



By-law 2017-115

A By-law to amend By-law 304-87, as amended

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

1. That By-law 304-87, 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:

Rural Residential One (RR1) Zone

to:

Commercial One (C1) Zone; and

Open Space One (O1) Zone

- 1.2 By adding the following subsections to Section 3 – EXCEPTIONS:

Exception 13.85	2504373 Ontario Inc. South of Highway 7 East and west of Kennedy Road 37 Main Street, Unionville	Parent Zone C1 & O1
File ZA 16 178440		Amending By-law 2017-115
Notwithstanding any other provisions of By-law 304-87, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2017-115. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
85.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	RESTAURANT	
b)	BUSINESS OFFICE	
c)	RETAIL STORE	
d)	ART GALLERY, PRIVATE	
e)	PERSONAL SERVICES SHOP	
85.2 Special Zone Standards		
The following special zone standards apply:		
a)	All lands within Exception 13.85 shall be deemed to be one lot for the purposes of this By-law	
b)	Minimum LOT AREA - 0.2 hectares	
c)	Minimum FRONT YARD - 18 metres	
d)	Minimum north SIDE YARD - 11 metres	
e)	Minimum south SIDE YARD - 3 metres	
f)	Minimum REAR YARD - 6 metres	
g)	Maximum GROSS FLOOR AREA - 800 square metres	
h)	Maximum LEASABLE FLOOR AREA devoted to a RESTAURANT - 90 square metres	
i)	Minimum width of LANDSCAPING abutting a STREET LINE – 1.5 metres	
j)	Maximum HEIGHT – 10 metres	
k)	The uses permitted by this by-law shall not require a LOADING SPACE.	
l)	Maximum number of PARKING SPACES - 18	
m)	For the purposes of the this by-law the following definition shall apply: ART GALLERY, PRIVATE means a premises used for the preservation, exhibition and/or sale of paintings or other works of art, the control of which is not vested in a public authority.	

Read and first, second and third time and passed on December 12, 2017.


Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2017-115

A By-law to amend By-law 304-87, as amended

2504373 Ontario Inc.

South of Highway 7 East and west of Kennedy Road

37 Main Street, Unionville

ZA 16 178440

Lands Affected

The proposed by-law amendment applies to approximately 0.22 hectares (0.54 acres) of land known municipally as 37 Main Street, Unionville. The lands are located west of Kennedy Road Street, south of Highway 7 East.

Existing Zoning

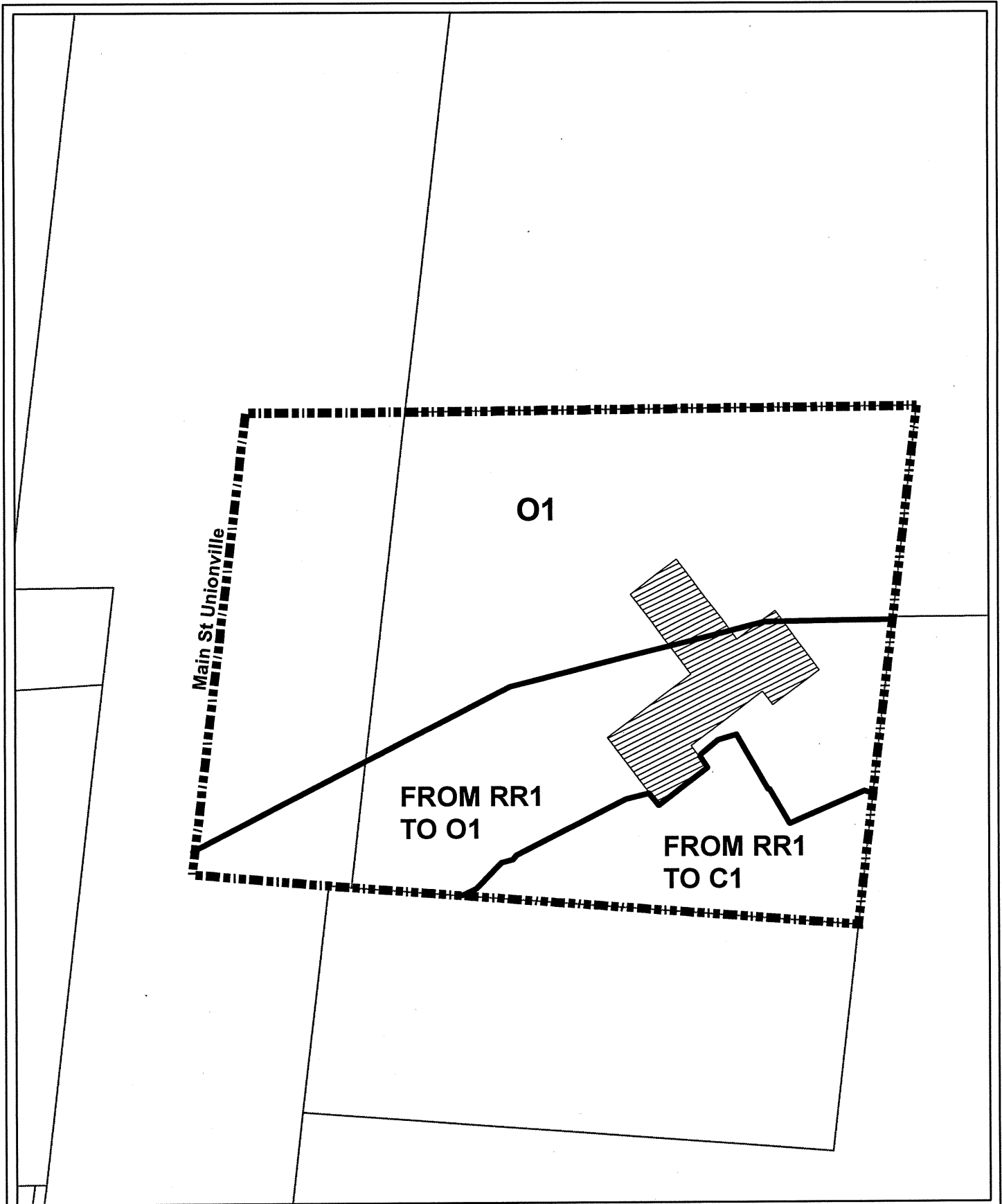
The subject land is zoned Rural Residential One (RR1) Zone and Open Space (O1) Zone by By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this by-law amendment is to rezone the portion of the subject lands currently zoned Rural Residential One (RR1) Zone to Commercial One (C1) Zone and Open Space One (O1) Zone in order to facilitate the renovation and expansion to the existing single detached dwelling to accommodate commercial uses

Note Regarding Further Planning Applications on this Property

In accordance with Section 45(1.3) and 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended on July 1, 2016 through the enactment of Bill 73, no person shall apply for a minor variance from the provisions of the by-law in respect of land, building or structure before the second anniversary of the day on which the by-law was amended, unless Council has declared by resolution that such an application is permitted.



SCHEDULE " A " TO BY-LAW 2017-115

AMENDING BY-LAWS 304-87 DATED Dec. 12, 2017

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

- | | | | |
|----|----------------|-----|-------------------|
| O1 | OPEN SPACE ONE | RR1 | RURAL RESIDENTIAL |
| C1 | COMMERCIAL ONE | | |

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