



EXPLANATORY NOTE

BY-LAW 2017-65

A By-law to amend By-law 177-96, as amended

**Rice Group
11258 Woodbine Avenue
ES Honda Boulevard
ZA 16 106902**

Lands Affected

The proposed by-law amendment applies to approximately 0.42 hectares (1.04 acres) of land known municipally as 11258 Woodbine Avenue, and located on the east side of Honda Boulevard. The lands are located on the east side of Honda Boulevard within the Highway 404 North community.

Existing Zoning

The subject lands are zoned Business Park (BP*343) Zone and Business Park (BP*343*345) Zone by By-law 177-96, as amended.

Purpose and Effect

The purpose and effect of this by-law amendment is to rezone the subject lands into the following zone category:

Business Park (BP*577) Zone

in order to facilitate the development of a 1,115m² (12,000ft²) two storey office building.

Note Regarding Further Planning Applications

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of a zoning 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 2017-65

A By-law to amend By-law 177-96, as amended

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

1. That By-law 177-96, 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:

Business Park (BP*343) Zone and Business Park (BP*343*345) Zone

to:

Business Park (BP*577) Zone

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

Exception 7.577	11160 Woodbine Avenue Limited North of Elgin Mills Road and west of Woodbine Avenue	Parent Zone BP
File ZA 16 106902		Amending By-law 2017-65
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *577 on the schedule to this By-law.		
7.577.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum <i>Lot Area</i> – 0.42 ha	
b)	The provisions of Section 6.9 shall not apply	

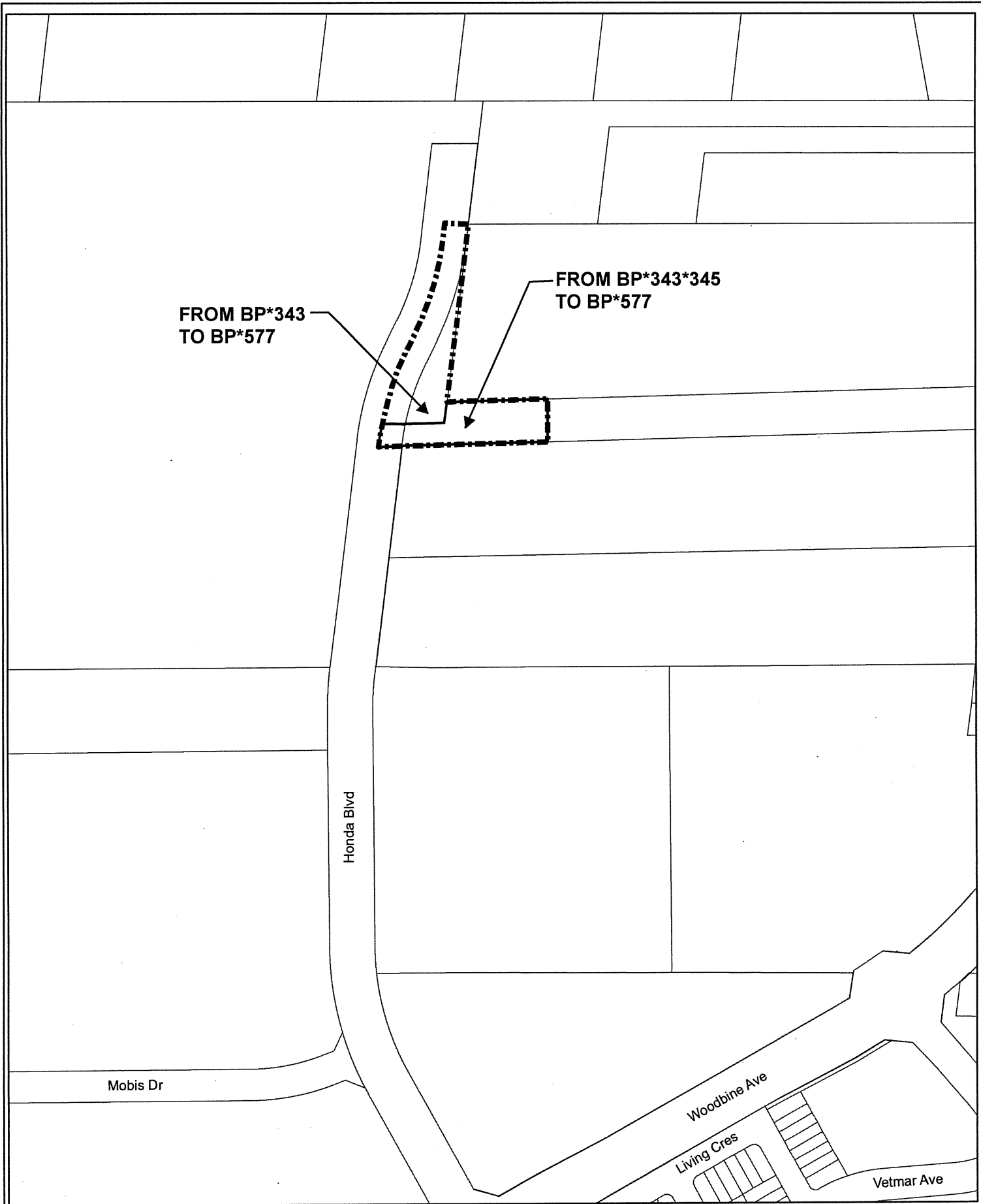
Read a first, second, and third time and passed on June 27, 2017.



Kimberly Kitteringham
City Clerk

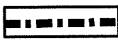
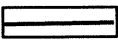
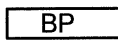
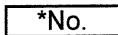


Jack Heath
Deputy Mayor



SCHEDULE "A" TO BY-LAW 2017-65

AMENDING BY-LAW 177-96 DATED June 27, 2017

-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  ZONE BOUNDARY
-  BUSINESS PARK
-  EXCEPTION SECTION NUMBER

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.