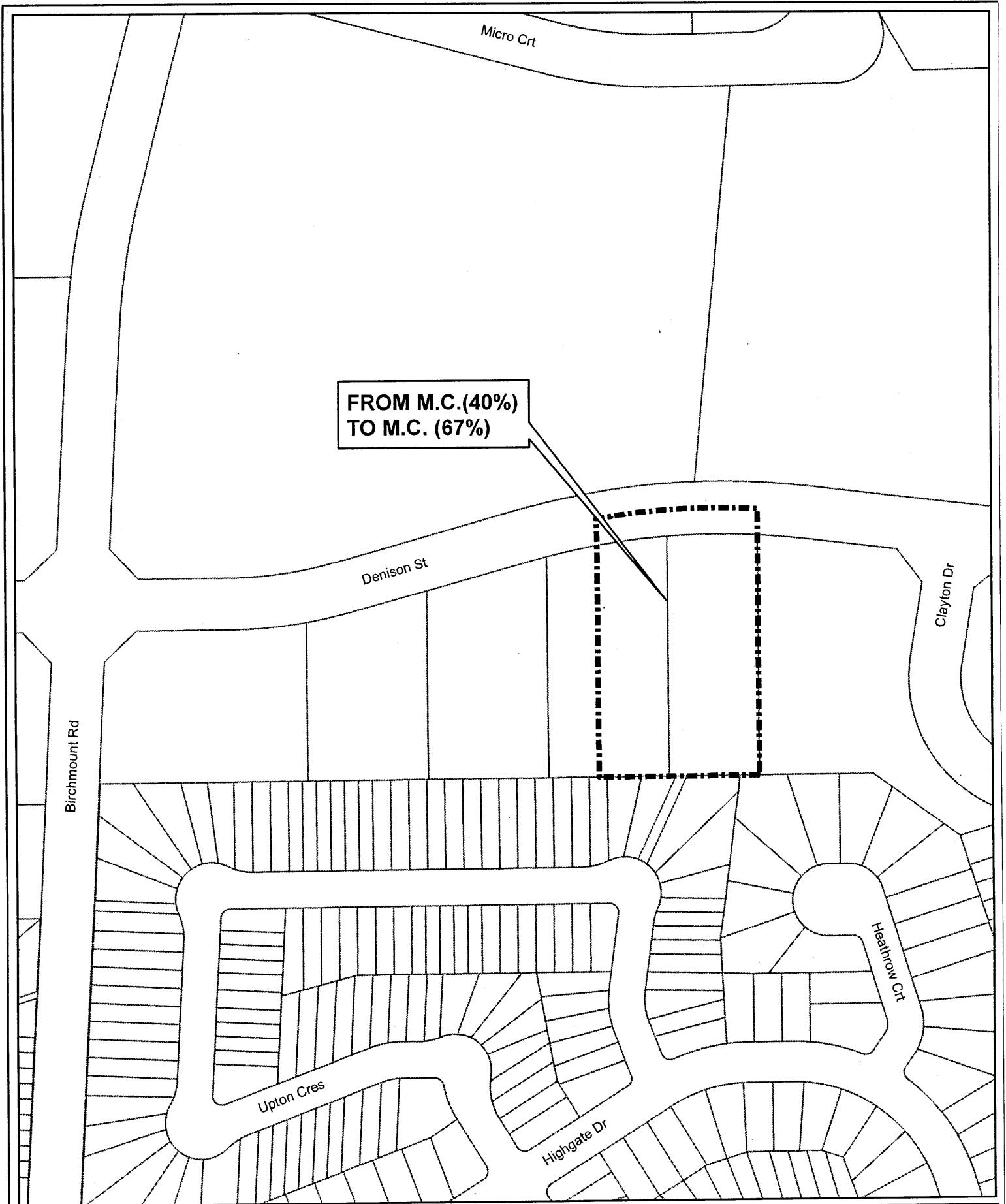
The following specific zone standards apply:

- a) Minimum SETBACKS:
  - i. Minimum SIDE YARD SETBACK from east LOT LINE – 2.5 metres
- b) LOADING SPACE requirements:
  - i. LOADING SPACES required – 1
  - ii. Length of LOADING SPACE – 10 metres
- c) Minimum width of LANDSCAPED OPEN SPACE adjoining any other STREET – 4 metres

Read a first, second and third time and passed on September 12, 2018.

Kimberley Kitteringham  
City Clerk


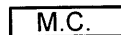
Frank Scarpitti  
Mayor



# SCHEDULE " A " TO BY-LAW 2018-124

## AMENDING BY-LAW 108-81 DATED SEPTEMBER 12, 2018



-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  SELECT INDUSTRIAL AND LIMITED COMMERCIAL

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

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