



## **EXPLANATORY NOTE**

### **BY-LAW 2016-80**

**A By-law to amend By-laws 304-87 and 177-96, as amended.**

### **MARKHAM WOODMILLS DEVELOPMENT INC.**

**North side of Elgin Mills Road, east of Highway 404**

**Part Lot 26 and 27, Concession 3**

**Cathedral Community**

### **Lands Affected**

This By-law amendment applies to 7.8 ha (19.3 acres) of land located on the North side of Elgin Mills Road, east of Highway 404, in the Cathedral Community.

### **Existing Zoning**

The lands are presently zoned Agricultural (A1) by By-law 304-87, as amended.

### **Purpose and Effect**

This By-law amendment deletes the lands from the area zoned by By-law 304-87, as amended, and incorporates the lands into appropriate employment land and Open Space zone categories within By-law 177-96, as amended, as follows:

**Hold Business Park \*556 [(H)BP\*556] Zone;**  
**Hold Business Corridor \*557 [(H)BC\*557] Zone; and,**  
**Open Space One (OS1) Zone**

The effect of this by-law amendment is to permit employment and open space uses on the lands.

The lands are subject to a (H) Hold zone which may not be removed until the following condition has been met:

The Owner shall provide the City with a written acknowledgement from the Trustee, appointed pursuant to the Cathedral West Community Cost Sharing Agreement, as amended (the "Cathedral CSA"), confirming that the Owner has entered into the Cathedral CSA and/or is in good standing with respect to the Cathedral CSA.



## By-law 2016-80

**A By-law to amend By-law 304-87, as amended,**  
*(To delete lands from the designated area of By-law 304-87)*  
**and to amend By-law 177-96, as amended**  
*(To incorporate lands into the designated area of By-law 177-96)*

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

1. THAT By-law 304-87, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 304-87, as amended.

2. THAT By-law 177-96, as amended, is hereby further amended as follows:

2.1 By adding the lands outlined on Schedule 'A' attached to this By-law to the designated area of By-law 177-96, as amended.

2.2 By zoning the lands:

**Hold Business Park \*556 [(H)BP\*556] Zone;**  
**Hold Business Corridor \*557 [(H)BC\*557] Zone; and,**  
**Open Space One (OS1) Zone**

as shown on Schedule "A" attached hereto.

2.3 By adding the following subsections to Section 7 – EXCEPTIONS:

**"7.556 MARKHAM WOODMILLS DEVELOPMENT INC.  
NORTH SIDE OF ELGIN MILLS ROAD, EAST OF  
HIGHWAY 404  
PART LOT 26 AND 27, CONCESSION 3  
CATHEDRAL COMMUNITY**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol \*556 on Schedule 'A' to this By-law. All other provisions of By-law 177-96, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

### **7. 556.1 Only Uses Permitted**

The following uses are the only uses permitted:

- a) *Business Offices*
- b) *Commercial Fitness Centres*
- c) *Financial Institutions*
- d) *Hotels*
- e) *Industrial Uses*
- f) *Medical Offices*
- g) *Parking Garages*
- h) *Personal Service Shops*
- i) *Restaurants*
- j) *Retail Stores*
- k) *Trade and Convention Centres*

**7. 556.2**

**Special Site Provisions**

The following additional provisions shall apply:

- a) i. *Financial Institutions* shall not be permitted within buildings containing any *Industrial Uses*.
- ii. The maximum *gross floor area* for *Commercial Fitness Centres, Financial Institutions, Personal Service Shops, Restaurants, and Retail Stores* located anywhere within an *office building* shall not exceed 15% of the *gross ground floor area* of the *first storey*.
- iii. Where *Commercial Fitness Centres, Financial Institutions, Personal Service Shops, Restaurants, and Retail Stores* are not located within an *office building*, the *gross floor area* of these uses shall not exceed 15% of the *building*.
- iv. No Access to a *Financial Institution, Personal Service Shop, Restaurant and Retail Store* shall be permitted except from the interior lobby of a *building*.
- b) A *Retail Store* and/or *Personal Service Shop* accessory to an *industrial use* shall be limited to a maximum *gross floor area* of 500 m<sup>2</sup> per premises or 15% of the *gross floor area* devoted to the primary use, whichever is less.
- c) *Hotels* shall not contain *dwelling units*.
- d) *Restaurants* located within an *Industrial building* shall only be permitted on the *ground floor* to a maximum of 15% of the *gross floor area* of the *ground floor*."

**"7.557 MARKHAM WOODMILLS DEVELOPMENT INC.  
NORTH SIDE OF ELGIN MILLS ROAD, EAST OF  
HIGHWAY 404  
PART LOT 26 AND 27, CONCESSION 3  
CATHEDRAL COMMUNITY**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol \*557 on Schedule 'A' to this By-law. All other provisions of By-law 177-96, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

**7. 557.1 Only Uses Permitted**

The following uses are the only uses permitted:

- a) *Business Offices*
- b) *Commercial Fitness Centres*
- c) *Financial Institutions*
- d) *Hotels*
- e) *Industrial Uses*
- f) *Medical Offices*
- g) *Parking Garages*
- h) *Personal Service Shops*
- i) *Restaurants*
- j) *Retail Stores*
- k) *Schools, Commercial*
- l) *Trade and Convention Centres*

**7. 557.2 Special Site Provisions**

The following additional provisions shall apply:

- a) *Hotels* shall not contain *dwelling units*.
- b) *Parking Garages* shall only be permitted accessory to and attached to another permitted use.
- c) Special Provisions 1 and 4 of Table A4 shall also apply to *Personal Service Shops*.
- d)
  - i. The maximum *gross floor area* for *Restaurants* located anywhere within an *office building* shall not exceed 15% of the *gross ground floor area* of the *first storey*.
  - ii. Where *Restaurants* are not located within an *office building*, the *gross floor area* of these uses shall not exceed 15% of the *building*.
  - iii. No Access to a *Restaurant* shall be permitted except from the interior lobby of a *building*.
- d) Special Provisions 1, 2 and 4 of Table A4 shall also apply to *Retail Stores*.
- e) Special Provision 5 of Table A4 shall not apply to *Retail Stores*.
- f) *Trade and Convention Centres* shall only be permitted accessory to and attached to a *Hotel*."

**3. Hold Provision**

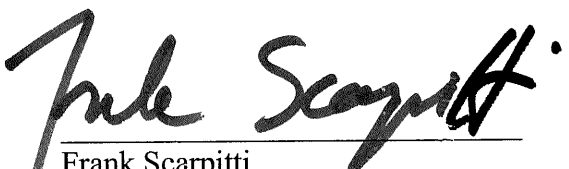
For the purposes of this By-law, a Hold (H) provision is hereby established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbol.

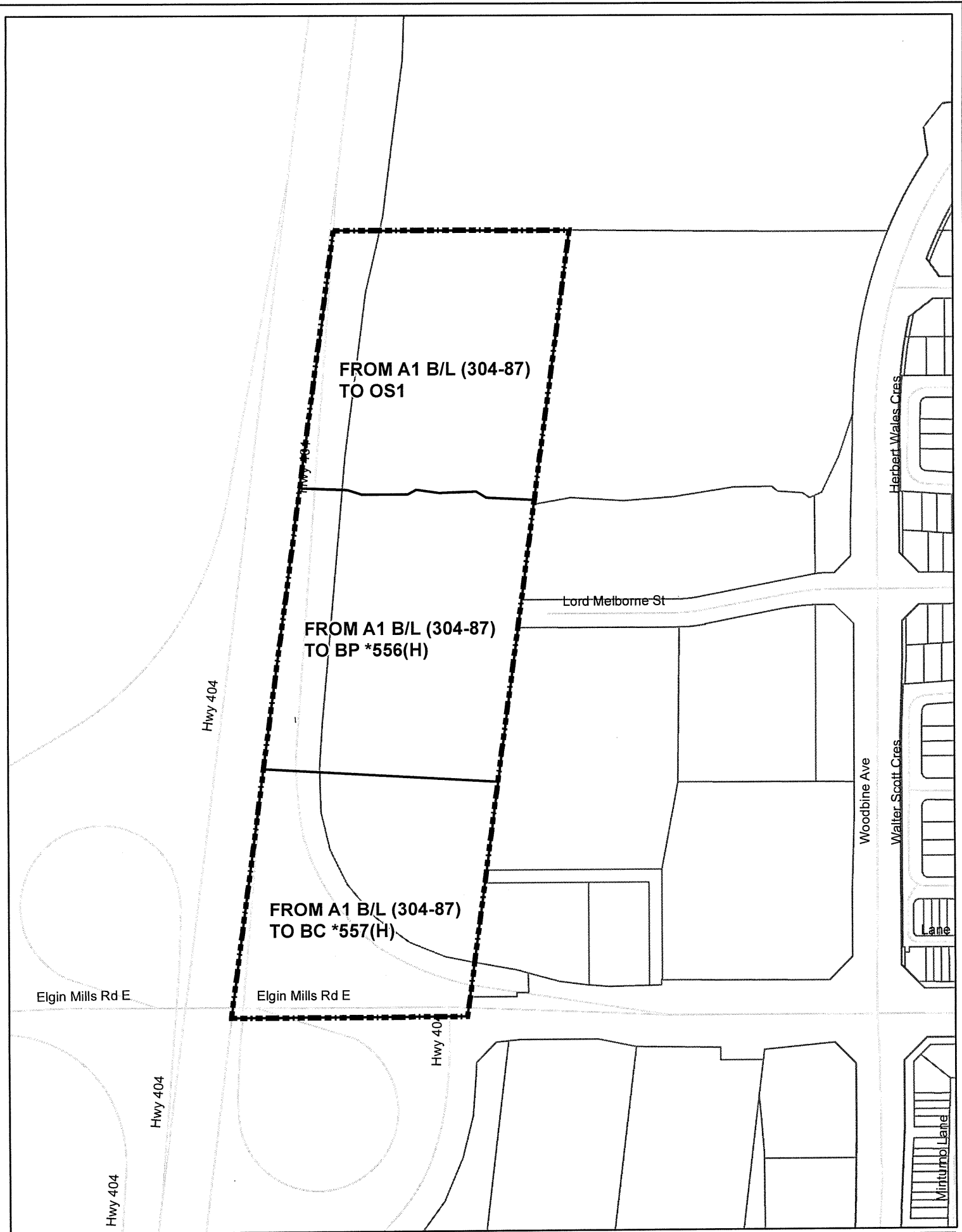
No person shall hereafter erect or alter any building or structure on lands subject to the Hold (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the Hold (H) provision the following condition must be met to the satisfaction of the City of Markham:

The Owner shall provide the City with a written acknowledgement from the Trustee, appointed pursuant to the Cathedral West Community Cost Sharing Agreement, as amended (the "Cathedral CSA"), confirming that the Owner has entered into the Cathedral CSA and/or is in good standing with respect to the Cathedral CSA.

Read a first, second, and third time and passed on June 28, 2016.

  
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk  
\_\_\_\_\_  
Frank Scarpitti  
Mayor

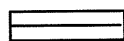


# SCHEDULE " A " TO BY-LAW 2016-80

AMENDING BY-LAWS 304-87 AND 177-96 DATED June 28, 2016



BOUNDARY OF AREA COVERED BY THIS SCHEDULE  
TO BE DELETED FROM 304-87 AND ADDED TO 177-96



BOUNDARY OF ZONE DESIGNATION(S)

A1

AGRICULTURAL ONE

BP

BUSINESS PARK

\*No.

EXCEPTION SECTION NUMBER

BC

BUSINESS CORRIDOR

OS1

OPEN SPACE ONE

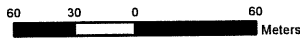
(H)

HOLDING PROVISION

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DEVELOPMENT SERVICES COMMISSION



Drawn By: LW

Checked By: GD

DATE: 21/06/2016

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