



EXPLANATORY NOTE

BY-LAW 2016-147

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

First Markham Place Properties Inc.

3265 and 3275 Highway 7 East

**CON 4 PT LOT 10 65R20150 PTS 8, 9 65R19636 PT 11, 12, 13, 14, 16 AND PT
PT 10**

ZA 16 170952

Lands Affected

This By-law applies to approximately 10 acres of land municipally known as 3265 and 3275 Highway 7 East. The land is located at the southeast corner of Highway 7 East and Fairburn Drive, west of Rodick Road. The property is occupied by commercial development known as First Markham Place.

Existing Zoning

The property is zoned "Retail Warehouse, Open Space and Open Space-Environmental Buffer" (RW, O1 & O3) by By-law 165-80, as amended. The majority of the subject property is zoned "Retail Warehouse" (RW) which permits a variety of commercial, industrial, retail, and restaurant uses.

Purpose and Effect

The purpose and effect of this by-law is to add a supermarket or food store to the list of uses permitted in the "Retail Warehouse" (RW) zone and to place a Hold Provision (H) on the lands, not to be lifted until the execution of a site plan agreement between the Owner and the City of Markham.



By-law 2016-147

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 Special Use Provisions

The following additional use is permitted:

- a) One "Supermarket or Food Store" with a GROSS FLOOR AREA of up to 2,550 m².

2. Hold Provision

- 2.1 For the purposes of this By-law, a Hold (H) zone is hereby established and is identified on Schedule 'A' attached hereto by adding the letter (H) in parenthesis following the zoning symbol.

- 2.2 No person shall hereafter use, erect or alter any building or structure for the purposes permitted under this by-law, until an amendment to this by-law to remove the Hold (H) has come into effect pursuant to the provisions of Section 36 of the Planning Act.

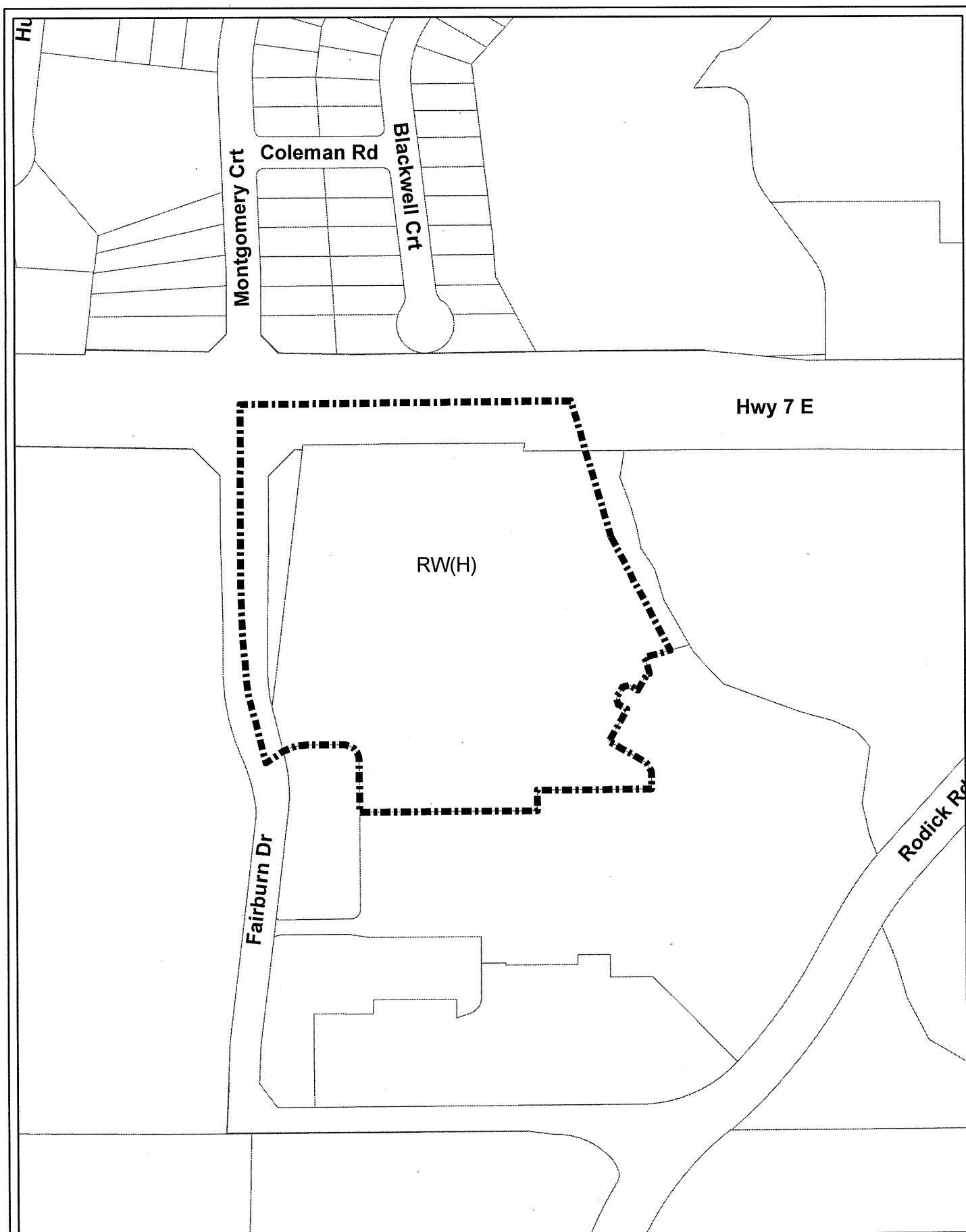
- 2.3 A Zoning By-law Amendment to remove the Hold (H) symbol from the lands shown on Schedule "A" shall not be passed until the following condition has been met:

- a) Execution of a Site Plan Agreement between the Owner and the City of Markham.

Read a first, second, and third time and passed on December 13, 2016.

Kimberley Kitteringham
City Clerk

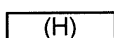
Frank Scarpitti
Mayor



SCHEDULE " A " TO BY-LAW 2016-147 **AMENDING BY-LAWS DATED December 13, 2016**



BOUNDARY OF AREA COVERED BY THIS SCHEDULE



HOLDING PROVISION

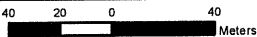


RETAIL WAREHOUSE ZONE

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DEVELOPMENT SERVICES COMMISSION



Drawn By: LW Checked By: DB Date: 22/11/2016

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