



## **EXPLANATORY NOTE**

### **BY-LAW 2018-80**

#### **A By-law to amend By-law 28-82, as amended**

#### **10 Konrad Crescent**

#### **Ontario Underwriting Properties Inc.**

#### **ZA 17 149763**

### **Lands Affected**

This by-law amendment applies to a 0.36 hectare parcel of land, municipally known as 10 Konrad Crescent. The subject lands are located on the west side of Konrad Crescent, west of Woodbine Avenue and north of 14th Avenue.

### **Existing Zoning**

The lands are zoned Select Industrial (M3) by By-law 28-82, as amended.

### **Purpose and Effect**

The purpose and effect of this Zoning By-law amendment is to increase the maximum permitted gross floor area of a “business office” use within the existing building on the subject property to 1,500 square meters, prohibit medical office uses and reduce the number of required parking spaces to 33.

### **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, unless the Council has declared by resolution that such an application is permitted.



## By-law 2018-80

A By-law to amend By-law 28-82, as amended

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

1. That By-law 28-82, as amended, is hereby further amended as it applies to the lands outlined on Schedule 'A' as follows:

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

**“7.27 10 Konrad Crescent,  
West side of Konrad Crescent, south of Shields Court  
PLAN 65M248 Lot 38**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to Lot 38, PLAN 65M248, municipally known as 10 Konrad Crescent, as shown on Schedule 'A' attached to By-law 2018-80. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

### **7.27.1 Additional Permitted Use**

The following additional use is permitted:

- a) BUSINESS OFFICE

### **7.27.2 Prohibited Use**

The following use is prohibited:

- a) MEDICAL OFFICE

### **7.27.3 Special Site Provisions**

The following additional provision shall apply:

- a) The BUSINESS OFFICE shall be contained within the building that existed on the day of the passing of this By-law;
- b) The GROSS FLOOR AREA of the BUSINESS OFFICE shall not exceed 1,500 m<sup>2</sup>; and,
- c) Notwithstanding Section 3.0, Table B of By-Law 28-97, *Business Offices* shall be parked at a rate of 1 parking space per 46 square metres of gross floor area.


2. All other provisions of By-law 28-82, 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 26, 2018.



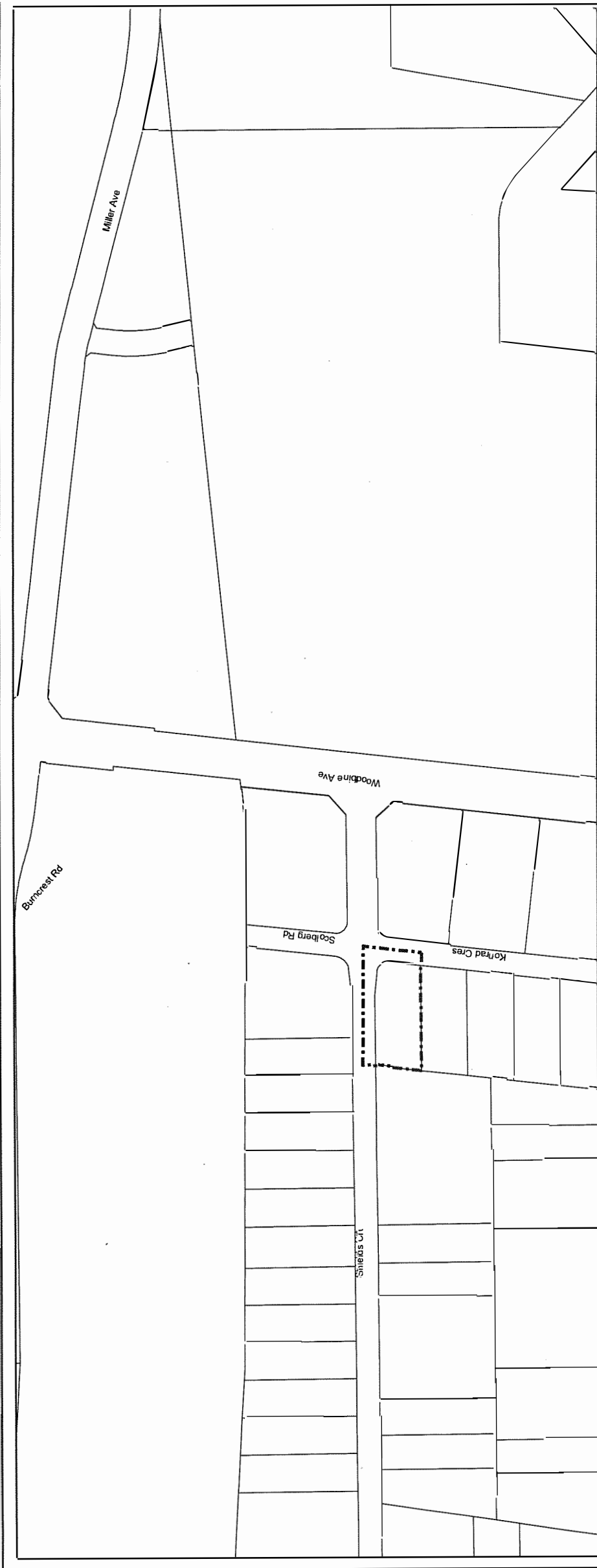
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Kimberley Kitteringham  
City Clerk



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Frank Scarpitti  
Mayor



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# BY-LAW SCHEDULE "A" TO BY-LAW 2018-80

## AMENDING BY-LAW 28-28 DATED JUNE 26, 2018

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

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.