



## **EXPLANATORY NOTE**

### **BY-LAW 2017-89**

#### **A By-law to amend By-laws 2884-68 and 28-82, as amended**

**2875 14th Ave  
PLAN 3820 LOT 3  
(Proposed Industrial Building)**

#### **Lands Affected**

The proposed by-law amendment applies to 2.02 hectares (5 acres) of land located on the south side of 14 Avenue, west of Woodbine Avenue and municipally known as 2875 14<sup>th</sup> Avenue.

#### **Existing Zoning**

By-law 2284-68, as amended, currently zones the subject lands as Agricultural (A1) Zone.

#### **Purpose and Effect**

The purpose and effect of this By-law is to delete the property from the designated area of By-law 2284-68, amend By-law 28-82 to incorporate lands into the designated area of By-law 28-82, and to rezone the subject property to from Agricultural (A1) to M.C. (60%). The proposed zoning change will facilitate the development of a one storey industrial building for industrial uses, including a motor vehicle repair and service uses, and the introduction of site-specific site provisions.



## By-law 2017-89

**A By-law to amend By-laws 2284-68, as amended**  
*(to delete lands from the designated area of By-law 2284-68)*  
**and to amend By-law 28-82, as amended**  
*(to incorporate lands into the designated area of By-law 28-82)*

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

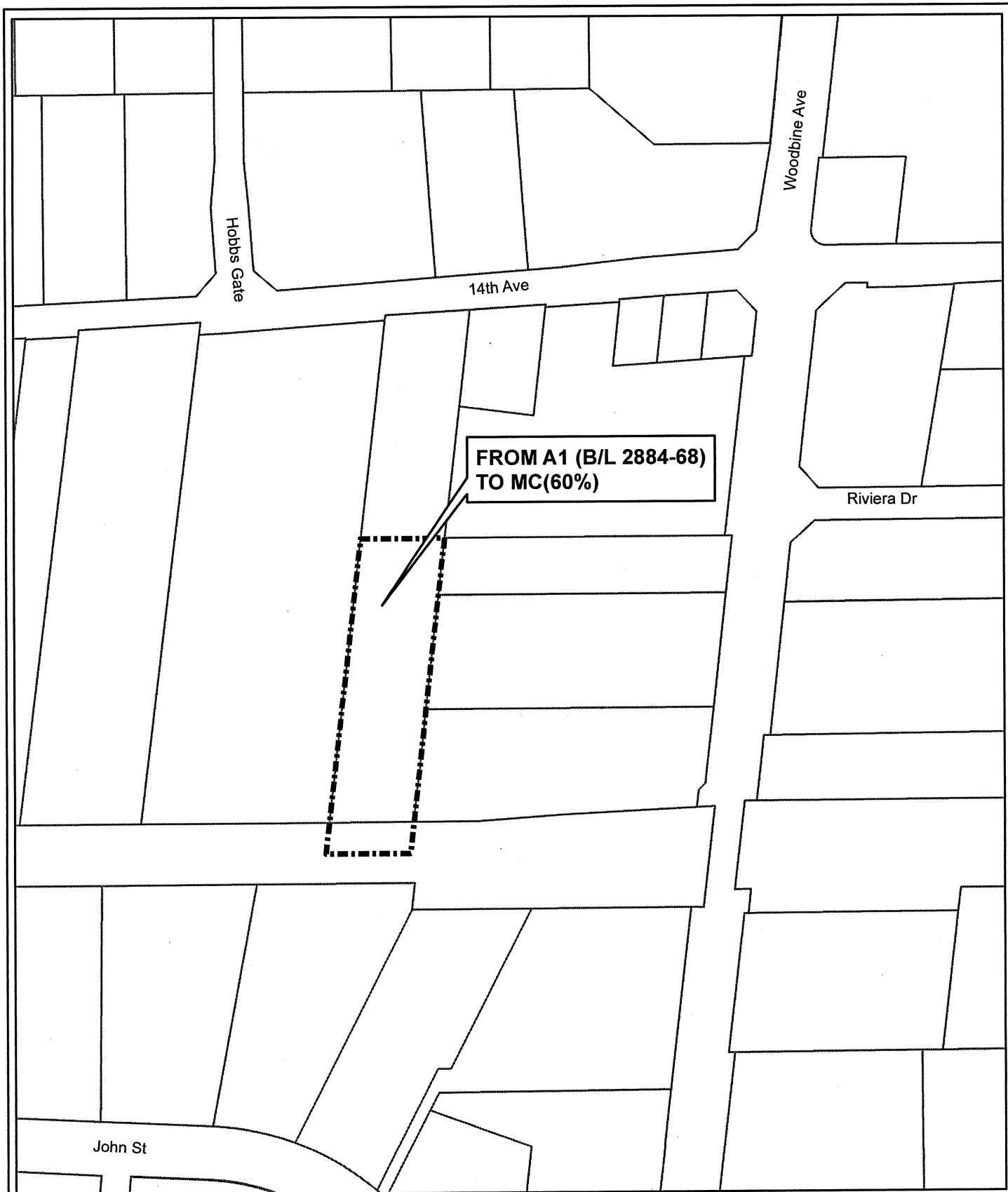
1. That By-law 28-82, as amended, is hereby further amended by deleting the lands shown on Schedule "A" attached hereto from the designated area of By-law 2284-68, as amended.
2. By-law 28-82, as amended, is hereby further amended as follows:
  - 2.1 By expanding the designated area of By-law 28-82, as amended, to include the lands as shown on Schedule "A" attached hereto.
  - 2.2 By rezoning the lands outlined on Schedule "A" attached hereto from:  
**Agriculture One Zone (A1) under By-law 2284-68**  
to:  
**Select Industrial with Limited Commercial M.C.(60%) Zone under By-law 28-82;**
  - 2.3 By adding the following subsection to Section 7-EXCEPTIONS:

Exception 7.27	14 <sup>th</sup> Avenue Investments Inc. South side of 14 <sup>th</sup> Avenue and west of Woodbine Avenue 2875 14 <sup>th</sup> Avenue	Parent Zone M.C.(60%)
File ZA 17 149540		Amending By-law 2017-89
Notwithstanding any other provisions of By-law 28-82, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2017-89. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
<b>7.27.1 Only Permitted Uses</b>		
The following are the only permitted uses:		
a)	Motor Vehicle Repair and Service	
b)	All of the uses permitted in Section 6.1.1 (Select Industrial ZONES)	

Read a first, second, and third time and passed on October 17, 2017.

  
Kimberley Kitteringham  
City Clerk

  
Frank Scarpitti  
Mayor



## SCHEDULE "A" TO BY-LAW 2017-89

AMENDING BY-LAWS 2884-68 AND 28-82 DATED OCT. 17, 2017

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE  
TO BE DELETED FROM 2884-68 AND ADDED TO 28-82

 A1 AGRICULTURE ONE

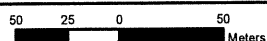
 MC(60%) SELECT INDUSTRIAL AND LIMITED COMMERCIAL

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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DEVELOPMENT SERVICES COMMISSION



Drawn By: CPW

Checked By: RC

DATE: 19/09/2017

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