



## **EXPLANATORY NOTE**

### **BY-LAW 2018-86**

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

**15 Minthorn Blvd  
PLAN 65M2665 PT BLK 7, RS65R13412 PTS 3 & 4  
(Proposed Hotel and Restaurant Complex)  
ZA 17 157688**

#### **Lands Affected**

The proposed by-law amendment applies to 1.13 hectares (2.8 acres) of land located south of Highway 7 East at the southwest corner of Minthorn Boulevard and Commerce Valley Drive East and municipally known as 15 Minthorn Boulevard.

#### **Existing Zoning**

By-law 165-80, as amended, currently zone the subject lands as Select Industrial and Limited Commercial (40%) [M.C] (40%).

#### **Purpose and Effect**

The purpose and effect of this By-law is to amend By-law 165-80, as amended, to rezone the subject property to Select Industrial and Limited Commercial (60%) [M.C] (60%), and to add a hotel and restaurants as permitted uses on the property in order to facilitate the development of a four (4) storey hotel and restaurants.



## By-law 2018-86

### 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. That By-law 165-80, as amended, is hereby further amended as it applies to the lands outlined on Schedule 'A' as follows:

- 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto as follows:

**From:**

**Select Industrial and Limited Commercial (40%)**

**[M.C] (40%)**

**To:**

**Select Industrial and Limited Commercial (60%)**

**[M.C] (60%)**

- 1.2 By adding the following subsection to Section 7- EXCEPTIONS

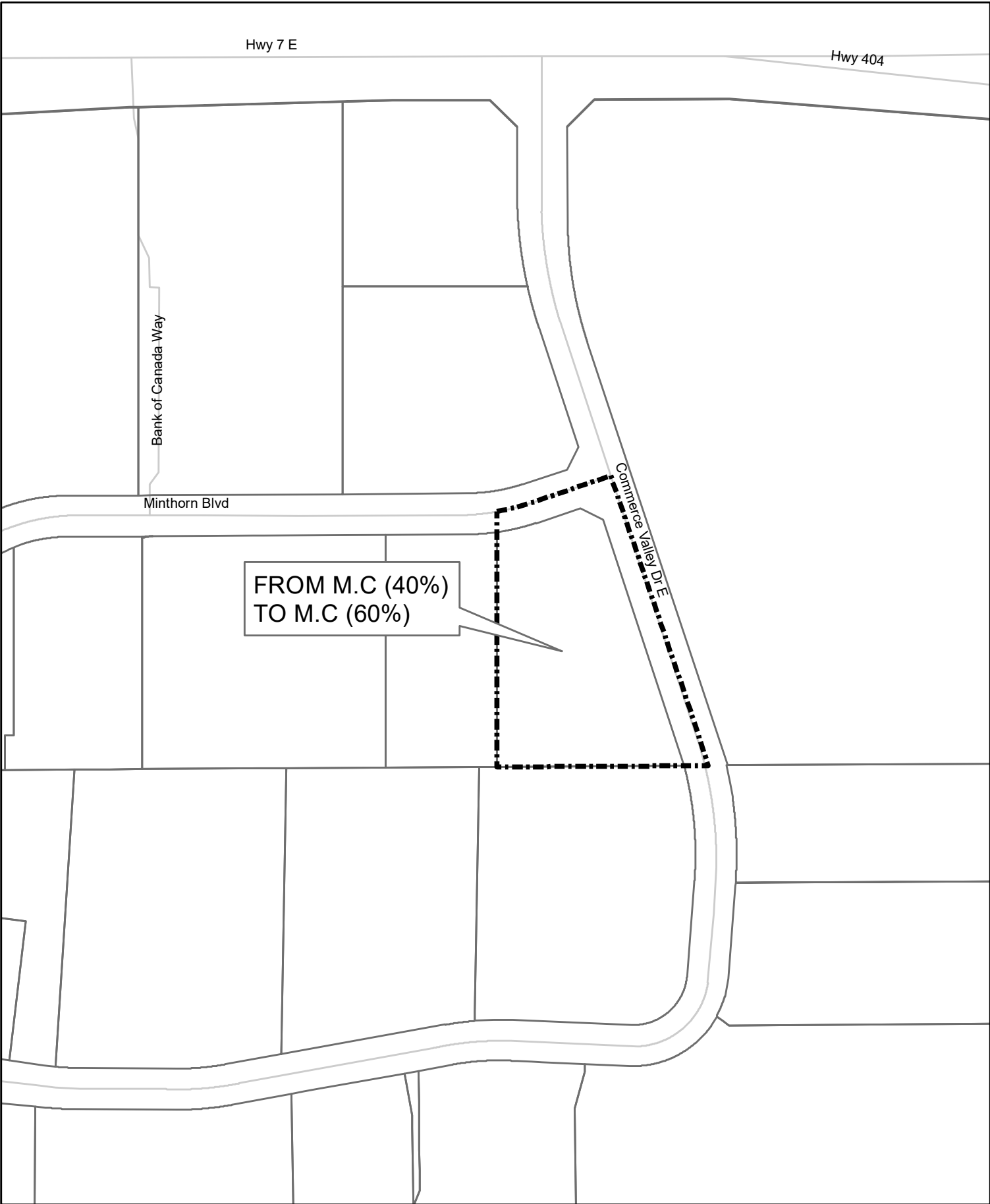
Exception	C.W. Kowolia Inc.	Parent Zone
7.117	Southwest corner of Minthorn Boulevard and	M.C (60%)
File	Commerce Valley Drive East	Amending By-
ZA 17 157688	15 Minthorn Boulevard	law 2018-86
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands.		
<b>7.117.1 Only Permitted Uses</b>		
The following are the only permitted uses:		
a)	<i>Hotel</i>	
b)	<i>Business Office</i>	
c)	<i>Restaurant</i>	
<b>7.117.2 Special Site Provisions</b>		
a)	<i>Restaurants shall only be permitted as an accessory component within a Hotel or Business Office.</i>	
b)	<i>Restaurant access shall also be permitted from the exterior of a Hotel or Business Office.</i>	
c)	<i>Restaurant access from an internal lobby of a Hotel or Business Office is not required.</i>	

2. 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 on June 26, 2018.

  
Kimberley Kitteringham  
City Clerk

  
Frank Scarpitti  
Mayor



# SCHEDULE " A " TO BY-LAW 2018-86

## AMENDING BY-LAW 165-80 DATED 26 JUNE 2018



BOUNDARY OF AREA COVERED BY THIS SCHEDULE



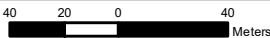
SELECT INDUSTRIAL WITH LIMITED COMMERCIAL

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.

Q:\Geomatics\New Operation\By-Laws\ZA\ZA17157688\ZA17157688.mxd



DEVELOPMENT SERVICES COMMISSION



Drawn By: CPW Checked By:RC DATE:20/06/2018

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